

## Vang, Mai (CI-StPaul)

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**From:** Moermond, Marcia (CI-StPaul)  
**Sent:** Friday, May 24, 2019 5:21 PM  
**To:** 'Kristine.Kujala@CO.RAMSEY.MN.US'; Corbo, Donna (CI-StPaul); jaydnord@gmail.com  
**Cc:** paul.scharf@CO.RAMSEY.MN.US; Vang, Mai (CI-StPaul); Magner, Steve (CI-StPaul); Yannarely, Joe (CI-StPaul); Soley, Reid (CI-StPaul); Renstrom, Scott (CI-StPaul); Ubl, Stephen (CI-StPaul); Seeger, Jim (CI-StPaul)  
**Subject:** RE: 718 Orange Ave E.Kujala R-R Ltr.3-29-19

Donna, Kristine and Jay –

It is a disappointment that access was not provided to this property. It looks like the code compliance inspection application was received on April 1<sup>st</sup>. I had already made a request to expedite the inspection following our March 26<sup>th</sup> hearing. I counted at least a half a dozen times various inspectors attempted to access the property, which shows a good faith effort to execute the code compliance inspection in a timely fashion.

The expectation was that there would be draft plans for the May 28<sup>th</sup> hearing. It is clear specific plans can't be developed without the inspection report. However, we know that a lot of contractors are very familiar with code compliance inspection reports and could develop bids which would be subject to modification when the report comes out.

I don't think there is any option but to lay over this case at this point, so ***I will lay this over from Tuesday May 28<sup>th</sup> to Tuesday June 25<sup>th</sup> at 9 a.m.*** with these expectations:

- 1) the \$5,000 performance deposit should be posted before June 25<sup>th</sup>;
- 2) a schedule which takes us from today through the completion of the project will need to be reviewed at the hearing. This should include the timing of County Board consideration of the sale, title transfer, execution of the various aspects of the rehab.; etc.
- 3) evidence of at least \$50,000 to rehabilitate the property. I'm using this figure as a low estimate, pending the development of contractor bids, which should be forthcoming, if not by June 25<sup>th</sup>, shortly thereafter. Final evidence of financing will need to show sufficient funds to cover the bids.
- 4) Ideally, final contractor bids for the work outlined in the inspection report would be ready by June 25<sup>th</sup>, but I want to give a little elbow room between the completion of that report and getting all the bids finalized – in case it's needed.

See you on June 25<sup>th</sup>, Marcia

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**From:** Vang, Mai (CI-StPaul)  
**Sent:** Thursday, May 23, 2019 3:01 PM  
**To:** Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>  
**Subject:** FW: 718 Orange Ave E.Kujala R-R Ltr.3-29-19

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**From:** Kujala, Kristine [<mailto:Kristine.Kujala@CO.RAMSEY.MN.US>]  
**Sent:** Thursday, May 23, 2019 2:52 PM  
**To:** Jay Nord <[jaydnord@gmail.com](mailto:jaydnord@gmail.com)>; Corbo, Donna (CI-StPaul) <[Donna.Corbo@ci.stpaul.mn.us](mailto:Donna.Corbo@ci.stpaul.mn.us)>; Scharf, Paul <[paul.scharf@CO.RAMSEY.MN.US](mailto:paul.scharf@CO.RAMSEY.MN.US)>

**Cc:** Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Magner, Steve (CI-StPaul) <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>; Sheffer, Vicki (CI-StPaul) <[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>; Yannarely, Joe (CI-StPaul) <[joe.yannarely@ci.stpaul.mn.us](mailto:joe.yannarely@ci.stpaul.mn.us)>; Soley, Reid (CI-StPaul) <[reid.soley@ci.stpaul.mn.us](mailto:reid.soley@ci.stpaul.mn.us)>  
**Subject:** RE: 718 Orange Ave E.Kujala R-R Ltr.3-29-19

**Think Before You Click: This email originated outside our organization.**

To all,

Field staff confirmed that access to 718 Orange is available through the front door. There is a lock box on the door with a key in it. The porch door is accessible. Mr. Seeger and the inspectors should have full access to the property. Paul had sent him an email last week telling him this.

It makes sense to postpone the legislative hearing until the report is complete if that is possible.

