Vang, Mai (CI-StPaul)

From: Stephani, Michael <MStephani@dykema.com>
Sent: Wednesday, December 26, 2018 10:32 AM
To: Soley, Reid (CI-StPaul); Moermond, Marcia (CI-StPaul); Naylor, Racquel (CI-StPaul)
Cc: Magner, Steve (CI-StPaul); Vang, Mai (CI-StPaul)
Subject: RE: 1368 Alaska Avenue, St. Paul, MN
Attachments: 1368 Alaska Ave.Stephani Ltr.12-13-18.pdf; SC.PDF; photos.pdf

Importance: High

Good morning,

I wanted to provide a brief follow-up on this matter and address the points in the attached letter.

Regarding point 1), I have attached the sheriff's certificate of sale showing my client, Deutsche Bank, purchased the subject property at the sale. A review of a Ramsey County property records shows Deutsche Bank is the present owner of the property.

Regarding point 2), the property has been cleaned out as of December 12, 2018 (see attached photos).

As to points 3), 4), and 5), there are several factors that have resulted in delays. First, my client is still making its own determination as to what work needs to be completed, and obtaining the necessary inspections/estimates with such short notice and at this time of the year has been challenging to say the least. At this time, it appears my client is interested in retaining the structure and making the necessary repairs, as it values the structure in excess of $150,000. Several of the contractors who have been called out have stated the work that needs to be completed cannot be started until the spring due to temperature issues (i.e. foundation work, painting, roofing, etc.). Second, I am still waiting on authorization to proceed with scheduling the compliance inspection. This is a high-level authorization, and the individuals responsible for same have been unavailable due to the holidays, so I will likely not have an answer until late this week at the earliest. Third, as previously mentioned, eviction was completed not long ago, and my client has been unable to take the necessary steps to evaluate the repairs needed for this property until just recently.

With all that said, we request at least two more months to fully review and ascertain the extent of the defects with this property. None of my client's representatives are located in MN, so coordinating everything that needs to be done is a cumbersome process which will take time. Likewise, I don't expect to be able to add more than what has been stated here at tomorrow's hearing, so I would request a continuance of at least 30 days in order to provide a more substantive response once my client has been able to better evaluate the situation. Please advise, thank you!

From: Soley, Reid (CI-StPaul) [mailto:reid.soley@ci.stpaul.mn.us]
Sent: Thursday, December 13, 2018 12:36 PM
To: Moermond, Marcia (CI-StPaul); Stephani, Michael
Cc: Magner, Steve (CI-StPaul); Vang, Mai (CI-StPaul)
Subject: RE: 1368 Alaska Avenue, St. Paul, MN

Attached is a copy of the ordinance amendment enacted by the City Council in July 2008.

Reid Soley
DSI Inspector III
Department of Safety and Inspections
375 Jackson St, Suite 220
Saint Paul, MN 55101

P: 651-266-9120
reid.soley @ci.stpaul.mn.us

The Most Livable City in America

Making Saint Paul the Most Livable City in America

"DSI's Mission: To preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all."

From: Moermond, Marcia (CI-StPaul)
Sent: Thursday, December 13, 2018 11:07 AM
To: Stephani, Michael
Cc: Magner, Steve (CI-StPaul); Vang, Mai (CI-StPaul); Soley, Reid (CI-StPaul)
Subject: RE: 1368 Alaska Avenue, St. Paul, MN

SPLC 33.03.

It is a category 3, as it has been declared a nuisance and/or dangerous structure.

From: Stephani, Michael [mailto:MStephani@dykema.com]
Sent: Thursday, December 13, 2018 10:57 AM
To: Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>
Cc: Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Soley, Reid (CI-StPaul) <reid.soley@ci.stpaul.mn.us>
Subject: RE: 1368 Alaska Avenue, St. Paul, MN

Thank you for the follow up. Can you cite the specific section of the code that prohibits the sale? I am not finding it in the city building code. Also, is this property a Category 2 or a Category 3 property? Thank you!

DYKEMA

Michael A. Stephani
Attorney
MStephani@dykema.com

612-486-1596 Direct
612-486-1900 Main
855-262-1827 Fax
612-310-3452 Mobile

4000 Wells Fargo Center
90 South Seventh Street
Minneapolis, Minnesota 55402
www.dykema.com

From: Moermond, Marcia (CI-StPaul) [mailto:marcia.moermond@ci.stpaul.mn.us]
Sent: Thursday, December 13, 2018 9:48 AM
To: Stephani, Michael
Cc: Magner, Steve (CI-StPaul); Vang, Mai (CI-StPaul); Soley, Reid (CI-StPaul)
Subject: 1368 Alaska Avenue, St. Paul, MN

Good Morning Mr. Stepahni,

You inquired about the sale of 1368 Alaska Avenue in Saint Paul and whether it is an option for your client, rather than rehabilitating or razing the structure. Saint Paul City Code prohibits the sale of buildings declared to be nuisance and/or dangerous structures. The nuisance and/or dangerous conditions must be abated prior to title transfer. Please let me know if you have additional questions.

Best, Marcia Moermond

Legislative Hearing Officer
Saint Paul City Council
651-266-8585

*** Notice from Dykema Gossett PLLC: This Internet message may contain information that is privileged, confidential, and exempt from disclosure. It is intended for use only by the person to whom it is addressed. If you have received this in error, please (1) do not forward or use this information in any way; and (2) contact me immediately. Neither this information block, the typed name of the sender, nor anything else in this message is intended to constitute an electronic signature unless a specific statement to the contrary is included in this message.