

**From:** [Satin Touch, Inc.](#)  
**To:** [Zimny, Joanna \(CI-StPaul\)](#); [Susie Thill](#)  
**Cc:** [Vang, Mai \(CI-StPaul\)](#); [John Zuber \(johnzub@msn.com\)](mailto:John.Zuber@msn.com)  
**Subject:** RE: 854 Edmund Avenue.Thill R-R Ltr.3-26-21  
**Date:** Tuesday, April 6, 2021 7:32:18 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[Signed Scope - Thill.pdf](#)

---

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

Hi Joanna,

Thanks for the clarification.

1<sup>st</sup> off, attached a copy of the work scope, signed by Ms. Thill. Let me know if you have any questions regarding the scope.

Our Project Timeline:

Now thru 4/16/2021 ~

Scope and Contract reviewed and signed by homeowner (HO)

Financing arranged and approved by lender, signed off on by HO and Lender

Permit applied for and documents forwarded – awaiting final approval

Awaiting on City Council approval to proceed

Decking materials ordered and paid for. Supplier awaiting time to set for delivery

Dumpster ordered and waiting on date for delivery

Estimate received for asbestos abatement. Awaiting time to schedule their work

Estimate received for electrical, HVAC, heating

Replacement non-asbestos tile sourced

April 19 – May 30

Demo to begin on interior

Asbestos abatement to begin. Once abatement completed, exterior demo to begin.

Install wrap and button up.

Install new siding and patch/replace broken siding on other parts of the home.

Order all materials, such as roofing, cabinets, flooring, fixtures, etc.

Insulate attic. Call for inspection.

Install new stairwell to basement. Call for inspection

Electrical, plumbing and HVAC rough-ins and clean-up of wiring/plumbing not to code.

Address all code compliance issues.

Overlay asbestos floor tiles with approved material/product, to level and seal

June

Complete electrical, plumbing, HVAC rough-in. Inspection.

Build rear deck and front steps. Call for inspections

Frame for new garage door. Call for inspection.

Install new garage door. Call for inspection. (Note: Garage door installation to be performed by approved installer, not yet contracted with though)

Exterior painting of house and garage, once prepped and scraped for lead paint

Remove and replace Windows, per scope. Call for inspection

Replace rotted fascia as needed

July

Replace roof. Call for inspection

Install gutters.

Interior work to begin, such as drywall installation/repair of plaster, overlay all ceilings with drywall, mud, tape and sand to paint ready state

Install new walls. Call for inspection.

Replace sub-flooring as needed

August

Cabinets installed

Plumbing fixtures installed

Electrical fixtures installed

Final inspection on code compliance issues

Final Electrical, HVAC, Plumbing Inspection

Interior painting, prep for lead paint.

Flooring installation

Installation of storm/screen windows

Installation of millwork

September

Final City walkthrough and sign off

Our goal is to meet or exceed these time frames, but do understand that there may be some unknown items that will need to be added once work begins. This unknown items, amongst other factors out of our control, may slow progress up. We will make sure that we keep you informed on any critical changes that may affect our timeline.

Respectfully,

Chad Lange

Owner/Founder

**Satin Touch...*Homes Reinvented***

13562 Hwy 65 NE

Ham Lake, MN 55304

Direct: (612) 388-7275

[HomesReinvented.us](http://HomesReinvented.us)

[SatinTouch.us](http://SatinTouch.us)

This communication is intended only for the recipient(s) named above; may be confidential and/or legally privileged; and, must be treated as such in accordance with state and federal laws. If you are not the intended recipient, you are hereby notified that any use of this communication, or any of its contents (including all attachments), is prohibited. If you have received this communication in error, please return it to the sender and delete the message from your computer system.

---

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

**Sent:** Tuesday, April 06, 2021 5:32 PM

**To:** Satin Touch, Inc. <chadlange@satintouch.us>; Susie Thill <suzieq.t@yahoo.com>

**Cc:** Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; John Zuber (johnzub@msn.com)

<johnzub@msn.com>

**Subject:** RE: 854 Edmund Avenue.Thill R-R Ltr.3-26-21

**Importance:** High

Ms. Thill, Mr. Lange

I would refer to the March 26 email I sent with examples of a timeline (attached for your convenience). That is what needs to be submitted and approved ASAP, in order to receive time from council to do the rehab.

To be direct and so everyone is on the same page, this needs to be done and submitted by noon tomorrow so staff has time to review, or Ms. Moermond cannot recommend that they grant rehab time.

Thank you,  
Joanna

---

**From:** Satin Touch, Inc. <[chadlange@satintouch.us](mailto:chadlange@satintouch.us)>

**Sent:** Monday, April 5, 2021 1:15 PM

**To:** Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>; Susie Thill <[suzieg.t@yahoo.com](mailto:suzieg.t@yahoo.com)>

**Cc:** Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; John Zuber (<[johnzub@msn.com](mailto:johnzub@msn.com)>  
<[johnzub@msn.com](mailto:johnzub@msn.com)>

**Subject:** RE: 854 Edmund Avenue.Thill R-R Ltr.3-26-21

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

Hello Joanna and Mai,

The Thill Project timeline is estimated at 6 mo, from the date the permit is approved. Once the permit is approved, we will reach out to the abatement company and Erickson Electric and Plumbing to see how far out they are scheduled.

Respectfully,

Chad Lange

Owner/Founder

**Satin Touch...Homes Reinvented**

13562 Hwy 65 NE

Ham Lake, MN 55304

Direct: (612) 388-7275

[HomesReinvented.us](http://HomesReinvented.us)

[SatinTouch.us](http://SatinTouch.us)

This communication is intended only for the recipient(s) named above; may be confidential and/or legally privileged; and, must be treated as such in accordance with state and federal

laws. If you are not the intended recipient, you are hereby notified that any use of this communication, or any of its contents (including all attachments), is prohibited. If you have received this communication in error, please return it to the sender and delete the message from your computer system.

---

**From:** Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Sent:** Monday, April 05, 2021 12:39 PM  
**To:** Susie Thill <[suzieq.t@yahoo.com](mailto:suzieq.t@yahoo.com)>  
**Cc:** Satin Touch, Inc. <[chadlange@satintouch.us](mailto:chadlange@satintouch.us)>; Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>  
**Subject:** RE: 854 Edmund Avenue.Thill R-R Ltr.3-26-21  
**Importance:** High

Hi Susie,

Ms. Moermond has reviewed the documents and there are just a couple loose ends to tie up. Mortgage contract looks great, as does the work plan. She just needs to see that work plan **signed** and a timeline for completion.

Let me know if you have any questions, once we get those she will recommend the council grant 180 days and I'll send a follow up letter Wednesday or Thursday confirming that.

Thank you,  
Joanna



**Joanna Zimny**

Legislative Hearing Executive Assistant  
Legislative Hearing Office  
Pronouns: she/her/hers  
Saint Paul City Hall  
Suite 310  
15 W. Kellogg Blvd.  
Saint Paul, MN 55102  
P: 612-266-8515

[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)

[www.StPaul.gov](http://www.StPaul.gov)

 Please consider the environment before printing this email

---

**From:** Susie Thill <[suzieq.t@yahoo.com](mailto:suzieq.t@yahoo.com)>  
**Sent:** Friday, April 2, 2021 12:57 PM  
**To:** Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>; Satin Touch, Inc. <[chadlange@satintouch.us](mailto:chadlange@satintouch.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)>; 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)>; John Zuber ([johnzub@msn.com](mailto:johnzub@msn.com))

<[johnzub@msn.com](mailto:johnzub@msn.com)>; mario montanez <[mario.closings@gmail.com](mailto:mario.closings@gmail.com)>; Omar Valencia  
<[omarp.eliteteam@gmail.com](mailto:omarp.eliteteam@gmail.com)>

**Subject:** Re: 854 Edmund Avenue.Thill R-R Ltr.3-26-21

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

Attached you will find my signed Mortgage contract with Rivalia Title company.

Susie D Thill

On Friday, March 26, 2021, 1:39:39 PM PDT, Satin Touch, Inc. <[chadlange@satintouch.us](mailto:chadlange@satintouch.us)> wrote:

Hi Joanna,

Attached, for your review is the scope of work for the Edmunds Ave Project and Susie Thill. Erickson Plumbing and Electric will be handling all of the Code Compliance Issues (with plumbing, electrical, HVAC). Asbestos Abatement and Associates will handle the siding in the rear of the home, if found to contain asbestos. Erickson and AAA are the only subs that we are using at this time. Everything else will be handled in house by our team. As noted on the scope, Code Compliance issues will be addressed and the project will not be considered completed until compliance issues are signed off by someone that you or your office designates.

Once the permit is granted, I will sit down and write out an estimated schedule. We won't be able to put together an anticipated work calendar/schedule until we have the permit.

Let me know if you need anything else.

Respectfully,

Chad Lange

Owner/Founder

**Satin Touch...Homes Reinvented**

13562 Hwy 65 NE

Ham Lake, MN 55304

Direct: (612) 388-7275

[HomesReinvented.us](http://HomesReinvented.us)

[SatinTouch.us](http://SatinTouch.us)

This communication is intended only for the recipient(s) named above; may be confidential and/or legally privileged; and, must be treated as such in accordance with state and federal laws. If you are not the intended recipient, you are hereby notified that any use of this communication, or any of its contents (including all attachments), is prohibited. If you have received this communication in error, please return it to the sender and delete the message from your computer system.

---

**From:** Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Sent:** Friday, March 26, 2021 8:52 AM  
**To:** Susie Thill <[suzieq.t@yahoo.com](mailto:suzieq.t@yahoo.com)>  
**Cc:** Magner, Steve (CI-StPaul) <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>; Satin Touch, Inc. <[chadlange@satintouch.us](mailto:chadlange@satintouch.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)>; Yannarely, Joe (CI-StPaul) <[joe.yannarely@ci.stpaul.mn.us](mailto:joe.yannarely@ci.stpaul.mn.us)>  
**Subject:** 854 Edmund Avenue.Thill R-R Ltr.3-26-21

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

Saint Paul City Hall

Suite 310  
15 W. Kellogg Blvd.

Saint Paul, MN 55102

P: 612-266-8515

[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)

[www.StPaul.gov](http://www.StPaul.gov)

 Please consider the environment before printing this email