

## Moermond, Marcia (CI-StPaul)

---

**From:** Caty Royce <caty@frogtownmn.org>  
**Sent:** Wednesday, November 13, 2019 8:51 AM  
**To:** Larry Peterson  
**Cc:** Moermond, Marcia (CI-StPaul); Laura Orr; Imam/Dr. Hassan Jaamici, Ph.D.; Vang, Mai (CI-StPaul);  
Magner, Steve (CI-StPaul); Yannarely, Joe (CI-StPaul); Sheffer, Vicki (CI-StPaul); Soley, Reid (CI-StPaul)  
**Subject:** Re: 489 Sherburne Ave.R-R - Satisfaction of Mortgage

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

I'll confirm that he is.

**Caty Royce, Frogtown Neighborhood Association  
651-236-8699**

***"There is never a moment in the future in which we will work out our salvation. The challenge is in the moment; the time is always now." James Baldwin***

On Wed, Nov 13, 2019 at 8:38 AM Larry Peterson <[ljp@plklaw.net](mailto:ljp@plklaw.net)> wrote:

That is a good idea as long as the council person in the Ward where the house is located is fully on board with our good faith efforts before you go to the city council.

Larry J. Peterson, Esq.

PETERSON, LOGREN & KILBURY

1935 W. County Rd. B2

Suite 300

Roseville, MN 55113

Phone: 651/647-0506

FAX: 651/647-0532

CONFIDENTIALITY NOTICE:

This communication constitutes an electronic communication within the meaning of the Electronic Communications Privacy Act, 18 USC 2510, and its disclosure is strictly limited to the recipient intended by the sender of this message. This communication and any files transmitted with it may contain confidential and privileged material for the sole use of the intended recipient, including confidential attorney

client communications and/or attorney work product. Receipt by anyone other than the intended recipient is not intended to and does not constitute a loss of the confidential or privileged nature of the communications. Any review or distribution by others is strictly prohibited. If you are not the intended recipient you must not read, use, copy, retransmit or disseminate this communication and you are directed to immediately notify the sender by return electronic mail and delete all copies of this communication. To reply to our email directly, send an email to: [ljp@plklaw.net](mailto:ljp@plklaw.net)

**From:** Katy Royce <[katy@frogtownmn.org](mailto:katy@frogtownmn.org)>

**Sent:** Wednesday, November 13, 2019 8:37 AM

**To:** Moermond, Marcia (CI-StPaul) <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)>

**Cc:** Laura Orr <[laura.orr@smrls.org](mailto:laura.orr@smrls.org)>; Imam/Dr. Hassan Jaamici, Ph.D. <[xasanjaamici@gmail.com](mailto:xasanjaamici@gmail.com)>; Larry Peterson <[ljp@plklaw.net](mailto:ljp@plklaw.net)>; 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)>; Yannarely, Joe (CI-StPaul) <[joe.yannarely@ci.stpaul.mn.us](mailto:joe.yannarely@ci.stpaul.mn.us)>; Sheffer, Vicki (CI-StPaul) <[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>; Soley, Reid (CI-StPaul) <[reid.soley@ci.stpaul.mn.us](mailto:reid.soley@ci.stpaul.mn.us)>

**Subject:** Re: 489 Sherburne Ave.R-R - Satisfaction of Mortgage

My suggestion would be that we let this go to city council and work with our councilperson and others to grant a certain amount of time that will be sufficient to finalize a plan. The Council could gain a fuller understanding of working with vulnerable populations and demanding the system work for them, not against.

***Caty Royce, Frogtown Neighborhood Association***

**651-236-8699**

***"There is never a moment in the future in which we will work out our salvation. The challenge is in the moment; the time is always now." James Baldwin***

On Tue, Nov 12, 2019 at 10:38 AM Moermond, Marcia (CI-StPaul) <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)> wrote:

Good Morning Ms. Orr, Imam Hassan and Mr. Peterson,

I am happy to provide clarity on the performance deposit requirement. The \$5,000 performance deposit is a commitment that the rehabilitation of the property will be completed within 180 days of the Council's grant of time for the work to occur. ***If the Council does not grant the time or the rehabber/owner changes their plans, the money is returned upon written request to DSI.***

I will not be forwarding a recommendation to the Council to grant time for the rehab until the purchase agreement, scope of work, financing, etc. are in place – *so the 180-day clock won't start for a little while*. If the work takes longer than 180 days, our practice is to continue the performance deposit if the work is more than 50% complete.

