

Vang, Mai (CI-StPaul)

From: Michael V. Schleisman <mschleisman@pfb-pa.com>
Sent: Wednesday, November 18, 2015 4:28 PM
To: Moermond, Marcia (CI-StPaul)
Cc: Vang, Mai (CI-StPaul); Case Aware
Subject: RE: 421 Curtice Street West, Saint Paul - Order to Demo Case: 17954-15-00151-1
Attachments: 1035001 421 CURTICE ST W SAINT PAUL MN 55107_REHAB ESTIMATE.pdf

Hello again,

The initial bid/estimate is attached for your reference. A more detailed bid and timeline will be available soon, and particularly one that is in reference to the compliance report, rather than the initial abatement notice.

*Michael V. Schleisman
Attorney*

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-----Original Message-----

*From: Michael V. Schleisman
Sent: Wednesday, November 18, 2015 4:13 PM
To: 'Moermond, Marcia (CI-StPaul)' <marcia.moermond@ci.stpaul.mn.us>
Cc: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Case Aware <CaseAware@pfb-pa.com>*

Subject: RE: 421 Curtice Street West, Saint Paul - Order to Demo Case: 17954-15-00151-1

Marcia,

The application for code compliance was submitted to the city this past Friday. It was overnighted on Thursday, 11/13, so I don't have a receipt to provide this other than the application I previously provided, my writing and the overnight receipt.

The lack of appearance at the Legislative Hearing was due to an oversight by my client. I was informed by them that they would make sure an appearance was made, apparently by a different firm they use. Unfortunately their property preservation vendor then failed to issue a work order properly and the hearing was missed. Clearly this is not excusable, but the lack of action on my client's part was not due to knowingly abstaining from action. It was a mistake.

I can assure you now that my client is fully invested in rehabilitating the property to the requirements by the city. I was hopeful that the code compliance application and bond posting would be a sufficient showing of good faith that my client is making every attempt to salvage this and comply with the wishes of the city.

Regarding plans, I was also hoping my client be given at least 7-14 days to put together the necessary contactor bids, timeline, commitments of funds, ect.

I understand your reluctance not to layover the matter, but I hope you will reconsider this.

Michael V. Schleisman
Attorney

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-----Original Message-----

*From: Moermond, Marcia (CI-StPaul) [mailto:marcia.moermond@ci.stpaul.mn.us]
Sent: Wednesday, November 18, 2015 3:59 PM
To: Michael V. Schleisman <mschleisman@pfb-pa.com>
Cc: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Case Aware <CaseAware@pfb-pa.com>
Subject: RE: 421 Curtice Street West, Saint Paul - Order to Demo Case: 17954-15-00151-1*

Michael,

This is not a case where I would recommend a layover of the matter. All I have is the performance deposit showing up in the system and a promised application for a code compliance. I have also not had the opportunity to meet with you or your client on prospective plans. I understand my paralegal, Mai Vang, has contacted you to relay this information, as well. This is the type of case where I would recommend that the request for additional time to develop plans be directed to the City Council. If they refer it back to Legislative Hearing, I am more than happy to work through the process with you.

Marcia Moermond

-----Original Message-----

*From: Michael V. Schleisman [mailto:mschleisman@pfb-pa.com]
Sent: Wednesday, November 18, 2015 1:38 PM
To: Moermond, Marcia (CI-StPaul)
Cc: Vang, Mai (CI-StPaul); Case Aware
Subject: RE: 421 Curtice Street West, Saint Paul - Order to Demo Case: 17954-15-00151-1
Importance: High*

Marcia,

The bond was just posted. The receipt for the bond payment is attached, as is a copy of the code compliance inspection report application. Apparently the compliance report application is in your system, but the payment has not yet been applied by the city.

Please advise if this showing of good faith will be sufficient to get this property removed from the council's calendar this evening. The remaining items such as bids, timeline, letter of commitment will also be addressed shortly.

*Michael V. Schleisman
Attorney*

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-----Original Message-----

From: Michael V. Schleisman

Sent: Thursday, November 12, 2015 3:09 PM

To: 'marcia.moermond@ci.stpaul.mn.us' <marcia.moermond@ci.stpaul.mn.us>

Cc: 'Vang, Mai (CI-StPaul)' <mai.vang@ci.stpaul.mn.us>; Case Aware <CaseAware@pfb-pa.com>

Subject: 421 Curtice Street West, Saint Paul - Order to Demo Case: 17954-15-00151-1

Marcia,

I represent Fay Servicing, LLC, the mortgage servicer who recently foreclosed on this property in July 2015. I have just overnighted a code compliance inspection report for this property to the city office.

I will be posting the 5k performance bond shortly as well. I have instructed my client to inspect and obtain bids to create a timeline, as well as a letter of commitment. Our hope is to have this matter pulled/postponed from the city council's calendar for 11/18.

I will keep you updated as things progress. Thank you.

Michael V. Schleisman

Attorney

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Property Address: 421, CURTICE ST W, SAINT PAUL, MN, 55107

Date: 11/10/2015

Property ID: 1035001

ITEM NO	DESCRIPTION	UNITS OF MEASUREMENT	QUANTITY	Price
1	Wrap wood window frame & trim with aluminum sheet - Large	EA	18.0	\$8,024.80
2	Pest control - flea/roach - per bomb	EA	20.0	\$875.69
3	Board-up w/2x4's - Doors, windows, other openings - 1/2"	SF	230.0	\$2,188.70
4	Smoke detector	EA	11.0	\$1,049.49
5	Rough in plumbing - per fixture	EA	12.0	\$10,363.26
6	Rough-in plumbing - Commercial - 1-3 level	SF	180.0	\$1,951.56
7	Heating and cooling system - variable volume - Commercial	SF	385.0	\$11,746.74
8	Breaker panel - 200 amp	EA	1.0	\$2,083.33
9	110 volt copper wiring run, box and switch	EA	30.0	\$3,169.92
10	Wire - average residence - copper wiring	SF	270.0	\$2,014.74
11	Light fixture - Standard grade	EA	20.0	\$1,927.64
12	Meter base and main disconnect - 250 amp	EA	4.0	\$5,149.40
13	Stucco or Exterior Plaster - Labor Minimum	EA	45.0	\$20,528.82
14	Gutter / downspout - box - aluminum - 6"	LF	95.0	\$1,423.96
15	Concrete step - labor & material	CY	9.0	\$7,900.78
16	1/2" drywall - hung, taped, floated, ready for paint	SF	700.0	\$2,129.40
17	2" x 10" lumber (1.67 BF per LF)	LF	245.0	\$1,481.03
18	Seal/prime then paint (2 coats)	SF	900.0	\$971.10
19	2" x 4" lumber (.667 BF per LF)	LF	285.0	\$1,137.44
20	Permits & Fees (Miscellaneous Item)	EA	1.0	\$195.00
Total Price				\$86,312.80