Thanks,

Kris

**Kristine A. Kujala** | Supervisor  
Ramsey County  
Property Tax, Records & Election Services  
90 West Plato Blvd  
Saint Paul, MN 55107  
651-266-2081 | FAX: 651-266-2022  
[www.ramseycounty.us](http://www.ramseycounty.us)

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**From:** Jay Nord [<mailto:jaydnord@gmail.com>]

**Sent:** Thursday, May 23, 2019 11:45 AM

**To:** Corbo, Donna (CI-StPaul) <[Donna.Corbo@ci.stpaul.mn.us](mailto:Donna.Corbo@ci.stpaul.mn.us)>

**Cc:** Kujala, Kristine <[Kristine.Kujala@CO.RAMSEY.MN.US](mailto:Kristine.Kujala@CO.RAMSEY.MN.US)>; Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Magner, Steve (CI-StPaul) <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>; Sheffer, Vicki (CI-StPaul) <[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>; Yannarely, Joe (CI-StPaul) <[joe.yannarely@ci.stpaul.mn.us](mailto:joe.yannarely@ci.stpaul.mn.us)>; Soley, Reid (CI-StPaul) <[reid.soley@ci.stpaul.mn.us](mailto:reid.soley@ci.stpaul.mn.us)>

**Subject:** Re: 718 Orange Ave E.Kujala R-R Ltr.3-29-19

As I understand it, Jim will start the code compliance process as soon as he is guaranteed he can achieve access. The doors were screwed shut, and that needs to be changed to a lockbox for 'Jim to proceed. The code compliance involves a half dozen different inspectors all working independently, and typically a report takes at least two weeks to complete. I hope this information is helpful.

Sent from my iPhone

On May 23, 2019, at 10:36 AM, Corbo, Donna (CI-StPaul) <[Donna.Corbo@ci.stpaul.mn.us](mailto:Donna.Corbo@ci.stpaul.mn.us)> wrote:

I would prefer to wait for the code compliance and hope that there aren't any surprises. Did Jim have an idea when it would be completed?

Thanks,

<image017.jpg> **Donna Corbo**

***Loan Servicing and Real Estate Supervisor***  
Planning and Economic Development  
1400 City Hall Annex 25 West Fourth Street  
Saint Paul, MN 55102  
P: 651-266-8542

donna.corbo@ci.stpaul.mn.us

<image018.png><image019.png><image020.png><image021.jpg>

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**From:** Jay Nord [<mailto:jaydnord@gmail.com>]

**Sent:** Thursday, May 23, 2019 10:14 AM

**To:** Corbo, Donna (CI-StPaul)

**Cc:** Kujala, Kristine; Vang, Mai (CI-StPaul); Magner, Steve (CI-StPaul); Sheffer, Vicki (CI-StPaul); Yannarely, Joe (CI-StPaul); Soley, Reid (CI-StPaul)

**Subject:** Re: 718 Orange Ave E.Kujala R-R Ltr.3-29-19

**Think Before You Click: This email originated outside our organization.**

Hi all,

I received a message from Jim Seeger this morning and understand the problem.

I will follow your lead on the hearing. I still fully intend to move ahead with the project, and if that means putting the \$5000 deposit down on Tuesday, I am prepared to do that.

Let me know how I can help.

Thanks!

Jay Nord

612-849-8082

On Thu, May 23, 2019 at 9:56 AM Corbo, Donna (CI-StPaul) <[Donna.Corbo@ci.stpaul.mn.us](mailto:Donna.Corbo@ci.stpaul.mn.us)> wrote:

Hi,

Should we reschedule the meeting on Tuesday, May 28, 2019 at 10:30 a.m.?

Thanks,

<image011.jpg> **Donna Corbo**

*Loan Servicing and Real Estate Supervisor*

Planning and Economic Development

1400 City Hall Annex 25 West Fourth Street

Saint Paul, MN 55102

**P:** 651-266-8542

donna.corbo@ci.stpaul.mn.us

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**From:** Kujala, Kristine [mailto:[Kristine.Kujala@CO.RAMSEY.MN.US](mailto:Kristine.Kujala@CO.RAMSEY.MN.US)]

**Sent:** Wednesday, May 22, 2019 3:48 PM

**To:** Jay Nord

**Cc:** Vang, Mai (CI-StPaul); Corbo, Donna (CI-StPaul); Magner, Steve (CI-StPaul); Sheffer, Vicki (CI-StPaul); Yannarely, Joe (CI-StPaul); Soley, Reid (CI-StPaul)

**Subject:** RE: 718 Orange Ave E.Kujala R-R Ltr.3-29-19

**Think Before You Click: This email originated outside our organization.**

Hi Jay,

Sorry for the delay in obtaining the code compliance for you to review. Unfortunately when my staff person installed the lock box for access by the inspectors, he put a screw in the screen door and no one was able to access the property. I was not aware of it until I called Reid Soley about a week ago to see where the inspection was at. He gave me the bad news that the inspectors could not enter the porch to access the front door therefore no inspections had been performed. We immediately resolved the issue and informed Jim Seeger that his people could now enter the property. I am not sure where it is in the process at this point.

