

Mai Vang

From: Joanna Zimny
Sent: Tuesday, July 11, 2023 1:16 PM
To: Mai Vang
Subject: FW: **EXT** RE: 621 BIDWELL ST SAINT PAUL, MN 55107 Inspection

FYSA

From: Janet Smith <Janet.Smith@FreedomMortgage.com>
Sent: Tuesday, July 11, 2023 1:12 PM
To: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>; Amber Stone <Amber.Stone@safeguardproperties.com>; Codecompliance <Codecompliance@safeguardproperties.com>
Cc: thecleanoutpeople <thecleanoutpeople@gmail.com>; Stephen Neal <Stephen.Neal@safeguardproperties.com>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>; Clint Zane <Clint.Zane@ci.stpaul.mn.us>
Subject: RE: **EXT** RE: 621 BIDWELL ST SAINT PAUL, MN 55107 Inspection

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

Joanna,

I wanted to advise that I have scheduled by reservations and will attend the hearing, in person, on July 25,2023. I will be prepared to discuss any questions and provide information regarding the repairs to be completed.

Thank you.



Janet Smith
Director of Conveyance

OH Remote

e: janet.smith@freedommortgage.com
w: freedommortgage.com
o: 609-675-9361



From: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Sent: Wednesday, July 5, 2023 3:40 PM
To: Amber Stone <Amber.Stone@safeguardproperties.com>; Codecompliance <Codecompliance@safeguardproperties.com>
Cc: thecleanoutpeople <thecleanoutpeople@gmail.com>; Janet Smith <Janet.Smith@FreedomMortgage.com>; Stephen Neal <Stephen.Neal@safeguardproperties.com>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>; Clint Zane <Clint.Zane@ci.stpaul.mn.us>
Subject: **EXT** RE: 621 BIDWELL ST SAINT PAUL, MN 55107 Inspection

Ms. Stone,

- 1) Someone can attend by phone, though it is preferred owner or rep comes in person. It is not video just a regular phone call, we just need the name and number of the person to be called into the hearing.
- 2) It is up to the owner who they want to attend on their behalf, there is no requirement it be an attorney.
- 3) Permits can typically be pulled before the matter goes before the City Council, as long as the hearing officer and Department of Safety & Inspections staff are in agreement that all required documentation (bids, financing, etc as listed previously) are in place.

Hope that helps,
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: 651-266-8585
joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov

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From: Amber Stone <Amber.Stone@safeguardproperties.com>
Sent: Wednesday, July 5, 2023 1:24 PM
To: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>; Codecompliance <Codecompliance@safeguardproperties.com>
Cc: thecleanoutpeople <thecleanoutpeople@gmail.com>; janet.smith@freedommortgage.com; Stephen Neal <Stephen.Neal@safeguardproperties.com>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>; Clint Zane <Clint.Zane@ci.stpaul.mn.us>
Subject: RE: 621 BIDWELL ST SAINT PAUL, MN 55107 Inspection

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Good afternoon Joanna,

Circling back with some additional questions that have arose in preparation for the hearing this month.

- 1.) Can the hearing be attended via zoom? If so, how do we go about obtaining the information?
- 2.) Is counsels attendance mandatory or can anyone from Freedom mortgage attend for representation?
- 3.) The hearing notice states that a recommendation will be made 09/06/2023. Does this mean we will still not be able to pull permits until this date?

Thank you,

Amber Stone
Convey Account Manager
Safeguard Properties
O: 1-216-739-2900 ext 3450
7887 Safeguard Circle (Hub Parkway)
Valley View, OH 44125
amber.stone@safeguardproperties.com
www.safeguardproperties.com
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From: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Sent: Wednesday, June 21, 2023 10:29 AM
To: Amber Stone <Amber.Stone@safeguardproperties.com>; Codecompliance <Codecompliance@safeguardproperties.com>
Cc: thecleanoutpeople <thecleanoutpeople@gmail.com>; janet.smith@freedommortgage.com; Stephen Neal <Stephen.Neal@safeguardproperties.com>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>; Clint Zane <Clint.Zane@ci.stpaul.mn.us>
Subject: RE: 621 BIDWELL ST SAINT PAUL, MN 55107 Inspection

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See below in red.

