

From: [Zimny, Joanna \(CI-StPaul\)](#)
To: [Bruce Nelson](#)
Cc: [Sheffer, Vicki \(CI-StPaul\)](#); [Soley, Reid \(CI-StPaul\)](#); [Yannarely, Joe \(CI-StPaul\)](#); [Magner, Steve \(CI-StPaul\)](#); [Moermond, Marcia \(CI-StPaul\)](#); [Vang, Mai \(CI-StPaul\)](#)
Subject: RE: 1514 VanBuren Ave.Stangland Tang R-R Ltr.9-17-21 Second request
Date: Wednesday, September 22, 2021 3:07:00 PM
Attachments: [image002.png](#)
[image005.png](#)
[image007.png](#)

Mr. Nelson,

Ms. Moermond isn't willing to discuss the matter outside of the hearing process as it would be an ex parte violation in this setting. This is most appropriately discussed in the next Legislative Hearing on October 13 and she is happy to have that conversation then.

Additionally, if you have people you'd like included in that next phone call, including any potential investor(s), we certainly can include them. We just need names and contact numbers. Let me know if you have any further questions.

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: 651-266-8515

joanna.zimny@ci.stpaul.mn.us

www.StPaul.gov



Please consider the environment before printing this email

From: Bruce Nelson <brucenelsonrealestate@outlook.com>

Sent: Wednesday, September 22, 2021 12:39 PM

To: Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>; Moermond, Marcia (CI-StPaul)

<marcia.moermond@ci.stpaul.mn.us>; Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>

Cc: 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>

Subject: RE: 1514 VanBuren Ave.Stangland Tang R-R Ltr.9-17-21 Second request

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

Hello Ms. Moermond,

I coordinated a mover coming and going from the property on Monday and Tuesday and had a contractor in there to start working on some bids.

The problem that I have is an investor partner is reluctant to do the rehab and trust that Ms. Stangland will really sell it after the rehab is done. They are concerned that we would have to try to take her to court to try to collect from her.

There is one avenue that we didn't discuss over the call on Tuesday. There is a lot of problems with that house as you know. If we start some work, repair the front door that is broken and put a functioning lock on it and get a mechanics lien. We would be able to file our intent to redeem and redeem from a second position. That would take care of our problem with the investors' confidence of not being able to collect. We could also pay Ms. Stangland the balance of the amount of our purchase agreement over the redemption amount. That will help her get some money in her pocket.

Would your office recognize us then to have standing to be able to file the permits, etc?

Thank you,

Bruce Nelson

952-270-1514



Bridge Realty
1101 East 78th St, Suite 300
Bloomington, MN 55420

From: Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>

Sent: Wednesday, September 22, 2021 6:20 AM

To: Bruce Nelson <brucenelsonrealestate@outlook.com>; Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>; Moermond, Marcia (CI-StPaul)

<marcia.moermond@ci.stpaul.mn.us>; Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>

Cc: 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>

Subject: RE: 1514 VanBuren Ave.Stangland Tang R-R Ltr.9-17-21 Second request

Mr. Nelson,

The property is in Legislative hearings and all request for information should be directed to the Marcia Moermond the Legislative Hearing Officer.

Steve.

From: Bruce Nelson <brucenelsonrealestate@outlook.com>
Sent: Tuesday, September 21, 2021 2:02 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>; Yannareilly, Joe (CI-StPaul) <joe.yannareilly@ci.stpaul.mn.us>
Subject: RE: 1514 VanBuren Ave.Stangland Tang R-R Ltr.9-17-21 Second request

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

Hello Mr. Magner,

I coordinated a mover coming and going from the property on Monday and Tuesday and had a contractor in there to start working on some bids.

The problem that I have is an investor partner is reluctant to do the rehab and trust that Ms. Stangland will really sell it after the rehab is done. They are concerned that we would have to try to take her to court to try to collect from her.

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Would your office recognize us then to have standing to be able to file the permits, etc?

Thanks,

Bruce Nelson

952-270-1514



Bridge Realty
1101 East 78th St, Suite 300
Bloomington, MN 55420

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

Sent: Friday, September 17, 2021 10:27 AM

To: brucenelsonrealestate@outlook.com; talans2575@gmail.com

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>

Subject: 1514 VanBuren Ave.Stangland Tang R-R Ltr.9-17-21

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

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