

**From:** [Joanna Zimny](#)  
**To:** "Nolan Franti"; "Thomas J. Radio"  
**Cc:** "Janice Clark"; "O. Pilar Escobar"; Mai Vang; James Hoffman; "Hosannahinc@gmail.com"  
**Subject:** RE: 455 Robert St. South.BK R-R Ltr.2-19-25  
**Date:** Thursday, March 6, 2025 10:39:00 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)

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Good morning,

Circling back on this one after speaking with the Legislative Hearing officer. She reiterated that these are the same expectations that have been in place for months prior to Council's vote to remove. Ms. Moermond will need to see updated financing, and that financing needs to include purchase price of the building, not just the rehab. And, as of this morning no new Code Compliance Inspection Report has been ordered, any bids would have to be revised off of that. This can be discussed further at next week's hearing, hopefully Ms. Shin will have someone represent her and be present at that hearing for her (Ms. Shin mentioned her brother attending at the last hearing, as well as mentioning she would have development plans upon her return from abroad).

Ms. Moermond can also not approve any rehab without seeing a copy of a signed Purchase Agreement, and there is also that outstanding matter of the nuisance abatement plan.

Thank you,  
Joanna



**Joanna Zimny**

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**From:** Joanna Zimny

**Sent:** Monday, March 3, 2025 7:57 AM

**To:** Nolan Franti <nfranti@cblawoffices.com>; Thomas J. Radio <TRadio@Felhaber.com>;  
Hosannahinc@gmail.com

**Cc:** Janice Clark <jclark@felhaber.com>; O. Pilar Escobar <pecobar@felhaber.com>; Mai Vang

<mai.vang@ci.stpaul.mn.us>; James Hoffman <james.hoffman@ci.stpaul.mn.us>

**Subject:** RE: 455 Robert St. South.BK R-R Ltr.2-19-25

Good morning,

Ms. Shin sent in those documents last Wednesday as well. I've sent them to the LHO for review; haven't heard back. I'll follow up with her again today.

I will say, I don't know how relevant any of them are considering the new Code Compliance Inspection Report hasn't been done (nor even applied for as of this morning), and I may be wrong but I believe all those bids were prepared to when the building sustained large damage to the plumbing system. Feel free to correct me if I am remembering in error. Second, I can say that Ms. Moermond would also require updated financial documents as the ones attached are 5 months old. That being said that is entirely her and Department of Safety & Inspections' staff call, and I will relay what I know as soon as I hear something.

Thank you,  
Joanna



**Joanna Zimny**

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**From:** Nolan Franti <[nfranti@cblawoffices.com](mailto:nfranti@cblawoffices.com)>

**Sent:** Friday, February 28, 2025 1:53 PM

**To:** Joanna Zimny <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>; Thomas J. Radio <[TRadio@Felhaber.com](mailto:TRadio@Felhaber.com)>;  
[Hosannahinc@gmail.com](mailto:Hosannahinc@gmail.com)

**Cc:** Janice Clark <[jclark@felhaber.com](mailto:jclark@felhaber.com)>; O. Pilar Escobar <[pescobar@felhaber.com](mailto:pescobar@felhaber.com)>; Mai Vang  
<[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>

**Subject:** RE: 455 Robert St. South.BK R-R Ltr.2-19-25

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

Good afternoon,

I am attaching copies of documents with Ms. Shin asked I provide to you. These were prepared in advance of a previous hearing last year. My client informs me that she was ready to provide them at that time but was told they weren't needed. Additional documents and information will be provided as soon as they are available.

Thanks,

Nolan T. Franti, J.D.  
**Cummins & Bonestroo Law Office, P.L.L.C.**  
2251 Tower Drive West, Suite 100  
Stillwater, MN 55082  
Direct: 651-689-4342 | Office: 651-328-8671  
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**From:** Joanna Zimny <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Sent:** Wednesday, February 26, 2025 7:48 AM  
**To:** Nolan Franti <[nfranti@cblawoffices.com](mailto:nfranti@cblawoffices.com)>; Thomas J. Radio <[TRadio@Felhaber.com](mailto:TRadio@Felhaber.com)>;  
[Hosannahinc@gmail.com](mailto:Hosannahinc@gmail.com)  
**Cc:** Janice Clark <[jclark@felhaber.com](mailto:jclark@felhaber.com)>; O. Pilar Escobar <[pescobar@felhaber.com](mailto:pescobar@felhaber.com)>; Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>  
**Subject:** RE: 455 Robert St. South.BK R-R Ltr.2-19-25

Good morning,

I've attached the minutes from the last hearing, which is probably the most straightforward way to explain the expectations. Ms. Shin did bring this up during the hearing. Ms. Shin is not required to attend that hearing, she is welcome to submit her documents (the same ones that have been the expectation since her involvement nearly a year ago) ahead of time. She can also have someone attend on her behalf, but no, Ms. Moermond and the Councilmember for the area are not willing to delay any further. From the file, it doesn't even look like the new Code Compliance Inspection Report has been ordered yet, which would have been prudent to do immediately so bids can be based off that updated report.

