

**THOMAS H. OLIVE LAW, P.A.**

**ATTORNEYS AT LAW**

5270 W. 84TH STREET, SUITE 300  
BLOOMINGTON, MINNESOTA 55437  
TELEPHONE: (952) 831-0733  
FACSIMILE: (952) 831-1208

THOMAS H. OLIVE

MAPLEWOOD OFFICE:  
2091 COUNTY ROAD D EAST, SUITE C-100  
MAPLEWOOD, MN 55109

Of Counsel:  
ROBERT W. OWENS, JR.

February 20, 2018

Marcia Moermond  
Legislative Hearing Officer  
Saint Paul City Council Hearing Office  
15 W Kellogg Bvd West, Ste. 310  
Saint Paul, MN 55102

VIA EMAIL: [marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)


Re: Escrow Account for the Benefit of 1536 Van Buren Avenue, St. Paul, MN

Dear Ms. Moermond:

This is to confirm that an escrow account for the benefit of 1536 Van Buren Avenue, St. Paul, MN has been established in my Client Trustee Account at Highland Bank. The account was funded with an opening balance of \$5,000.00; since the funds were deposited via wire transfer by the lender, Home Liberty, Inc. , they are immediately available. Funds can only be released from the account after approval by my office and the Lender and can only be used to pay for work performed directly on the property in accordance with the Project Plan.

If you have any questions, please contact me.

Very truly yours,



Thomas H. Olive, for  
THOMAS H. OLIVE LAW, P.A.  
tolive@tolivelaw.com

THO/rh

**Thomas H. Olive**

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**From:** Highland Bank [CustomerService@Highlandbanks.com]  
**Sent:** Tuesday, February 20, 2018 1:28 PM  
**To:** Thomas H. Olive  
**Subject:** [Junk]Incoming Wire Confirmation

Your wire transfer on 02/20/2018, in the amount of \$5,000.00, was received from HOMELIBERTY INC.. Contact our Wire Department at 952-858-4690 if you have any questions regarding this transaction. Refer to wire sequence 27710973 in your inquiry.

Credited to account ending with 999

20180220GMQFMP0101594902201403  
20180220B6B7HU4R013785

170 BRANCH ST  
SCITUATE MA 02066-2554

CITY OF ST. PAUL ESCROW FOR 1536 VA  
224211356

If you do not recognize the above wire transaction, please contact us immediately at 952-858-4888 or 1-877-457-1305 or via email at [CustomerService@Highlandbanks.com](mailto:CustomerService@Highlandbanks.com). Business hours are Monday through Friday from 8 AM to 5 PM excluding Federal holidays the Bank is not open. As always, thank you for banking with Highland Bank.

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**CITY OF SAINT PAUL**  
OFFICE OF THE CITY COUNCIL  
310 CITY HALL  
15 WEST KELLOGG BOULEVARD  
SAINT PAUL, MN 55102-1615  
Marcia Moermond, Legislative Hearing Officer  
EMAIL: [legislativehearings@ci.stpaul.mn.us](mailto:legislativehearings@ci.stpaul.mn.us)  
PHONE: (651) 266-8560 FAX: (651) 266-8574

February 2, 2018

Douglas Henneman  
PO Box 8214  
St Paul MN 55108

VIA EMAIL: [dhenneman@gmail.com](mailto:dhenneman@gmail.com)

Greta Bjerkness  
Usset, Weingarden & Liebo  
4500 Park Glen Road #300  
Minneapolis MN 55416

VIA EMAIL: [gbjerkness@wgcmn.com](mailto:gbjerkness@wgcmn.com)

Re: Order to remove or repair the structure at 1536 Van Buren Avenue

Dear Mr. Henneman & Ms. Bjerkness:

This is to confirm that on January 30, 2018 at the Legislative Hearing, Marcia Moermond, Legislative Hearing Officer recommended continuing the above-referenced matter to **Tuesday, February 13, 2018 at 9:00 a.m. in Room 330 City Hall** for the following conditions to be met:

1. a code compliance inspection must be completed, noting access to building need lockbox;
2. A \$5,000 performance deposit will need to be posted with DSI at 375 Jackson St, Ste 220, St Paul MN 55102 – please note that the deposit will be returned with interest when the code compliance certificate is issued within the grant of time from the City Council – which is proposed to be 180 days;
3. A detailed work plan or sworn construction statement, including timelines and bids, for completing the work will need to be provided;
4. Documentation of financing sufficient to execute the above work plan will need to be demonstrated (line of credit, construction loan, personal bank account). The City estimates the cost to repair to exceed \$100,000; however, this number is likely to change based on the estimates you bring forward;
5. If the funds being used are not tied to the project (such as a construction loan), we require an affidavit that state that necessary funds will be set aside from other business or personal accounts; and
6. the property must be maintained.

The City Council Public Hearing is on Wednesday, February 14, 2018 at 3:30 p.m. in Room 300 Council Chambers.

If you have any questions, please contact me at 651-266-8563.

Sincerely,

/s/

Mai Vang

Legislative Hearing Coordinator

cc: Steve Magner  
Vicki Sheffer  
Joe Yannarelly