

Vang, Mai (CI-StPaul)

From: Ludins, Eriks (CI-StPaul)
Sent: Wednesday, April 28, 2021 2:16 PM
To: Eric Olsen
Cc: Vang, Mai (CI-StPaul); Martin, Lisa (CI-StPaul); Kedrowski, Richard (CI-StPaul); Zimny, Joanna (CI-StPaul); Privratsky, Matt (CI-StPaul); Farraher, Beverly (CI-StPaul)
Subject: RE: 2233 Energy Park Dr.Olsen Ltr.4-16-21

Mr. Olsen,

This e-mail is a follow-up to the voicemail message that I left for you a few minutes ago. To perform the work of removing the boulders from the boulevard, you will need to obtain an obstruction permit from the Right of Way Division of Public Works if you plan to block either or both the sidewalk and a traffic lane while performing the work. To obtain a permit please contact the permit desk at 651-266-6151 or PW-ROWpermits@ci.stpaul.mn.us. A permit agent will take down the necessary information and calculate the cost of the permit. If you will be blocking a traffic lane on Energy Park Drive, you or your contractor will need to provide a traffic control plan, including any necessary detours, before a permit may be issued. All traffic control must adhere to the requirements of the Minnesota Manual of Uniform Traffic Control Devices (MMUTCD). If you have any questions, please contact me at your earliest convenience.

Sincerely, Eriks

Eriks V. Ludins, P.E., F.ASCE

Right of Way Manager

St. Paul Public Works Dept.

899 North Dale Street

Saint Paul, MN 55103

Office: 651-266-9810

Cell: 651-356-5615

eriks.ludins@ci.stpaul.mn.us

www.StPaul.gov



SAINT PAUL
MINNESOTA

From: Farraher, Beverly (CI-StPaul) <Beverly.Farraher@ci.stpaul.mn.us>
Sent: Wednesday, April 28, 2021 1:43 PM
To: Eric Olsen <EOlsen@wellingtonmgt.com>; Ludins, Eriks (CI-StPaul) <eriks.ludins@ci.stpaul.mn.us>
Cc: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Martin, Lisa (CI-StPaul) <lisa.martin@ci.stpaul.mn.us>; Kedrowski, Richard (CI-StPaul) <Richard.Kedrowski@ci.stpaul.mn.us>; Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>; Privratsky, Matt (CI-StPaul) <Matt.Privratsky@ci.stpaul.mn.us>
Subject: RE: 2233 Energy Park Dr.Olsen Ltr.4-16-21

Thank you for your note.

I regret that my summary of actions and contacts does not match yours perfectly but I am confident we can get on the same page and have you pursue the necessary work. I hope this email will help get us on the same page with regard to work required, work that you could consider doing (both requiring a permit from the City), and the work that I indicated I would try to pursue to improve, if feasible, the street's vehicular striping.

I believe I was quite clear during that field meeting what specific work you needed to pursue that was not optional nor "suggested". It is required. You should continue the required work to accomplish removal of the significant safety obstructions in the right of way without delay. The suggestions I made, as outlined below, could be pursued if you feel either would be meaningful and would be a cost amount that you would wish to pursue. If you decide the value is important enough as compared to the cost, then you could include that work with the obstruction removal and include that within the permit request that you would need to make. I cannot give you an email approval to pursue this work and I did not ever present that I could. I regret any misconception. The placement of the obstructions was completed without a permit but the removal must have a permit. Your contact of April 21 did not contain adequate detail for a permit. Please contact 651-266-6151 (<https://www.stpaul.gov/departments/public-works/right-way>) when you have a clear understanding of the scope of work you will pursue. I am copying our Right of Way Permitting manager, Eriks Ludins, on this note to give him a heads up regarding your work. I am certain we can work well with you.

With regard to the letter that you received, copied below, I would like to make sure that you understand that the permit that I believe is being referenced would be an encroachment permit which would allow you to leave the obstructions in the right of way and, as we discussed, that type of permit will not be happening due to the inherent risk of the items in the right of way. I appreciate your understanding of that necessity.