In my October 24, 2019 letter I committed to ask the City Council to delay action on this case if 3 conditions were met

–

1. \$5,000 performance deposit is posted with the Department of Safety and Inspection – *I am hopeful that my formal confirmation above assures you that the performance deposit is returned if the project does not go forward;*
2. Documentation of clear title and satisfaction of the mortgage is provided – *I have the Satisfaction from Highland Bank and consider this condition has been met;* and
3. the property must continue to be maintained – *I note again that there continue to be problems with property maintenance, most recently the tires by the garage which were ordered removed on 10/24/19 and cleaned up by the City on 11/6/19. I am hopeful Imam Hassan's commitment to maintain the property will resolve the need to send monthly property maintenance orders.*

**If the \$5,000 performance deposit is posted by 3 p.m. tomorrow, I will ask the City Council to send this back to Legislative Hearing January 14, 2020.** By that date, I would anticipate there would be a scope of work, financing, etc. place for review and approval. If you complete these prior to January 14, 2020 I would be happy to schedule a hearing on December 10, 2019. As soon as DSI staff and I can review and approve the plans, etc., permits can be pulled to begin work.

Please let me know if you have additional questions. Sincerely, Marcia

Marcia Moermond

Legislative Hearing Officer & Sr. Policy Analyst

Saint Paul City Council

651-266-8570

---

**From:** Laura Orr [mailto:[laura.orr@smrls.org](mailto:laura.orr@smrls.org)]

**Sent:** Tuesday, November 12, 2019 9:39 AM

**To:** Imam/Dr. Hassan Jaamici, Ph.D. <[xasanjaamici@gmail.com](mailto:xasanjaamici@gmail.com)>

**Cc:** Larry Peterson <[LJP@plklaw.net](mailto:LJP@plklaw.net)>; Caty Royce <[caty@frogtownmn.org](mailto:caty@frogtownmn.org)>; Moermond, Marcia (CI-StPaul) <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.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)>; Yannarely, Joe (CI-StPaul) <[joe.yannarely@ci.stpaul.mn.us](mailto:joe.yannarely@ci.stpaul.mn.us)>; Sheffer, Vicki (CI-StPaul) <[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>; Soley, Reid (CI-StPaul) <[reid.soley@ci.stpaul.mn.us](mailto:reid.soley@ci.stpaul.mn.us)>

**Subject:** Re: 489 Sherburne Ave.R-R - Satisfaction of Mortgage

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

Dear employees of the City of St. Paul, Imam Hassan, Mr. Peterson, and Ms. Royce:

I plan to appear on behalf of Mr. Stuff at today's city council meeting unless I receive prior confirmation that the consent agenda will include a recommendation to refer the matter back to legislative hearings on November 26, 2019.

Mr. Stuff will not be available to review and sign an amended version of the purchase agreement, as requested by the purchaser (Imam Hassan) and his investor (Larry Peterson), until Thursday afternoon.

I will follow up with Imam Hassan and Mr. Peterson via separate correspondence regarding the purchase agreement at a late time. My schedule involves limited availability until this afternoon's city council meeting, but I will be checking e-mail and voicemail. Thank you.

Sincerely,

***Laura Orr***

Senior Attorney

Southern Minnesota Regional Legal Services

55 East Fifth Street, Suite 400

St. Paul, MN 55101

Direct Line: 651.894.6924

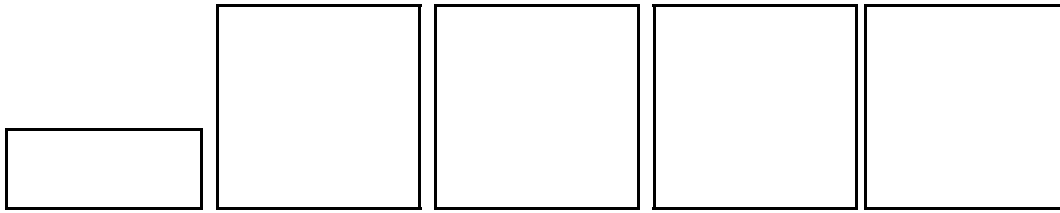
Client Intake: 651.222.4731

Office Phone: 651.222-5863

Office Fax: 651.297.6457

Visit us online: [www.smrls.org](http://www.smrls.org)

*Celebrating 110 years of providing high quality legal services!*



This email (including any attachments) is intended for the exclusive use of the individual to whom it is addressed. The information contained hereinafter may be proprietary, confidential, privileged, and exempt from disclosure under applicable law. If the reader of this email is not the intended recipient or agent responsible for delivering the message to the intended recipient, the reader is hereby put on notice that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If the reader has received this communication in error, please immediately notify the sender by email and delete all copies of this email along with any attachments.

