

Moermond, Marcia (CI-StPaul)

From: North Garden Theater <northgardenheater@gmail.com>
Sent: Wednesday, July 13, 2016 11:50 AM
To: Moermond, Marcia (CI-StPaul)
Subject: Re: North Garden Theater- 929 West 7th

Marcia,

Thank you for your reply and for reaching out to your colleagues. Any delay in our development has been at the hands of the City. If we had it our way we would have started construction in June! Unfortunately, no one seems to be able to move at the pace we would like.

Thank you for helping us to move in the right direction to save our performance deposit.

With much appreciation!

Ryan North

On Wed, Jul 13, 2016 at 10:05 AM, Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us> wrote:

Hi Ryan,

Sorry about any email issues on June 15th. I received a lot of other email that day, so I don't know what the issue may have been. If you forward the email, I can have our IS guys see. People frequently misspell my name, and that's usually what happens.

About your performance deposit. I've gone back and reviewed the materials related to your case and believe that the way things stand, you would indeed end up forfeiting your deposit. I think the best way to manage this is by Council resolution, as that is what's setting the deadline now. I will get back to you next week after I've had a chance to consult with my colleagues in the attorney's office.

Best, Marcia

From: North Garden Theater [mailto:northgardenheater@gmail.com]
Sent: Tuesday, July 12, 2016 5:48 PM
To: Moermond, Marcia (CI-StPaul)
Subject: Re: North Garden Theater- 929 West 7th

Marcia,

I sent this back on the 15th of June...

Marcia,

We have been plugging along and working our way through everything that needs to be taken care of so we can open. According to my records, our 180 days we have to be done and have our certificate of occupancy brings us to October 4th. Our last hurdle is our liquor license. We can not close on our loan and get our money for construction until we have secured that license.

I won't go into details, but the city management of our liquor license has been fraught with delays and communication issues. We turned in our liquor license application on May 23rd. A letter alerting the community should have gone out shortly thereafter. I have been told that the DSI is "working on it." That's all they will tell me almost two months later! We are disappointed to say the least. Hopefully, it will go out soon and our 45 days waiting period will begin.

If there are any neighborhood complaints within that time, it will trigger a legislative hearing. Then (assuming the Legislative Board approves/recommends our license) it will move onto the City Council for a vote. From today, I'm guessing that whole process could take two to two and half months. That would put us at the end of September to start construction. We're guessing our construction period will be three months which puts us at the end of December.

This is unfortunately past our 180 day deadline.

We need to please ask for more time to complete our project. We are working very hard. I need to do everything I can to protect our \$5000 performance fee.

Please get back to me. Thanks!

Ryan North

On Tue, Jul 12, 2016 at 4:14 PM, Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us> wrote:

I'm here. Was there a request? The last email chain I have is attached.

From: North Garden Theater [mailto:northgardentheater@gmail.com]

Sent: Tuesday, July 12, 2016 2:37 PM

To: Moermond, Marcia (CI-StPaul)

Subject: North Garden Theater- 929 West 7th

Marcia,

Are you still active in your role with the City? I sent you an e-mail a while back and did not get a response.
Thanks,

Ryan

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929 7th Street West

Saint Paul, MN 55102

651-321-GROW (temporary number)

www.northgardentheater.com

----- Forwarded message -----

From: Ryan North <ryanpaulnorth@gmail.com>

To: "Moermond, Marcia (CI-StPaul)" <marcia.moermond@ci.stpaul.mn.us>

Cc:

Date: Tue, 23 Feb 2016 05:22:06 +0000

Subject: Re: 929 Seventh St W.Ryan R-R Ltr.2-16-16

Marcia,

Thank you for clarifying. I've reached out to my GC and architect to help get you answers to your questions.

Regarding submitting our plans to the City for review - I know that we are currently waiting on a survey of our lot (being ordered by our bank for our loan) and our structural engineer's report. As soon as those two pieces fall into place, we should be ready to submit our plans to the City for review.

I'll get you the rest of the info you requested as soon as I hear back from my team.

Thanks a bunch!

Ryan

On Mon, Feb 22, 2016 at 10:44 PM, Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us> wrote:

Hi Mr. North,

It would be great if your contractor would provide a sworn construction statement with a higher level of detail. In your situation, where the building is just a (cracked) shell, there is no code compliance inspection statement spelling out the items to be addressed. The process for discerning what's required happens when you go through plan review and license review. Can you show me more about the construction when you'll be tackling these reviews? Do you have a sit-down scheduled yet for plan review? Hope this clarifies.

Marcia Moermond

Legislative Hearing Officer

From: Ryan North [mailto:ryanpaulnorth@gmail.com]
Sent: Monday, February 22, 2016 6:11 PM
To: Vang, Mai (CI-StPaul); Moermond, Marcia (CI-StPaul)
Subject: Re: 929 Seventh St W.Ryan R-R Ltr.2-16-16

Ms. Vang and Moermond,

At our last meeting (and in the last e-mailed letter you sent) you asked for a "viable work plan" to be delivered to you for your review by the 29th of February. I am writing to ask for clarification on what you mean by "viable work plan."

We have already provided a projection with benchmarks of progress of when we think work will be completed. Is there something more you would like us to provide? If so, please describe. I will copy and paste (below) what we provided last time - plus add any updates. Thanks for your help on this project!

PROJECT PRINCIPALS

General Contractor: Raven Construction (<http://ravenconstructioninc.com>) - we are proud to have hired a St. Paul based, Native American Woman owned company!

Architectural Services: Locus Architecture (<http://www.locusarchitecture.com>)

Lending Institution: Sunrise Banks, St. Paul (<https://www.sunrisebanks.com/>)

ESTIMATED TIMELINE TO COMPLETION

Week of February 15th: Early permit to start initial construction pulled. Construction has begun with the goal to close the envelope of the building making it secure and weather tight. The breaches in the walls will be closed and the roof is being fully replaced. This work (weather permitting) should take three weeks.

Initial architecture plans and specs submitted to Sunrise Bank for appraisal purposes.

Sunrise bank is ordering a survey of our lot. This information along with a structural engineer's report will be used by our architect in order to complete full submission of our plans to the City of St. Paul for review. I am told that the review process with the City of St. Paul could take up to a month.

February 22nd to April 8th: The bank appraisal could take five to six weeks to schedule and perform. Here is an e-mail snippet from Todd Bannie - our SBA Specialist at Sunrise Banks:

The longest timeline for the project will be the appraisal. Once your architect has completed plans & specs, we will submit those and the contractor costs to our appraiser. Once submitted, it will be 5-6 weeks before the appraisal is complete. It will take another couple days for our internal appraisal review department to read the report and respond to any concerns they may have with the analysis. If the appraisal review goes without a hitch, we could close shortly thereafter.

April 8th: Our *estimated* closing date on our loan. Which would mean our funds can be released from our bank to our general contractor and the main construction phase can begin.

Mid April to Mid July: Construction should take approximately 90 days to complete.

On Wed, Feb 17, 2016 at 9:17 AM, Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us> wrote:

Hello Mr. & Mrs. North,

See attached letter in the above matter.

Mai Vang

Coordinator for Legislative Hearings

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15 W. Kellogg Blvd, Ste. 310

Saint Paul, MN 55102

Direct: [651-266-8563](tel:651-266-8563)

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mai.vang@ci.stpaul.mn.us



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