REVISED LETTER

April 16, 2021

Eric Olsen
Park Crossing, Inc
1625 Energy Park Drive #100
St. Paul, MN 55108

VIA EMAIL: eolsen@wellingtonmgt.com

Re: Making-Finding hearing for Property at 2233 Energy Park Drive

Dear Mr. Olsen:

This is to inform you of the upcoming Legislative Hearing on May 4, 2021 via telephone between 11 am and 12 pm. At that hearing, the Legislative Hearing Officer will review this case to determine if the nuisance conditions have been abated. On January 13, 2021, the City Council amended an extension to May 1, 2021 for compliance by removing the boulders or have permitted approval by Public Works. Public Hearing will be on May 12, 2021 at 3:30 p.m. If you wish to contest at this hearing, you may send in written statement for your appeal as live testimony is not feasible.

If you have any questions, please contact me at 651-266-8563

Sincerely,
/s/

Mai Vang
Legislative Hearing Coordinator

To ensure that we are on the same page regarding what was discussed in our field meeting on site, I will list what I took away from the meeting:



These photos show the rocks that must be removed in either side of the driveway. I suggested that you could move the rocks onto your property within your landscaping to minimize costs. I also suggested that if you believe your customers/tenants have a problem making a right turn into the site, you could consider widening the driveway a couple of feet and adjusting the curb section on your property.



This photo shows the rocks that must be removed from the boulevard closer to the intersection. I suggested that if you wished, you could include in your work to remove the obstructions a plan to install two concrete sidewalk panels between the current sidewalk and the curb.



This photo also shows the rocks that need to be removed, but also shows the area of the pavement markings we discussed.

I agreed with you that the centerline seems further towards the shopping center side of the roadway than is necessary and that I would find out if moving the centerline and the left turn lane lines further away from the shopping center would be viable to gain more lane width for the westbound traffic lane. I have ascertained that it is geometrically viable, and City staff has contacted Ramsey County Public Works staff (who do the striping for this roadway) to request that the change be made along with repainting the stop bar. Ramsey County typically does not start pavement marking until around Memorial Day. I will check with Ramsey County staff to ensure that they understand the request and the desire to have this happen as soon as possible.

From: Eric Olsen <EOlsen@wellingtonmgt.com>

Sent: Wednesday, April 28, 2021 11:06 AM

To: Farraher, Beverly (CI-StPaul) <Beverly.Farraher@ci.stpaul.mn.us>; Privratsky, Matt (CI-StPaul) <Matt.Privratsky@ci.stpaul.mn.us>

Cc: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Martin, Lisa (CI-StPaul) <lisa.martin@ci.stpaul.mn.us>; Kedrowski, Richard (CI-StPaul) <Richard.Kedrowski@ci.stpaul.mn.us>; Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>

Subject: RE: 2233 Energy Park Dr.Olsen Ltr.4-16-21

Importance: High

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

Good Morning Beverly,

I've been working in good faith and in a timely manner on this, but I'm dependent a permitted approval plan by Public Works:

- 1/5/2021 – I requested a meeting.
- 3/25/2021 - I was contacted by you / Public Works
- 3/29/2021 - I attempted to schedule our meeting
 - No response
- 4/5/2021 – I followed up
 - 4/13/2021 – was the first available meeting given

- I called my cement contractor and set a meeting for 4/22/2021 to get the price of your suggested work.
- I took earliest possible meeting and we discussed options.
- 4/16 - I received a "Legislative Hearing" letter via email
 - Set a hard meeting date of 5/4/2021
- 4/21 - I reached to you to get permitted approval document for that hearing
 - I have not heard back since
 - My meeting is next Tuesday.
- 4/28 – I'm reaching out again.

I understand you're busy, but doesn't seem fair of St. Paul for one department put a hard deadline that requires cooperation of another department that is not responding or cooperating to get this to final resolution.

