

Moermond, Marcia (CI-StPaul)

From: Vang, Mai (CI-StPaul)
Sent: Monday, September 19, 2016 8:11 AM
To: Moermond, Marcia (CI-StPaul)
Subject: FW: 1554 Midway Parkway, Assessment for J1612B

From: David Grzan [mailto:dpgrzan@gmail.com]
Sent: Friday, September 16, 2016 5:25 PM
To: Vang, Mai (CI-StPaul)
Subject: Re: 1554 Midway Parkway, Assessment for J1612B

Mrs. Mai Vang,

Thank you. I understand.

It would be nice if we could be shown a courtesy; based on all of the work we did at the City of St. Paul's recommendation, including:

1. Deforest the entire property -- \$21,000.00
2. Board up all 1st floor windows and doors from the outside -- \$6,000
3. Have a security team watch the property -- \$60,000 and rising.
4. Signage on property - \$400

Separately, the City of St. Paul asked us to deal with the parking issue during the State Fair - the group used for the purpose (the same group for the past five years under the previous owners) -- the City felt they were disrespected and asked me to deal with it. I fired the group the very same day; and I hired our security team to manage the last three days of parking, in order to keep the peace. Note: we made no money whatsoever on this otherwise potentially lucrative opportunity.

We were asked by the City of St. Paul (District 10) to meet with the local community on two occasions. We were applauded by the leaders who conducted those events for who we conducted ourselves. At one point the Emcee had to refrain the audience for treating the occasion as a "pillory". We took it all in stride.

We have hired a General Contractor to perform due diligence on the property: the cost is \$30,000 per week -- they are on site as I write this. We are doing everything we can to expedite the development of this project; but due to many challenges regarding the property it is taking more time and more money to overcome those challenges.

Vandals have stolen approximately \$500,000 of equipment and cooper from our property since we purchased it in December 2015.

We are new property owners; and as such, we are taken aback by all of the criminal activity that has befallen us -- it has been a rude awakening --- but we have not registered any complaints -- we have sustained huge financial costs associated with this property. Our objective is to return this property to a community asset that will make everyone in the community proud.

It was not our choice not to be notified of the subject problem (we did not choose to be a victim) -- communications were directed to go our operator (who will begin working when the lease-up activity starts). We were not aware that our property was going to be the subject and victim of unwanted criminal activity. Now that we understand the situation better, we have been very (extremely) proactive, responsive, accessible, amenable, etc.

With the above, I would ask that the officer be copied on this email and reconsider the adamancy of here position; especially now that everything is placed in a full disclosure and transparent context.

If the officer wants verification on any of the above we would be too happy to oblige.

You can certainly check with Matt Dornfeld and the following individuals listed below: and there are more as well, many of whom expressed their appreciation for our proactive way of showing the City respect touching the matters above, including:

Samantha Henningson

Michael Kuchta

#CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>,

"Niziolek, