

## Vang, Mai (CI-StPaul)

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**From:** Michael Sauer <msauer@wgcmn.com>  
**Sent:** Tuesday, February 9, 2021 8:44 AM  
**To:** Zimny, Joanna (CI-StPaul)  
**Cc:** Magner, Steve (CI-StPaul); Sheffer, Vicki (CI-StPaul); Soley, Reid (CI-StPaul); Yannarely, Joe (CI-StPaul); Bruhn, Nathan (CI-StPaul); Moermond, Marcia (CI-StPaul); Vang, Mai (CI-StPaul)  
**Subject:** RE: 1629 Hartford Ave.Sauer R-R Ltr.1-29-21  
**Attachments:** ILS Bid 1629 Hartford Roof Addendum.pdf

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

All –

Please find attached a preliminary estimate to lower roof and construction timeline for this property. As noted below, Lima One's position is that the roof only needs to be lowered .41 feet based on revised St. Paul City Code, so once that is confirmed by the City, a new estimate will be submitted based on the new roof design. Based on initial discussions, that may involve a gambrel roof design which may only involve manipulation of the existing trusses and come with significantly lower construction costs.

I look forward to discussing further at 9, thanks.

Michael R. Sauer | Shareholder

[Wilford Geske & Cook](#)

A PROFESSIONAL ASSOCIATION

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**From:** Michael Sauer  
**Sent:** Monday, February 08, 2021 4:58 PM  
**To:** 'Zimny, Joanna (CI-StPaul)' <joanna.zimny@ci.stpaul.mn.us>  
**Cc:** 'Magner, Steve (CI-StPaul)' <steve.magner@ci.stpaul.mn.us>; '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>; 'nathan.bruhn@ci.stpaul.mn.us' <nathan.bruhn@ci.stpaul.mn.us>; Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>; 'Vang, Mai (CI-StPaul)' <mai.vang@ci.stpaul.mn.us>  
**Subject:** RE: 1629 Hartford Ave.Sauer R-R Ltr.1-29-21

All –

Please find attached a copy of the Services and Supply Agreement for this property and an affidavit from Lima One as to the delegation of funds for the project. The Services and Supply Agreement is being updated to include timelines and roof height revisions. We still hope to have that this evening and I will forward upon receipt. The contractor has been reluctant to commit to a timeline until the roof issue is finally resolved as that is a significant factor in construction and getting other trades into the building. However, we are seeking a commitment to pass along to the City.

Lima One is a large financial institution, has significant financial resources and fully intends to complete construction on this property. Lima One is going far beyond the code compliance report to make this property a valuable asset that can be sold to a new family and improve the neighborhood where it is located. I plan to appear at tomorrow's remote hearing to discuss this matter further and will be available at 651-209-3307. Thank you.

Michael R. Sauer | Shareholder

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**From:** Michael Sauer

**Sent:** Monday, February 08, 2021 4:06 PM

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

**Cc:** Magner, Steve (CI-StPaul) <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>; [pegcorn@gmail.com](mailto:pegcorn@gmail.com); [rramsden51@yahoo.com](mailto:rramsden51@yahoo.com); 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)>; Yannarely, Joe (CI-StPaul) <[joe.yannarely@ci.stpaul.mn.us](mailto:joe.yannarely@ci.stpaul.mn.us)>; [nathan.bruhn@ci.stpaul.mn.us](mailto:nathan.bruhn@ci.stpaul.mn.us)

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All –

We're putting together the final work plan for submission today and still struggling with the roof height issue. Based on Nathan's below e-mail, significant work would be required to lower the roof to 22 feet. However, Lima One obtained a survey that puts the roof height at 24.41 feet (attached). Additionally, Lima One believes the roof height requirement should be 24 feet based on the current version of Section 66.231 of the St. Paul Zoning Code. It appears the code provided for a 22 foot height in 2018, but that was altered in 2020 and it is now 24. If Lima One only needs to lower the roof .41 feet, that greatly simplifies the City's requirements for code compliance and significantly changes the budget for construction. That said, can someone please confirm whether the City will be applying the current zoning code to this project? If so, Lima One's contractor can put more detailed information together for the roof portion of the work plan. I will be submitting additional information shortly.

Michael R. Sauer | Shareholder

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**From:** Zimny, Joanna (CI-StPaul) [<mailto:joanna.zimny@ci.stpaul.mn.us>]

**Sent:** Friday, January 29, 2021 6:21 AM

**To:** Michael Sauer <[msauer@wgcmn.com](mailto:msauer@wgcmn.com)>

**Cc:** Magner, Steve (CI-StPaul) <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>; [pegcorn@gmail.com](mailto:pegcorn@gmail.com); [rramsden51@yahoo.com](mailto:rramsden51@yahoo.com); 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)>; Yannarely, Joe (CI-StPaul) <[joe.yannarely@ci.stpaul.mn.us](mailto:joe.yannarely@ci.stpaul.mn.us)>

**Subject:** 1629 Hartford Ave.Sauer R-R Ltr.1-29-21

Attached please find a letter regarding the above matter.

Thank you,  
Joanna



**SAINT PAUL**  
**MINNESOTA**

**Joanna Zimny**

Legislative Hearing Executive Assistant

Legislative Hearing Office

Pronouns: she/her/hers

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