I'm getting pushed on all sides and my meeting Tuesday **wants a permitted approval and set a hard date**, and public works yet to provide an application or a permit. Can you please help?

Sincerely,



WELLINGTON
MANAGEMENT
Commercial Real Estate

Eric Olsen | Property Manager

1625 Energy Park Drive #100 | St. Paul, MN 55108
(651) 999-5516 **CUSTOMER SERVICE** | (651) 999-5539 **DIRECT**

From: Eric Olsen
Sent: Wednesday, April 21, 2021 4:30 PM
To: Farraher, Beverly (CI-StPaul) <Beverly.Farraher@ci.stpaul.mn.us>
Subject: FW: 2233 Energy Park Dr.Olsen Ltr.4-16-21

Hey Beverly,

Attached is the letter I got from St. Paul last Friday. I meeting with my preferred cement contractor tomorrow morning to get the price of adding the additional cement that you suggested.

Per the letter I would to get "permitted approval by Public Works" that shows the entire official scope of everything discussed.

1. New striping to move the center/turn lane two feet south.
2. Re-painting the and placing the left turn lane on Energy Park Drive further back.
3. Cement additional sections of the BLVD and entrance approval.

Can you send me that permit to get started?



WELLINGTON
MANAGEMENT
Commercial Real Estate

Eric Olsen | Property Manager

1625 Energy Park Drive #100 | St. Paul, MN 55108
(651) 999-5516 **CUSTOMER SERVICE** | (651) 999-5539 **DIRECT**

From: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>
Sent: Friday, April 16, 2021 8:50 AM
To: Eric Olsen <EOlsen@wellingtonmgt.com>
Cc: Martin, Lisa (CI-StPaul) <lisa.martin@ci.stpaul.mn.us>; Kedrowski, Richard (CI-StPaul) <Richard.Kedrowski@ci.stpaul.mn.us>; Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Subject: RE: 2233 Energy Park Dr.Olsen Ltr.4-16-21

You are correct. It should be May 12. See revised letter.



Mai Vang

Legislative Hearing Coordinator

Pronouns: she/her/hers

Saint Paul City Hall, Ste. 310

15 W. Kellogg Blvd.

Saint Paul, MN 55102

Direct: 651-266-8563

Office: 651-266-8585

mai.vang@ci.stpaul.mn.us

www.StPaul.gov

 Please consider the environment before printing this email

From: Eric Olsen <EOlsen@wellingtonmgt.com>
Sent: Friday, April 16, 2021 7:51 AM
To: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>
Cc: Martin, Lisa (CI-StPaul) <lisa.martin@ci.stpaul.mn.us>; Kedrowski, Richard (CI-StPaul) <Richard.Kedrowski@ci.stpaul.mn.us>; Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Subject: RE: 2233 Energy Park Dr.Olsen Ltr.4-16-21

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

Mai,

Is there a typo? The date below is after the date of the letter.

*Public Hearing will be on **March 12, 2021 at 3:30 p.m.** If you wish to contest at this hearing, you may send in written statement for your appeal as live testimony is not feasible?*



WELLINGTON
MANAGEMENT

Commercial Real Estate

Eric Olsen | Property Manager

1625 Energy Park Drive #100 | St. Paul, MN 55108

(651) 999-5516 **CUSTOMER SERVICE** | (651) 999-5539 **DIRECT**

From: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>
Sent: Friday, April 16, 2021 7:49 AM
To: Eric Olsen <EOlsen@wellingtonmgt.com>
Cc: Martin, Lisa (CI-StPaul) <lisa.martin@ci.stpaul.mn.us>; Kedrowski, Richard (CI-StPaul) <Richard.Kedrowski@ci.stpaul.mn.us>; Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Subject: 2233 Energy Park Dr.Olsen Ltr.4-16-21

Hello Mr. Olsen,

See attached letter in the above matter.



Mai Vang

Legislative Hearing Coordinator

Pronouns: she/her/hers

Saint Paul City Hall, Ste. 310

15 W. Kellogg Blvd.

Saint Paul, MN 55102

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