

Vang, Mai (CI-StPaul)

From: Laura Orr <laura.orr@smrls.org>
Sent: Tuesday, June 11, 2019 7:15 AM
To: Moermond, Marcia (CI-StPaul)
Cc: Vang, Mai (CI-StPaul); Soley, Reid (CI-StPaul); Magner, Steve (CI-StPaul)
Subject: 489 Sherburne Ave. Status Report
Attachments: StuffLtrToMoermond19.0611.pdf

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

Dear Ms. Moermond:

Please find attached a written status report submitted on behalf of William Stuff, the property owner of 489 Sherburne Avenue in St. Paul. I will leave voicemail to both you and Mai Vang this morning to ensure that you are aware of the submission of this written status report before today's 9 A.M. hearing.

Sincerely,

Laura Orr

Senior Attorney

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June 11, 2019

SENT VIA E-MAIL

Marcia Moermond
Legislative Hearing Officer
City of St. Paul
E-mail: marcia.moermond@ci.stpaul.mn.us

RE: Remove of Repair of the Building at 489 Sherburne Avenue

Dear Ms. Moermond:

Please accept this written status report in lieu of my appearance on behalf of William Stuff, the property owner, at today's legislative hearing regarding 489 Sherburne Avenue in St. Paul. In response to my anticipated unavailability today, you had requested a written status report on Mr. Stuff's options of financing and rehabilitating the property. You then anticipated continuing the matter to Tuesday, June 25, 2019 at 9:00 a.m. for further discussion.

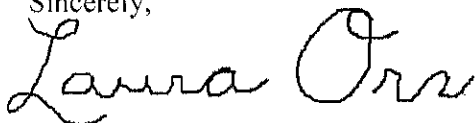
- **NeighborWorks Home Partners.** Mr. Stuff may apply for up to \$110,000 in financing. He is now on a waitlist to apply. NeighborWorks' existing resources for financing are currently committed and may not be replenished until November 2019.
- **Preserve Frogtown (Historic St. Paul and Frogtown Neighborhood Association partnership).** Further efforts depend upon financing and an assessment of the viability of resolving the presence of water in the home's basement.
- **HouseCalls.** Clean-up efforts included three 30-yard dumpsters and \$1,500 in grants for clean-up. HouseCalls does not anticipate being able to offer further resources for this property's rehabilitation.
- **Civil Legal Action.** Mr. Stuff has a potential legal claim for financial exploitation of a vulnerable adult. Property records reflect that Highland Bank recorded a lien on the property in March 2012 associated with a business loan obtained by Mr. Stuff's nephew. Mr. Stuff's nephew used the property as security for the loan without Mr. Stuff's knowledge or consent. At least three other parties were involved in the transaction. Investigation into the circumstances continues. Preliminary investigation suggests that responsible parties are solvent.

Under Minn. Stat. § 626.557, subd. 20, Mr. Stuff may “recover damages equal to three times the amount of compensatory damages or \$10,000, whichever is greater” and “reasonable attorney fees and costs.” As a recipient of federal Legal Services Corporation funds, SMRLS may not provide legal help on fee-generating claim except under limited circumstances. 45 C.F.R. § 1609.3. SMRLS may help if two private attorneys reject the cases or will not consider the cases without payment of a consultation fee. Two private attorneys have offered to consider the cases without consultation fee.

Additional efforts between now and June 25 include obtaining bids from contractors and communicating with potential sources of volunteer labor. Discussion with the two private attorneys considering Mr. Stuff potential legal claims will also continue.

Questions regarding Mr. Stuff’s efforts to resolve the city’s concerns may be directed to me via e-mail (laura.orr@smrls.org) or at 651-894-6924. Please note that I will be out of the office until Monday, June 17, 2019. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Laura Orr". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Laura Orr
Attorney at Law

cc: Steve Magner
Reid Soley
Mai Vang, Legislative Hearing Coordinator
William Stuff (via U.S. mail)