Thanks,
Joanna

From: Amber Stone <Amber.Stone@safeguardproperties.com>
Sent: Wednesday, June 21, 2023 9:53 AM
To: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>; Codecompliance <Codecompliance@safeguardproperties.com>
Cc: thecleanoutpeople <thecleanoutpeople@gmail.com>; janet.smith@freedommortgage.com; Stephen Neal <Stephen.Neal@safeguardproperties.com>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>; Clint Zane <Clint.Zane@ci.stpaul.mn.us>
Subject: RE: 621 BIDWELL ST SAINT PAUL, MN 55107 Inspection

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Good morning Joanna,

Thank you for the information and attached I have a few questions.

- If it is possible can we receive the notice of hearing via email to ensure we receive it in time to prepare for next month? **No, legally they must be mailed and DSI's system doesn't allow for emails at this time. You're welcome to email me to check in and I can look and see on our end if that is helpful.**
- Are the attached boarding fines still outstanding? If so can I please have a payoff? **Pending assessments can be paid online here: <https://eproperty.logis.org/stpaul/assessments/list?pid=072822130151> Below are the assessments already certified to the taxes. Notices go to the owner of record with Ramsey County (as noted in the documents). It appears Freedom Mortgage took possession 5/23/22? So having said that I'm not sure why the notices went to the (previous) owner on Bidwell through October 2022 (those are not bills), but I am assuming the actual tax assessments went to FM correctly.**



Property Address:	621 BIDWELL ST Select a different p
Property ID:	07-28-22-13-0151

The assessments listed below have been certified to Ramsey County to be collected with proper Ramsey County at (651) 266-2000 to verify that the certified amounts remain due and payable. questions regarding an assessment, call Assessments at (651) 266-8858.

If you have questions regarding an assessment, call Assessments at (651) 266-8858.

Assessments Payable with 2023 Property Taxes
(Only Payable to Ramsey County)

Assessment Number	Improvement	Interest Rate	Levied Date	Term Years
210115	Delinquent Garbage Bill July to September 2021	0.00%	3/23/2022	1
220042	2022 Delinquent Water Bill	0.00%	12/31/2022	1
220080	2022 SSSC / Storm Sewer	2.30%	8/23/2022	1
220100	Delinquent Garbage Bill October to December 2021	0.00%	5/25/2022	1
220105	Delinquent Garbage Bill January to March 2022	0.00%	8/17/2022	1
220109	Delinquent Garbage Bill April to June 2022	0.00%	11/16/2022	1
228303	Excessive Inspection or Abatement Service 06/22/21-07/22/21	2.25%	2/16/2022	1
228304	Excessive Inspection or Abatement Service 07/23/21-08/20/21	2.25%	2/23/2022	1
228305	Excessive Inspection or Abatement Service 08/23/21-09/21/21	2.25%	3/2/2022	1
228307	Excessive Inspection or Abatement Service 10/22/21-11/19/21	2.25%	5/18/2022	1

- Also, were the attached notices sent via mail and if so who were they addressed to? **See above.**

Thank you in advance,

Amber Stone
Convey Account Manager
Safeguard Properties
O: 1-216-739-2900 ext 3450
7887 Safeguard Circle (Hub Parkway)
Valley View, OH 44125
amber.stone@safeguardproperties.com
www.safeguardproperties.com
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From: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Sent: Tuesday, June 20, 2023 3:48 PM
To: Amber Stone <Amber.Stone@safeguardproperties.com>; Codecompliance <Codecompliance@safeguardproperties.com>
Cc: thecleanoutpeople <thecleanoutpeople@gmail.com>; janet.smith@freedommortgage.com; Stephen Neal <Stephen.Neal@safeguardproperties.com>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>; Clint Zane <Clint.Zane@ci.stpaul.mn.us>
Subject: RE: 621 BIDWELL ST SAINT PAUL, MN 55107 Inspection

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Hi Amber,

Following up on our phone conversation this morning, as well as the voicemail left by Olivia with Safeguard for Inspector Zane requesting the documents for the boarding(s) at the property (and referenced the Codecompliance email address on this chain). I have attached those.

These are the items that need to be approved/completed by the LHO and City staff before the recommendation can be given to Council to allow time to rehab:

1. post a \$5,000 performance deposit with the Department of Safety & Inspections;
2. submit work plan, sworn construction statement, or scope of work that addresses all items on the Code Compliance Inspection report. This should include **signed** subcontractor bids and a **schedule** for completion of the project;
3. submit evidence of financing sufficient to complete the rehabilitation. When banks are doing the rehab, we typically have accepted a letter from Bank management indicating the money exists (in whatever amount is needed) and is being dedicated to the project until the nuisance is abated; and
4. the property must be maintained.

