Vang, Mai (CI-StPaul)

From: Jared M. Goerlitz <JGoerlitz@pfb-pa.com>
Sent: Tuesday, September 13, 2016 8:39 AM
To: Moermond, Marcia (CI-StPaul)
Cc: Vang, Mai (CI-StPaul); Magner, Steve (CI-StPaul); Yannarelly, Joe (CI-StPaul)
Subject: RE: 839 Thomas Ave.Mckusick R-R Ltr.6-1-16
Attachments: JN-Homes-RSV.pdf; 839 Thomas Proposal 9 12.pdf

Hi Marcia and Mai:

Please find attached the updated contractor estimate/proposal based upon the code compliance report received yesterday. I'm also attaching the reserve bank account set up by JN Homes for the rehabilitation. I will be coming at 9am for the legislative hearing.

Thanks, Jared

Jared M. Goerlitz
Attorney/Shareholder
pfb law | PROFESSIONAL ASSOCIATION
| 55 East Fifth Street | Suite 800
| St. Paul, MN 55101
| phone: 651-291-8955 | fax: 651-228-1753
| direct: 651-290-6903
visit us online: www.pfb-pa.com

From: Moermond, Marcia (CI-StPaul) [mailto:marcia.moermond@ci.stpaul.mn.us]
Sent: Friday, August 26, 2016 5:47 PM
To: Jared M. Goerlitz <JGoerlitz@pfb-pa.com>
Cc: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Yannarelly, Joe (CI-StPaul) <joe.yannarelly@ci.stpaul.mn.us>
Subject: RE: 839 Thomas Ave.Mckusick R-R Ltr.6-1-16

Hi Jared, Looks good so far. Let's set up a Legislative Hearing on September 13, 2016 to go over the last details and then I'd like to put this on the Council agenda for September 21. -Marcia

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From: Jared M. Goerlitz [mailto:JGoerlitz@pfb-pa.com]
Sent: Thursday, August 25, 2016 5:43 PM
To: Moermond, Marcia (CI-StPaul)
Cc: Vang, Mai (CI-StPaul); Magner, Steve (CI-StPaul); Yannarelly, Joe (CI-StPaul)
Subject: RE: 839 Thomas Ave.Mckusick R-R Ltr.6-1-16

Hi Marcia:

As follow-up to this matter, please find the following updates and comments with respect to our request for stay of the enforcement order for rehabilitation or demolition of the property:

1. Beginning August 10, 2016 (the first day it held title), my client took possession and immediately cleaned up the yard and started work on cleaning out and cleaning upon the inside of the property. It was fully cleaned out when the Code Compliance Inspection was done. Jim Seager should confirm this.
2. Vacant building permit – my client would like to postpone the payment of the fee, if possible
3. New performance bond – paid, please see the attached receipt
4. New Code Compliance Inspection – The city's records will show that this was ordered and the fee paid on August 10, 2016 (first day we had title) once we confirmed Mr. McKusick was willing to turn over possession. Jim Seager has been out to the property and we are waiting on the report. He commented that the property should not be demolished.
5. Contractor estimate and timetable to complete the work – please see the attached current contractor estimate based upon the old code compliance report. We will update the estimate and provide timetables to complete work once we get the new code compliance report.
6. JN Homes financial ability to pay for the work – Once we have the final estimate, we will be provide a bank account or line of credit specifically designated for this project. In short, my clients have the money, but we thought this was an easy solution for showing the ability to pay.

Please let me know of any thoughts or concerns regarding the above. Once we get the code compliance report, we will finalize the above and submit it to you for review and comment.

Thanks, Jared

Jared M. Goerlitz
Attorney/Shareholder
pfb law PROFESSIONAL ASSOCIATION

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direct: 651-290-6903
visit us online: www.pfb-pa.com

From: Moermond, Marcia (CI-StPaul) [mailto:marcia.moermond@ci.stpaul.mn.us]
Sent: Thursday, July 28, 2016 2:34 PM
To: Jared M. Goerlitz <JGoerlitz@pfb-pa.com>
Cc: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Yannarelly, Joe (CI-StPaul) <joe.yannarelly@ci.stpaul.mn.us>
Subject: RE: 839 Thomas Ave.Mckusick R-R Ltr.6-1-16

My comments in red.