Additionally, is there a different email we should be sending emails regarding this matter to? We've only ever been given the one copied here for Ms. Shin.

Please let me know if there are additional questions,

Joanna



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**From:** Nolan Franti <[nfranti@cblawoffices.com](mailto:nfranti@cblawoffices.com)>  
**Sent:** Tuesday, February 25, 2025 3:16 PM  
**To:** Joanna Zimny <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>; Thomas J. Radio <[TRadio@Felhaber.com](mailto:TRadio@Felhaber.com)>;  
[Hosannahinc@gmail.com](mailto:Hosannahinc@gmail.com)  
**Cc:** Janice Clark <[jlark@felhaber.com](mailto:jlark@felhaber.com)>; O. Pilar Escobar <[pescobar@felhaber.com](mailto:pescobar@felhaber.com)>; Mai Vang  
<[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>  
**Subject:** RE: 455 Robert St. South.BK R-R Ltr.2-19-25

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

Ms. Zimny,

Thank you for the translated letter. Here is an email I received from my client, the buyer, on Sunday, after I forwarded her your initial correspondence. It is my understanding that Ms. Shin attended the hearing on February 11 and informed those in attendance that she would be out of the country until March 23. Is it possible to hold over the meeting to March 25 instead of March 11 so she can attend? The buyer is committed to working with the City to complete the rehabilitation this property after the purchase is completed, but she cannot attend on March 11 as she will still be in South Korea.

Thank you,

Nolan T. Franti, J.D.  
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**From:** Joanna Zimny <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Sent:** Monday, February 24, 2025 8:53 AM  
**To:** Thomas J. Radio <[TRadio@Felhaber.com](mailto:TRadio@Felhaber.com)>; [Hosannahinc@gmail.com](mailto:Hosannahinc@gmail.com); Nolan Franti <[nfranti@cblawoffices.com](mailto:nfranti@cblawoffices.com)>  
**Cc:** Janice Clark <[jclark@felhaber.com](mailto:jclark@felhaber.com)>; O. Pilar Escobar <[pescobar@felhaber.com](mailto:pescobar@felhaber.com)>; Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>  
**Subject:** RE: 455 Robert St. South.BK R-R Ltr.2-19-25

My apologies for the delay in getting the translated letter out. It is attached.

Thanks,  
Joanna



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**From:** Joanna Zimny  
**Sent:** Wednesday, February 19, 2025 8:18 AM  
**To:** Thomas J. Radio <[TRadio@Felhaber.com](mailto:TRadio@Felhaber.com)>; [Hosannahinc@gmail.com](mailto:Hosannahinc@gmail.com); Nolan Franti <[Nfranti@cblawoffices.com](mailto:Nfranti@cblawoffices.com)>  
**Cc:** [monica@wsco.org](mailto:monica@wsco.org); Bob Craft <[bobcraft01@msn.com](mailto:bobcraft01@msn.com)>; Joy Sorensen Navarre <[joysn@wsco.org](mailto:joysn@wsco.org)>; Sebastian Ellefson <[sebastiane@wsco.org](mailto:sebastiane@wsco.org)>; Janice Clark <[jclark@felhaber.com](mailto:jclark@felhaber.com)>; O. Pilar Escobar <[pescobar@felhaber.com](mailto:pescobar@felhaber.com)>; Scott Owen <[sowen@gulshaninc.com](mailto:sowen@gulshaninc.com)>; Jack Chaffee <[jchaffee@3cityfoods.com](mailto:jchaffee@3cityfoods.com)>; Tarek Ellaicy <[tellaicy@3cityfoods.com](mailto:tellaicy@3cityfoods.com)>; Clint Zane <[Clint.Zane@ci.stpaul.mn.us](mailto:Clint.Zane@ci.stpaul.mn.us)>; James Hoffman <[james.hoffman@ci.stpaul.mn.us](mailto:james.hoffman@ci.stpaul.mn.us)>; Robert Humphrey <[robert.humphrey@ci.stpaul.mn.us](mailto:robert.humphrey@ci.stpaul.mn.us)>; Steve Magner <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>; Vicki Sheffer <[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>  
**Subject:** 455 Robert St. South.BK R-R Ltr.2-19-25

Attached please find a letter regarding the above matter. We are still waiting for the translated letter, which I will send ASAP upon receipt, but I didn't want to delay any further in at least getting this out.

Thank you,  
Joanna



**Joanna Zimny**

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