I've attached a copy of the Vacant Building Performance Deposit form. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process. I hope this information is helpful. If you would like samples of any of these documents, please let me know. As mentioned, if you submit those documents for review before the initial Legislative Hearing they can be discussed at that hearing and if things look good should be able to move forward quickly with pulling permits.

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: 651-266-8585

joanna.zimny@ci.stpaul.mn.us

www.StPaul.gov

 Please consider the environment before printing this email

From: Joanna Zimny

Sent: Wednesday, June 14, 2023 1:05 PM

To: Amber Stone <Amber.Stone@safeguardproperties.com>; Clint Zane <Clint.Zane@ci.stpaul.mn.us>; Codecompliance <Codecompliance@safeguardproperties.com>

Cc: thecleanoutpeople <thecleanoutpeople@gmail.com>; janet.smith@freedommortgage.com; Stephen Neal <Stephen.Neal@safeguardproperties.com>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>

Subject: RE: 621 BIDWELL ST SAINT PAUL, MN 55107 Inspection

Hi all,

I'll jump in here to hopefully help clarify a few items. This went into the Vacant Building program 10/5/22, after a fire in the garage. Since then there have been 7 boardings at the property (including the initial boarding after the fire, 2 requested by the St. Paul Police Department and 4 by Vacant Building staff when they found it unsecured). There is a note as recently as 6/9 from Vacant Building staff requesting emergency work to secure north side window on Friday June 9th at approximately 3pm due to neighborhood safety concerns.

There is no doubt this property is a substantial nuisance to the neighborhood. I'm happy to answer questions about process, and would like to clarify Mr. Zane's statement below; there will be a hold on issuance of permits while going through the Legislative Hearing process. It doesn't look like the Public Hearing dates have been sent yet (that will go out after the 6.21 deadline in the OTA letter sent 5/22.)

The requirements of Category 2 and Category 3 Vacant Building are essentially the same, with the caveat that Mr. Zane mentioned below about title transfer. Title isn't able to transfer for Category 3 Vacant Buildings until the nuisance is abated and Code Compliance certificate issued. Any contract related to this needs to be approved by the City. There are various ways people do this and we are happy to send examples of how that has been done previously (while noting this is not exclusive and you should certainly contact an expert in such matters). This will all be discussed at the initial Legislative Hearing. Now that you have the Code Compliance Inspection I would encourage you to walk into that hearing with any bids you may have.

Essentially, once a property becomes a Category 3 Vacant Building it cannot revert back to Category 2.

Thank you,
Joanna



SAINT PAUL
MINNESOTA

Joanna Zimny

Legislative Hearing Executive Assistant
Legislative Hearing Office
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Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8585

joanna.zimny@ci.stpaul.mn.us

www.StPaul.gov

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From: Amber Stone <Amber.Stone@safeguardproperties.com>

Sent: Wednesday, June 14, 2023 12:38 PM

To: Clint Zane <Clint.Zane@ci.stpaul.mn.us>; Codecompliance <Codecompliance@safeguardproperties.com>

Cc: thecleanoutpeople <thecleanoutpeople@gmail.com>; janet.smith@freedommortgage.com; Stephen Neal <Stephen.Neal@safeguardproperties.com>; Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>

Subject: RE: 621 BIDWELL ST SAINT PAUL, MN 55107 Inspection

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

Good afternoon Clint,

My contractor is still in the process of reviewing the attached to confirm that the work we have in the field will be sufficient in resolving the violations. You mentioned below that you are not directly involved in the categorization process of the vacant buildings, can you please refer me to someone who is? We have been engaged since April of this year working on permits for the repairs, awaiting inspections and the code report. If there is an appeal process to the escalation of a category 3 we would like more information please.

