

**From:** [Joanna Zimny](#)  
**To:** [Kyle Runbeck](#)  
**Cc:** [Mai Vang](#)  
**Subject:** RE: 887 Charles Ave.Runbeck  
**Date:** Wednesday, October 9, 2024 7:29:00 AM  
**Attachments:** [Sample Affidavit.doc](#)  
[WORK PLAN - breakdown costs for rehab.doc](#)  
[SAMPLE WORK PLAN.pdf](#)  
[SAMPLE WORK PLAN #2.pdf](#)  
[SAMPLE WORK PLAN #3.pdf](#)  
[image001.png](#)

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Mr. Runbeck,

I have sent all your bids to the Legislative Hearing officer for review. I've attached a sample affidavit, as you requested at 5:47 this morning.

Note, you are still missing financing, which would correspond to your affidavit. You also have not submitted a schedule/work plan. I have attached samples should you find them helpful. All of these items were laid out beginning with my March 29, 2024 letter, and in every letter since.

I assume you are coming to the Council meeting at 3:30 to have this discussion with them? Please make sure to check in with staff outside chambers so we know you are here so your item can be pulled for discussion.

Thanks,  
Joanna



**SAINT PAUL**  
**MINNESOTA**

**Joanna Zimny**

Legislative Hearing Executive Assistant  
Legislative Hearing Office  
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Please consider the environment before printing this email

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**From:** Kyle Runbeck <kyle.runbeck@gmail.com>  
**Sent:** Tuesday, October 8, 2024 4:43 PM  
**To:** Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>  
**Subject:** Re: 887 Charles Ave.Runbeck

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Hello Ms Zimny,

So if I can understand what the city is proposing, it's proposing to the city that an amazing solidly built home from 1880 (and I have been updating it since I bought it 2005 before all these new fangled rules), the city is proposing that it should be DEMOLISHED because it needs \$20K or less in minor repairs?! The city is proposing to demolish my house that I have over \$100K in equity in? What is wrong with you people?

On Tue, Oct 8, 2024, 3:55 PM Kyle Runbeck <[kyle.runbeck@gmail.com](mailto:kyle.runbeck@gmail.com)> wrote:

Hello Ms Zimny,

I think this is the copy of the HVAC estimate for getting 887 Charles Ave up to code. It's handwritten and a little bit difficult to read, but from what I can tell the cost is \$2325. Please note that the amount is well under \$3000.

Also please note that the total amount is just barely above \$10000 now.

So when does the absolutely ridiculous number \$75000 go away?

On Tue, Oct 8, 2024, 3:28 PM Kyle Runbeck <[kyle.runbeck@gmail.com](mailto:kyle.runbeck@gmail.com)> wrote:

 [Copy of Kelly Plumbing RUNBECK 887 CHARLES AVE\\_PROP09.27.24.pdf](#)

Hello Ms Zimny,

Please forward this plumbing estimate to whoever needs it. Phil from Kelly Plumbing worked with the city plumbing inspector Rebecca Perry to verify that this punch list covers everything to get the plumbing up to code. Please note that the total is under \$5000.

Thanks,

Kyle

On Wed, Oct 2, 2024, 2:09 PM Joanna Zimny <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)> wrote:

Mr. Runbeck,

Please note I am not sitting at my desk all day waiting to respond immediately to emails, especially on Wednesdays which are City Council meeting days. Second, I contacted you as a courtesy, as not only were these matters discussed at the last hearing (and throughout the entire process), but also stated in my September 13 letter, of which you've had over 2 weeks

to ask questions if you had them.

Second, the \$75,000 is just an estimate. Whatever cash funds you need to have available and dedicated to the project are based off of **your** bids. All that paragraph is saying is that if your bids come in substantially different than that 75k estimate, they and your scope of work will need to be very detailed. As long as all items in the Code Compliance Inspection Report are addressed, whatever your bid amounts are just correlate to the amount of funding you need to have.

Thank you,  
Joanna

**Joanna Zimny**

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**From:** Kyle Runbeck <[kyle.runbeck@gmail.com](mailto:kyle.runbeck@gmail.com)>  
**Sent:** Wednesday, October 2, 2024 1:58 PM  
**To:** Joanna Zimny <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Subject:** Re: 887 Charles Ave.Runbeck R-R Ltr.9-13-24

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Hello?

What's the answer? I obviously don't need to sign an affidavit stating that I have \$75K available in liquid funds when my estimates are less than \$5000 each. How do I get that amount changed to an accurate amount?

Thanks

On Wed, Oct 2, 2024, 12:48 PM Kyle Runbeck <[kyle.runbeck@gmail.com](mailto:kyle.runbeck@gmail.com)> wrote:

Hi Joanna,

I have the estimates for the work needed to get the house up to code. And as I suspected, the total is nowhere near the old outdated city estimate of \$75000. With everything it's coming in less than \$25000 total. What do I need to do to get the \$75K number down to what is a more accurate estimate for the given situation? Is that what I need to show on Oct 09?

Thanks,  
Kyle

On Wed, Oct 2, 2024, 11:24 AM Joanna Zimny <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)> wrote:

Mr. Runbeck,

The LHO is going to have the Council continue the Council Public Hearing one week, to **Wednesday, October 9 at 3:30 pm**, at which time her recommendation to them will be to remove the building within 15 days (if you don't have the items outlined in the letter submitted + approved).

Note the noon deadline on October 8 to testify by phone, link is in my 9/13 letter.

**You do NOT need to attend today's Council meeting.** Please confirm receipt of this email.

Thanks,  
Joanna

**Joanna Zimny**  
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**From:** Kyle Runbeck <[kyle.runbeck@gmail.com](mailto:kyle.runbeck@gmail.com)>

**Sent:** Wednesday, October 2, 2024 11:15 AM

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

**Subject:** Re: 887 Charles Ave.Runbeck R-R Ltr.9-13-24

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I didn't know there was an option. So yes I'll be there today at 330 PM as per the letter.

On Wed, Oct 2, 2024, 9:37 AM Joanna Zimny <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)> wrote:

Mr. Runbeck,

As we have not heard from you, nor received any of the materials outlined in my 9/13 letter, I wanted to confirm if you would be coming to testify today at the Council Public Hearing?

Thanks,  
Joanna

**Joanna Zimny**

Legislative Hearing Executive Assistant

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**From:** Joanna Zimny

**Sent:** Friday, September 13, 2024 9:18 AM

**To:** Kyle Runbeck <[kyle.runbeck@gmail.com](mailto:kyle.runbeck@gmail.com)>

**Cc:** Clint Zane <[Clint.Zane@ci.stpaul.mn.us](mailto:Clint.Zane@ci.stpaul.mn.us)>; Joe Yannarely

<[joe.yannarely@ci.stpaul.mn.us](mailto:joe.yannarely@ci.stpaul.mn.us)>; Robert Humphrey

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**Subject:** 887 Charles Ave.Runbeck R-R Ltr.9-13-24

Attached please find a letter regarding the above matter.

Thank you,  
Joanna

Joanna Zimny



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