

Vang, Mai (CI-StPaul)

From: John Dockry <jdockry@LOGS.com>
Sent: Wednesday, January 04, 2017 9:30 AM
To: Moermond, Marcia (CI-StPaul)
Cc: Vang, Mai (CI-StPaul); Magner, Steve (CI-StPaul)
Subject: Re: 1150 Reaney Avenue / Required Documents

Good Morning Marcia,

I left you too long of a voicemail earlier this morning. I've been informed by my client that they ran into a delay with its contractor for purposes of obtaining updated bids consistent with the final inspection report we received last week. My client was advised that they'd receive them "no later than 1/16/17". This is obviously a problem given the impending city council hearing tonight.

I apologize for this issue, but it appears unlikely that we'll have the supplemental documents you've requested for today.

If you're willing to discuss any further please let me know. I otherwise will plan on attending the hearing tonight to talk about it with you and the council.

I am traveling back to the office from court this morning, but expect to be back around 11:30.

Thank you,

John

Sent from my iPhone

On Jan 3, 2017, at 8:54 AM, Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us> wrote:

Yes.

From: John Dockry [<mailto:jdockry@LOGS.com>]
Sent: Monday, January 02, 2017 9:07 PM
To: Moermond, Marcia (CI-StPaul)
Cc: Vang, Mai (CI-StPaul); Magner, Steve (CI-StPaul)
Subject: Re: 1150 Reaney Avenue / Required Documents

Hi Marcia,

Thanks for your note and reminder. After I received the inspection report last week I forwarded it to my client same day (Tuesday, I believe) with instructions to seek rush bids that reflect the inspection report. My understanding is that my client made the request for said supplemental bids that afternoon. I'll be requesting the status tomorrow morning.

Are we currently on the calendar to go back before city council on Wednesday?

Thanks,

John

Sent from my iPhone

On Jan 2, 2017, at 6:31 PM, Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us> wrote:

Hi John,

In looking over the preliminary bids compared to the code compliance inspection report, I noticed we still need an updated bid which includes the items not previously covered. The contractor notes there will be supplemental items based on the findings of this report. Do you have these yet? Also, the executed affidavit provides \$34,321.99 from Ditech, but that is based on the preliminary bids. As usual, we will need an updated affidavit. Thank you.

Best, Marcia

From: John Dockry [<mailto:jdockry@LOGS.com>]
Sent: Thursday, December 22, 2016 9:29 AM
To: Moermond, Marcia (CI-StPaul)
Cc: Vang, Mai (CI-StPaul); Magner, Steve (CI-StPaul)
Subject: RE: 1150 Reaney Avenue / Required Documents

Good Morning Marcia,

Attached, please find the executed Affidavit of Commitment, Cost and Funds Available from my client.

As soon as we have the Inspection Report back, we'll work on getting the amended bids and a formal work plan / sworn construction statement that reflects all of the code deficiencies in said Report.

I also want to thank you again for reviewing the other documents I sent yesterday, and for agreeing to lay the matter over for a two week period. It is greatly appreciated!

Merry Christmas and Happy Holidays to each of you!

Best,

John

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Pursuant to the Fair Debt Collection Practices Act, you are advised that this office is deemed to be a debt collector and any information obtained may be used for that purpose.

From: John Dockry

Sent: Wednesday, December 21, 2016 1:53 PM

To: Moermond, Marcia (CI-StPaul)

Cc: 'Vang, Mai (CI-StPaul)'; Magner, Steve (CI-StPaul) (steve.magner@ci.stpaul.mn.us)

Subject: 1150 Reaney Avenue / Required Documents / Hearing Tonight

Importance: High

Hi Marcia,

I appeared at the legislative hearing on Nov. 22nd for this property on behalf of my client – Ditech Financial LLC. At the hearing, we were given certain requirements that needed to be met no later than today's date for purposes of securing additional time for rehabilitation of the property. The matter is set to go before the City Council later tonight.

Per the City's requirements, please find the following documents attached to this e-mail:

- 1) \$5,000.00 Performance Deposit receipt;
- 2) \$460.00 Code Compliance Inspection request receipt;
- 3) \$280.00 Code Compliance Re-inspection fee receipt; and
- 4) Preliminary bids obtained by my client.

The \$280.00 re-inspection fee was the unfortunate result of having originally been given the wrong Lockbox combination from my client's property preservation vendor. The locks were once again re-keyed on 12/14/16 – at which time the re-inspection fee was paid and the City was able to gain access to the Property. We are currently awaiting the final inspection report.

My client is also working to execute an Affidavit of Commitment, Cost and Funds Available, which I plan to provide you yet this afternoon. This document will account for the remaining City requirements.

I understand that the attached bids were procured prior to receipt of the forthcoming inspection report; however, I ask that you please allow my client time to receive the report and update its bids accordingly – at which time a final work plan / timeline will be provided.

Please confirm that your receipt of this e-mail and supplemental affidavit (to be sent momentarily) will satisfy the City's requirements so as to allow a rehabilitation to proceed. In the event that the City is uncomfortable granting this request without the final inspection report being completed and/or the final procurement of bids, I ask that you please lay over this matter to a City Council hearing in early/mid January to allow for the appropriate time to complete this.

Thank you for your patience.

Best,

John

John Dockry

Associate Attorney

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<1150 Reaney Ave.Prelim Bids.12-21-16.pdf>

<1150 Reaney Ave.Code Compliance Inspection Report.12-22-16.pdf>