Thank you,

Amber Stone
Convey Account Manager
Safeguard Properties
O: 1-216-739-2900 ext 3450
7887 Safeguard Circle (Hub Parkway)
Valley View, OH 44125
amber.stone@safeguardproperties.com

From: Clint Zane <Clint.Zane@ci.stpaul.mn.us>

Sent: Monday, June 5, 2023 4:00 PM

To: Amber Stone <Amber.Stone@safeguardproperties.com>; Codecompliance <Codecompliance@safeguardproperties.com>

Cc: thecleanoutpeople <thecleanoutpeople@gmail.com>; janet.smith@freedommortgage.com; Stephen Neal <Stephen.Neal@safeguardproperties.com>; Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>

Subject: RE: 621 BIDWELL ST SAINT PAUL, MN 55107 Inspection

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Hi Amber,

I am not directly involved with the categorization process of the vacant buildings, however, after checking into this a bit it has been brought to my attention that the complaints against this property have been quite numerous. I believe this is what accelerated it being moved to a cat 3.

That said, this will not stop you from proceeding as you were. I believe once you post the \$5000 performance bond and begin renovations. The main difference between a cat 2 and 3 is that you cannot transfer the title until the code compliance report has been completed and all inspections approved at which time it will be released from the vacant building program with a certificate of code compliance.

Incidentally I was just finishing up your report as I saw your email come in so I have attached your code compliance report here.

Hope this helps!

Regards,



Clint Zane

Code Compliance Officer

Building Inspector

Department of Safety and Inspections

375 Jackson Street, Suite 300

Saint Paul, MN 55101

P: 651-266-9029

C: 651-248-3860

Clint.Zane@ci.stpaul.mn.us



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From: Amber Stone <Amber.Stone@safeguardproperties.com>

Sent: Monday, June 5, 2023 11:14 AM

To: Codecompliance <Codecompliance@safeguardproperties.com>; Clint Zane <Clint.Zane@ci.stpaul.mn.us>

Cc: thecleanoutpeople <thecleanoutpeople@gmail.com>; Stephen Neal <Stephen.Neal@safeguardproperties.com>

Subject: RE: 621 BIDWELL ST SAINT PAUL, MN 55107 Inspection

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

Good morning Clint, I am following up on the below for some additional information please. I appreciate your time and assistance with this matter.

Are you able to shed some light on how this was escalated from a VB2 to a VB3 while we were in the process of awaiting inspections? All paperwork was completed, fines paid and everything submitted for review and approval for permits. We have not been able to proceed with repairs because we did not have approval from the City. VB3 has additional requirements that my client will need to be notified about so I am just trying to make sure I understand so I can provide all the necessary information. Any assistance you can offer to escalate is much appreciated, thank you.

Thank you,

Amber Stone
Convey Account Manager
Safeguard Properties
O: 1-216-739-2900 ext 3450
7887 Safeguard Circle (Hub Parkway)
Valley View, OH 44125
amber.stone@safeguardproperties.com
www.safeguardproperties.com
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From: Codecompliance <Codecompliance@safeguardproperties.com>

Sent: Friday, June 2, 2023 9:15 AM

To: Amber Stone <Amber.Stone@safeguardproperties.com>; Clint Zane <Clint.Zane@ci.stpaul.mn.us>

Cc: thecleanoutpeople <thecleanoutpeople@gmail.com>; Stephen Neal <Stephen.Neal@safeguardproperties.com>

Subject: RE: 621 BIDWELL ST SAINT PAUL, MN 55107 Inspection

+ Stephen Neal

*** Please respond to Codecompliance@safeguardproperties.com ***

Thank you,
Olivia McLaurin
Code Compliance Specialist
Safeguard Properties
7887 Safeguard Circle (Hub Pkwy)
Valley View, OH 44125

Office: 800.852.8306 x8484

Fax: 216-447-8251

Desk : 20E

Olivia.mclaurin@safeguardproperties.com

codecompliance@safeguardproperties.com

www.safeguardproperties.com

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[Secureview Boarding](#)

From: Amber Stone <Amber.Stone@safeguardproperties.com>

Sent: Wednesday, May 31, 2023 12:18 PM

To: Clint Zane <Clint.Zane@ci.stpaul.mn.us>

Cc: thecleanoutpeople <thecleanoutpeople@gmail.com>; Olivia Mclaurin <Olivia.Mclaurin@safeguardproperties.com>

Subject: RE: 621 BIDWELL ST SAINT PAUL, MN 55107 Inspection

Hi Clint, thank you for your response.

Are you able to shed some light on how this was escalated from a VB2 to a VB3 while we were in the process of awaiting inspections? All paperwork was completed, fines paid and everything submitted for review and approval for permits. We have not been able to proceed with repairs because we did not have approval from the City. VB3 has additional requirements that my client will need to be notified about so I am just trying to make sure I understand so I can provide all the necessary information. Any assistance you can offer to escalate is much appreciated, thank you.

