

Vang, Mai (CI-StPaul)

From: Greta Bjerkness <gbjerkness@wgcmn.com>
Sent: Monday, August 14, 2017 9:24 AM
To: Vang, Mai (CI-StPaul)
Cc: Magner, Steve (CI-StPaul); Sheffer, Vicki (CI-StPaul); Yannarely, Joe (CI-StPaul); Greta Bjerkness
Subject: RE: 1426 Desoto St.Bjerkness Ltr.7-27-17
Attachments: Executed Com. letter REVISED.pdf; Repair Plan -REVISED.pdf
Importance: High

Good morning:

Attached for your review, please find a revised and more detailed commitment letter and work plan for the property located at 1426 Desoto Street. According to my client, they have applied for the \$5,000 security bond and it will be made by August 16th. The vendor my client is working with for securing the bond is SafeGuard Properties.

Since my client has provided the attached documents and is in the process of applying for the bond, please advise if this matter can be heard again in front of the legislative hearing office instead of going before the city council on August 16th.

Thank you,

Greta L. Bjerkness | Attorney

Wilford, Geske & Cook

A PROFESSIONAL ASSOCIATION

7616 Currell Boulevard, Suite 200 | Woodbury, MN 55125

Phone: (651) 209-3300 | Fax: (651) 209-3339 | Direct: (651) 209-3313

www.wgcmn.com | gbjerkness@wgcmn.com

From: Vang, Mai (CI-StPaul) [mailto:mai.vang@ci.stpaul.mn.us]
Sent: Thursday, August 10, 2017 3:04 PM
To: Greta Bjerkness
Cc: Magner, Steve (CI-StPaul); Sheffer, Vicki (CI-StPaul); Yannarely, Joe (CI-StPaul); Laurice L. Gustafson
Subject: RE: 1426 Desoto St.Bjerkness Ltr.7-27-17

Ms. Bjerkness,

Ms. Moermond has reviewed the materials submitted today and she stated that the dedication of fund letter is inadequate. The letter specify the company has the money but does not specify adequate funds will be set aside. The Work plan is not specific enough. There are no actual bids from subcontractors nor whom the general contractor is. Also, the deadline for the performance deposit was August 8 which was missed but the deposit will still be accepted. DSI staff also found that there had been two board ups (here attached), one on August 4 (open east side window) and one on August 7 which tells us that the property has not been maintained.

Please make your case to the City Council on August 16 at 5:30 p.m. in Room 300 Council Chambers.

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 appeal application: <https://www.stpaul.gov/departments/city-clerk/appeals>

Fax: 651-266-8574 | Email: mai.vang@ci.stpaul.mn.us

From: Greta Bjerkness [<mailto:gberkness@wgcmn.com>]

Sent: Thursday, August 10, 2017 8:23 AM

To: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>

Cc: Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>; Yannarely, Joe (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>; Greta Bjerkness <gberkness@wgcmn.com>; Laurice L. Gustafson <gustafson@wgcmn.com>

Subject: RE: 1426 Desoto St.Bjerkness Ltr.7-27-17

My File #: 038036L01

Good morning:

Attached hereto, please find a fully executed letter from my client, Ocwen Loan Servicing, attesting to the assets available to it, of which a portion will be dedicated to rehabilitating this property. Also attached hereto is a proposed work/site plan that lays out the repairs that need to be completed at the property.

My client's vendor, SafeGuard Properties, will be making the \$5,000 performance bond very soon.

Please confirm that once the \$5,000 bond is made, that the recommendation to the City council to demolish the building will be withdrawn.

Thank you,

Greta L. Bjerkness | Attorney

Wilford, Geske & Cook

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From: Vang, Mai (CI-StPaul) [<mailto:mai.vang@ci.stpaul.mn.us>]

Sent: Thursday, July 27, 2017 1:08 PM

To: Greta Bjerkness

Cc: Magner, Steve (CI-StPaul); Sheffer, Vicki (CI-StPaul); Yannarely, Joe (CI-StPaul)

Subject: 1426 Desoto St.Bjerkness Ltr.7-27-17

Hello Ms. Bjerkness,

See attached letter in the above matter.

Mai Vang

Coordinator for Legislative Hearings

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