Thanks,

Kris

**Kristine A. Kujala** | Supervisor

Ramsey County

Property Tax, Records & Election Services

90 West Plato Blvd

Saint Paul, MN 55107

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[www.ramseycounty.us](http://www.ramseycounty.us)

**From:** Jay Nord [mailto:[jaydnord@gmail.com](mailto:jaydnord@gmail.com)]

**Sent:** Wednesday, May 22, 2019 3:32 PM

**To:** Kujala, Kristine <[Kristine.Kujala@CO.RAMSEY.MN.US](mailto:Kristine.Kujala@CO.RAMSEY.MN.US)>

**Cc:** Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Corbo, Donna (CI-StPaul) <[Donna.Corbo@ci.stpaul.mn.us](mailto:Donna.Corbo@ci.stpaul.mn.us)>;  
Magner, Steve (CI-StPaul) <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>; Sheffer, Vicki (CI-StPaul) <[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>;  
Yannarely, Joe (CI-StPaul) <[joe.yannarely@ci.stpaul.mn.us](mailto:joe.yannarely@ci.stpaul.mn.us)>; Soley, Reid (CI-StPaul) <[reid.soley@ci.stpaul.mn.us](mailto:reid.soley@ci.stpaul.mn.us)>

**Subject:** Re: 718 Orange Ave E.Kujala R-R Ltr.3-29-19

Good afternoon all,

I understand a code compliance has been ordered, I have not yet seen a copy of it.

I also understand that the \$5000 performance bond must be deposited at St. Paul DSI by the end of Tuesday the 28th.

Is there anything else I need to know at this time, or any other updates?

Thanks and have a happy memorial day everyone!

Jay Nord

612-849-8082

On Mon, Apr 1, 2019 at 8:58 AM Kujala, Kristine <[Kristine.Kujala@co.ramsey.mn.us](mailto:Kristine.Kujala@co.ramsey.mn.us)> wrote:

To All,

A code compliance inspection request and check were sent to the City on Friday, March 29, 2019.

Thanks,

Kris

**Kristine A. Kujala** l Supervisor

Ramsey County

Property Tax, Records & Election Services

90 West Plato Blvd

Saint Paul, MN 55107

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

**Sent:** Friday, March 29, 2019 10:59 AM

**To:** Kujala, Kristine <[Kristine.Kujala@CO.RAMSEY.MN.US](mailto:Kristine.Kujala@CO.RAMSEY.MN.US)>; [jaydnord@gmail.com](mailto:jaydnord@gmail.com); Corbo, Donna (CI-StPaul) <[Donna.Corbo@ci.stpaul.mn.us](mailto:Donna.Corbo@ci.stpaul.mn.us)>

**Cc:** Magner, Steve (CI-StPaul) <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>; Sheffer, Vicki (CI-StPaul) <[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>; Yannarely, Joe (CI-StPaul) <[joe.yannarely@ci.stpaul.mn.us](mailto:joe.yannarely@ci.stpaul.mn.us)>; Soley, Reid (CI-StPaul) <[reid.soley@ci.stpaul.mn.us](mailto:reid.soley@ci.stpaul.mn.us)>

**Subject:** 718 Orange Ave E.Kujala R-R Ltr.3-29-19

**External message alert:** This message originated from outside the Ramsey County email system. **Use caution** when clicking hyperlinks, downloading pictures or opening attachments.

Hello Ms. Kujala, Mr. Nord & Ms. Corbo,

Attached please find a letter in the above matter.

<image016.jpg>

**Mai X. Vang**  
***Legislative Hearing Coordinator***  
Saint Paul City Council  
15 W Kellogg Blvd, Ste. 310  
Saint Paul, MN 55102

**P:** 651-266-8563

**F:** 651-266-8574

[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)

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