

From: [Zimny, Joanna \(CI-StPaul\)](#)
To: ["Nneka Constantino"](#)
Cc: [Vang, Mai \(CI-StPaul\)](#)
Subject: RE: 1282 Hague Ave.Morgan R-R Ltr.10-5-20
Date: Monday, October 12, 2020 11:08:00 AM

That will be a separate appeal and scheduled at a different time, it has different staff and will be an afternoon hearing.

Thanks,
Joanna

From: Nneka Constantino <nneka.constantino@gmail.com>
Sent: Monday, October 12, 2020 11:05 AM
To: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Cc: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>
Subject: Re: 1282 Hague Ave.Morgan R-R Ltr.10-5-20

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

I still need to conduct a hearing because I am submitting the appeal for the vacant building registration. I will get it all to you today by 5pm. I'm appealing that since I only have 10 % of the items left. I'm just waiting for the kitchen.

Thank you,
Nneka

On Oct 12, 2020, at 10:58 AM, Zimny, Joanna (CI-StPaul)
<joanna.zimny@ci.stpaul.mn.us> wrote:

Ms. Constantino,

Your understanding is correct, please just submit the paid (zero) bids. Please send the updated schedule from the contractor as well (per your last email) and we'll process the resolution to grant an additional six months. Please have that in by Monday October 26 and it will go on the council agenda for October 28. If this plan works for you, we won't need to conduct a hearing tomorrow on this matter.

Please note that you still have active mechanical, electrical, plumbing and building permits.

Thanks,
Joanna

From: Nneka Constantino <nneka.constantino@gmail.com>
Sent: Thursday, October 8, 2020 10:22 AM
To: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Cc: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>
Subject: Re: 1282 Hague Ave.Morgan R-R Ltr.10-5-20

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Everything is paid in full, I still have an account with money in it and i have an equity line of credit on the house since the house as is before repairs was valued at 275K. I am not sure how to show that, I just have an invoice that shows the balance is zero. I also have my own personal brokerage account but since I owe no money and it's paid in full it's my understanding that I wouldn't need to provide that correct?

The house is just pending paid cabinets and paid fixtures. Everything else is done. I'm waiting on an updated schedule from the contractor and I should have that sometime tomorrow

On Mon, Oct 5, 2020 at 4:15 PM Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us> wrote:

Ms. Morgan,

Thanks for the update. Just like you did originally, please update a formal schedule, etc with the information you have re: when things will be done (ie: any timeline on when cabinets will be delivered and installed with delays). Typically re: financing staff want to see an updated statement from whatever account the affidavit of funds applied too, I know yours looks a little different than that so whatever you need to send in to show it is paid/funding left, that is what Ms. Moermond will need to see.

Regarding the vacant building registration, you'll receive a Vacant building warning letter in a mail in a couple days (it went out this morning), when that arrives, appeal that. You can ask Ms. Moermond for a waiver of the VB fee. Instructions on how to submit the appeal is online here: <https://www.stpaul.gov/departments/city-council/services/legislative-hearings> I've also attached the form to this email. We are holding all hearings remotely by phone.

Thank you,

Joanna

Joanna Zimny

[<image001.png>](#) **Executive Assistant**

City Council Legislative Hearings

15 W. Kellogg Blvd - Suite 310

Saint Paul, MN 55102

P: 651-266-8515

[<image002.png><image003.png><image004.png><image005.png>](#)

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<image006.gif>

From: Nneka Constantino <nneka.constantino@gmail.com>

Sent: Monday, October 5, 2020 1:38 PM

To: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>

Cc: Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Bistodeau, Travis (CI-StPaul) <Travis.Bistodeau@ci.stpaul.mn.us>; mimi@hasselbalchlaw.com; Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>; Soley, Reid (CI-StPaul) <reid.soley@ci.stpaul.mn.us>; Yannarely, Joe (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>

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The entire project is paid in full there is no additional financing needed. 42 inches were order but when the furnace and heating was completed 30 inches were needed. There is now a 10 week delay on cabinet orders across the country.

These delays are evident despite the manufacturer. This project for code compliance is pending kitchen install and we are just waiting on cabinets/countertops and light fixtures to be delivered to completed.

I would also like an extension on the vacant building registration which is due in 20 days. If that can't be done since it's only pending paid fixtures where labor and materials have been paid. I will consider paying them to instal something temporary if that is required by the city but hoping to get direction on that prior to code compliance registration.

Please advise.

Thank you

On Oct 5, 2020, at 12:58 PM, Zimny, Joanna (CI-StPaul)
<joanna.zimny@ci.stpaul.mn.us> wrote:

Attached please find a letter regarding the above matter.

Thank you,
Joanna

Joanna Zimny

<[image001.png](#)> *Executive Assistant*

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<1282 Hague Ave.Morgan R-R Ltr.10-5-20.pdf>