On Tue, Nov 12, 2019 at 7:08 AM Imam/Dr. Hassan Jaamici, Ph.D. <[xasanjaamici@gmail.com](mailto:xasanjaamici@gmail.com)> wrote:

As Mr. Stuff's attorney, Laura requested I and My Investor are expecting that the City will confirm in writing the deposit check will be returned in 6-8 weeks if there is any cloud on the title. In addition, I and my investor are also expecting that Mr. Stuff and his attorney will do amendments in the contract for deed or PA as we requested regarding the payment plan if we (new owners ) will cover any pending assessment costs plus the cost of the abstract title.

We may not deposit the check today if we did not receive all above mentioned information or documents.

Thanks,

On Thu, Nov 7, 2019 at 4:49 PM Laura Orr <[laura.orr@smrls.org](mailto:laura.orr@smrls.org)> wrote:

**Dear Ms. Moermond:**

I write as follow up to a letter sent to you by Caty Royce on behalf of the Frogtown Neighborhood Association this afternoon. I have attached as a PDF file the Satisfaction of Mortgage document provided by Highland Bank and filed by Mr. Stuff Tuesday morning with Ms. Royce's assistance.

Imam Hassan and I have exchanged e-mail and voicemail messages on matters related to the \$5,000 performance deposit expected before the City Council Public Hearing on November 13, 2019. The investor with whom Imam Hassan has been in contact (Larry Peterson) will not advance the \$5,000 until he (Mr. Peterson) receives a current abstract of title. I have exchanged three voicemail messages with employees of Watermark Title regarding timelines and costs for creating an abstract of title.

Meanwhile, I would like to confirm my understanding of information discussed at the last legislative hearing on October 22, 2019: if Mr. Peterson advances the \$5,000 for the performance deposit for the property by November 13, 2019, and later learns that there is a cloud on the title revealed by the abstract of title and not noted via the title report obtained by the city or by a review of Ramsey County Property Records, the city would return the deposit to Mr. Peterson upon request and after a processing time that would take no more than 6-8 weeks. Any written confirmation of this information on behalf of the city would be much appreciated. Thank you.

Sincerely,

***Laura Orr***

Senior Attorney

Southern Minnesota Regional Legal Services

55 East Fifth Street, Suite 400

St. Paul, MN 55101

Direct Line: 651.894.6924

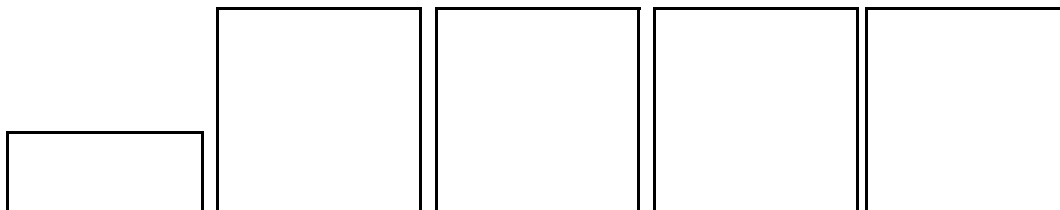
Client Intake: 651.222.4731

Office Phone: 651.222-5863

Office Fax: 651.297.6457

Visit us online: [www.smrls.org](http://www.smrls.org)

***Celebrating 110 years of providing high quality legal services!***



This email (including any attachments) is intended for the exclusive use of the individual to whom it is addressed. The information contained hereinafter may be proprietary, confidential, privileged, and exempt from disclosure under applicable law. If the reader of this email is not the intended recipient or agent responsible for delivering the message to the intended recipient, the reader is hereby put on notice that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If the reader has received this communication in error, please immediately notify the sender by email and delete all copies of this email along with any attachments.

--

**The prophet Muhammad (PBU) stated:** "What actions are most excellent? To gladden the heart of human beings, to feed the hungry, to help the afflicted, to lighten the sorrow of the sorrowful, and to remove the sufferings of the injured." (Bukhari)

Imam/Dr. Hassan Mohamud (Xasan Jaamici), J.D. in American Law & Ph.D. in Sharia Law.

Professor of Islamic University of Minnesota

Former Adjunct Professor of William Mitchell College of Law

Imam of Islamic Dawah Center and Dean of Minnesota Dawah Institute

478 University Avenue West

St. Paul, MN 55103

email: [xasanjaamici@gmail.com](mailto:xasanjaamici@gmail.com)

Tel. 612-229-9483

Tel. 651-224-6722

Tel. 651-917-0633

The information contained in this communication may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please return it to the sender immediately and delete the original message and any copy of it from your computer system. If you have any questions concerning this message, please contact the sender.