

Vang, Mai (CI-StPaul)

From: Michael Sauer <msauer@wgcmn.com>
Sent: Wednesday, August 23, 2017 11:56 AM
To: Vang, Mai (CI-StPaul); Greta Bjerkness
Cc: Magner, Steve (CI-StPaul); Moermond, Marcia (CI-StPaul)
Subject: RE: 1426 Desoto St.Bjerkness Ltr.7-27-17
Attachments: 20170823114417.pdf

Ms. Vang –

Please find attached a copy of an updated construction statement that has been reviewed by both Superior Asset Management and ALJ Construction, Inc.. Both entities have executed the statement and committed to the content therein. Please review and let me know if you have any questions.

Assuming that the two requirements set by Ms. Moermond have been met, I would respectfully request permission for my client (and myself) to be excused from tonight's City Council meeting. If approved, could you please confirm as much so we may adjust our schedules for this evening?

Thank you!

Michael R. Sauer | Shareholder

Wilford Geske & Cook

A PROFESSIONAL ASSOCIATION

7616 Currell Blvd., Suite 200 | Woodbury, MN 55125

Phone: (651) 209-3307 | Fax: (651) 209-3339

www.wgcmn.com | msauer@wgcmn.com

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From: Vang, Mai (CI-StPaul) [mailto:mai.vang@ci.stpaul.mn.us]
Sent: Wednesday, August 23, 2017 9:05 AM
To: Michael Sauer; Greta Bjerkness
Cc: Magner, Steve (CI-StPaul); Moermond, Marcia (CI-StPaul)
Subject: RE: 1426 Desoto St.Bjerkness Ltr.7-27-17

Thank you.

From: Michael Sauer [mailto:msauer@wgcmn.com]
Sent: Wednesday, August 23, 2017 9:03 AM
To: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Greta Bjerkness <gbjerkness@wgcmn.com>
Cc: Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Moermond, Marcia (CI-StPaul)

<marcia.moermond@ci.stpaul.mn.us>

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

Ms. Vang –

I spoke to everyone on my end this morning and was informed that I'll have the documentation around 10-10:30 this morning and I will forward directly to you upon receipt.

Michael

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

Sent: Tuesday, August 22, 2017 4:12 PM

To: Michael Sauer; Greta Bjerkness

Cc: Magner, Steve (CI-StPaul); Moermond, Marcia (CI-StPaul)

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

Ms. Moermond is out tomorrow (Wed) and would like to see the revised work plan as soon as you are able to provide so that Mr. Magner can review it before the Council meeting.

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: Michael Sauer [<mailto:msauer@wgcmn.com>]

Sent: Tuesday, August 22, 2017 1:54 PM

To: Greta Bjerkness <gberkness@wgcmn.com>; Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>

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

Ms. Vang –

I have attached pictures that document completion of installing VPS security features on this property. We are waiting on a couple things for the signed construction statement, but expect that second item soon and I'll be in touch, thanks!

Michael R. Sauer | Shareholder

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From: Michael Sauer
Sent: Wednesday, August 16, 2017 3:56 PM
To: Greta Bjerkness; 'Vang, Mai (CI-StPaul)'
Subject: RE: 1426 Desoto St.Bjerkness Ltr.7-27-17

Ms. Vang –

Please find attached an updated work order that includes more detailed break-downs and the name of the general contractor. I will present this at tonight's hearing as well.

Michael

From: Michael Sauer
Sent: Wednesday, August 16, 2017 11:02 AM
To: Greta Bjerkness; Vang, Mai (CI-StPaul)
Subject: RE: 1426 Desoto St.Bjerkness Ltr.7-27-17

Ms. Vang –

Please find attached a revised letter regarding Ocwen's commitment to allocate funds for rehabilitation of the subject property. Would you be able to confirm that this is sufficient to meet the City's request? I am also working on the work order issues we discussed earlier and will have an update on those before or at the time of this evening's hearing.

Michael R. Sauer | Shareholder

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From: Greta Bjerkness
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
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

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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

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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 <lgustafson@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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