Thank you,

Amber Stone

Convey Account Manager

Safeguard Properties

O: 1-216-739-2900 ext 3450

7887 Safeguard Circle (Hub Parkway)

Valley View, OH 44125

amber.stone@safeguardproperties.com

www.safeguardproperties.com

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From: Clint Zane <Clint.Zane@ci.stpaul.mn.us>

Sent: Tuesday, May 30, 2023 4:18 PM

To: Amber Stone <Amber.Stone@safeguardproperties.com>

Cc: thecleanoutpeople <thecleanoutpeople@gmail.com>; Olivia Mclaurin <Olivia.Mclaurin@safeguardproperties.com>

Subject: RE: 621 BIDWELL ST SAINT PAUL, MN 55107 Inspection

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Hi Amber,

At this point the property has already been put into the VB3 status. The inspections process has begun, this is typically a 4-6 week process. I will do what I can do expedite but can't make any promises.

Blessings,



Clint Zane
Code Compliance Officer
Building Inspector

Department of Safety and Inspections
375 Jackson Street, Suite 300
Saint Paul, MN 55101
P: 651-266-9029
C: 651-248-3860
Clint.Zane@ci.stpaul.mn.us



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From: Amber Stone <Amber.Stone@safeguardproperties.com>

Sent: Tuesday, May 30, 2023 9:51 AM

To: Clint Zane <Clint.Zane@ci.stpaul.mn.us>

Cc: thecleanoutpeople <thecleanoutpeople@gmail.com>; Olivia Mclaurin <Olivia.Mclaurin@safeguardproperties.com>

Subject: RE: 621 BIDWELL ST SAINT PAUL, MN 55107 Inspection

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Good morning Clint, thank you for the response below. We received the attached and a new posting at this property while pending inspections and approval to obtain permits and start repairs here. My contractor advised that this was pending updates to a category 3 however it was a category 2 when all the paperwork and fines were submitted to start the repair process. Are you able to assist? My client is wanting to complete repairs however we have been waiting on approvals to start the permit process so hopefully the upgrade to a category 3 can be put on hold. Please let me know what we can do to assist with this.

Thank you,

Amber Stone
Convey Account Manager
Safeguard Properties
O: 1-216-739-2900 ext 3450
7887 Safeguard Circle (Hub Parkway)
Valley View, OH 44125
amber.stone@safeguardproperties.com
www.safeguardproperties.com
"Customer Service = Resolution®"
Safeguarding our clients' interests

From: Clint Zane <Clint.Zane@ci.stpaul.mn.us>
Sent: Wednesday, May 24, 2023 2:35 PM
To: Amber Stone <Amber.Stone@safeguardproperties.com>
Cc: thecleanoutpeople <thecleanoutpeople@gmail.com>
Subject: RE: 621 BIDWELL ST SAINT PAUL, MN 55107 Inspection

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Hi Amber,

I was out at this property to initiate the inspections process on 5/12. I am waiting to get reports back from the mechanical/electrical/plumbing inspectors so I can generate the code compliance report for you. Could be 2-4 weeks out yet but I will be sure to send it out to you just as soon as I get those reports from the other inspectors.

Blessings,



Clint Zane
Code Compliance Officer
Building Inspector

Department of Safety and Inspections
375 Jackson Street, Suite 300
Saint Paul, MN 55101
P: 651-266-9029
C: 651-248-3860
Clint.Zane@ci.stpaul.mn.us



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From: Amber Stone <Amber.Stone@safeguardproperties.com>
Sent: Wednesday, May 24, 2023 11:42 AM
To: Clint Zane <Clint.Zane@ci.stpaul.mn.us>
Cc: thecleanoutpeople <thecleanoutpeople@gmail.com>
Subject: 621 BIDWELL ST SAINT PAUL, MN 55107 Inspection

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

Good afternoon Clint,

My name is Amber Stone and I manage this property on behalf of my client Freedom mortgage. I am reaching out to you with our contractor copied to kindly follow up on the status of the inspection regarding the violations so we can determine next steps and what is needed for our permits. Can you please provide an update?

Thank you,

Amber Stone
Convey Account Manager
Safeguard Properties
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7887 Safeguard Circle (Hub Parkway)
Valley View, OH 44125
amber.stone@safeguardproperties.com
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