My understanding is your client would like to act quickly to get a grant of time from the Council for completing/doing this rehab. I don't believe there will be sufficient time to get this matter on the August 17, 2016 agenda – everything would need to be done on the day you acquire the property. The next public hearing is September 7, 2016. I'd really like to have things from you by August 25th. That should give enough time for getting the needed sign-offs. (The Council doesn't meet on 5th Wednesdays, so pretty much everyone will be gone the week of August 29th.)

-Marcia

From: Jared M. Goerlitz [mailto:JGoerlitz@pfb-pa.com]
Sent: Thursday, July 28, 2016 12:48 PM
To: Moermond, Marcia (CI-StPaul)

Cc: Vang, Mai (CI-StPaul); Magner, Steve (CI-StPaul); Yannarelly, Joe (CI-StPaul)
Subject: FW: 839 Thomas Ave.Mckusick R-R Ltr.6-1-16

HI Marcia:

Given the phone calls from you and Mr. Magner, I'm assuming that Mr. McKusick has failed to remedy the abatement issues and the issues raised in the Code Compliance Report. The information we had received was that he was in the process of getting an inspection coordinated.

In any event, under the City Council Resolution, his 45 days have expired and our 30 days to request a stay of enforcement are pending. We are requesting a stay of enforcement and are prepared to take the next steps necessary to finalize the work. The question, of course, is how we need to go about getting that done. Mr. McKusick appears to still be possessing this property and JN Homes has no right to possession or title until after the redemption period expires, August 10, 2016 (redemption period expires 6 months for date of Order Confirming Sale dated, February 9th). Order attached for convenience. If the City has the authority to access the property with a representative of my client to go over the Code Compliance and indicate what additional work can be done, please advise. If we need to order a new Code Compliance Report and need to show the financial ability to perform in the meantime, we can certainly do that.

I see the current issues as follows:

1. Does JN Homes need to address a vacant building permit beginning August 10th? I believe I indicated the vacant building fee went to assessment. For some reason, this has not yet happened and the bill is due at this time.
2. Does JN Homes need to post a new performance bond beginning August 10th? Yes
3. Does JN Homes need to order a new Code Compliance Inspection and if so, can we schedule now so the report is done on or about August 10th? Yes and yes it would be helpful. I just talked to the building official about whether he will require a new one. As we suspected, because the current report is out of date and the ownership is changing, he will be looking for a new report. We discussed making the application now and letting staff know what your timing will be.
4. JN Homes will need a contractor estimate and timetable to complete the work, but cannot gain legal possession until August 10th Yes
5. JN Homes needs to show the financial ability to pay for the work and can likely do so at anytime. Yes

Thanks, Jared
Jared M. Goerlitz
Attorney/Shareholder
pfb law | PROFESSIONAL ASSOCIATION
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| St. Paul, MN 55101
| phone: 651-291-8955 | fax: 651-228-1753
| direct: 651-290-6903
visit us online: www.pfb-pa.com

From: Vang, Mai (CI-StPaul) [mailto:mai.vang@ci.stpaul.mn.us]
Sent: Wednesday, June 1, 2016 2:29 PM
To: mckusickbuildingservices@live.com
Cc: Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Spong, Amy (CI-StPaul) <amy.spong@ci.stpaul.mn.us>; Yannarelly, Joe (CI-StPaul) <joe.yannarelly@ci.stpaul.mn.us>; Boulware, Christine (CI-StPaul) <christine.boulware@ci.stpaul.mn.us>; Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>; Jared M. Goerlitz <JGoerlitz@pfb-pa.com>
Subject: 839 Thomas Ave.Mckusick R-R Ltr.6-1-16

Hello Mr. McKusick,

Sorry for the delay of this letter as I was out of the office.

Please note the Public Hearing is tonight at 5:30 p.m. if you wish to appeal further.

Mai Vang
Coordinator for Legislative Hearings
City Council Offices
15 W. Kellogg Blvd, Ste. 310
Saint Paul, MN 55102
Direct: 651-266-8563
Appeals Line: 651-266-8585 or https://www.stpaul.gov/departments/city-clerk/appeals
Fax: 651-266-8574
Email: mai.vang@ci.stpaul.mn.us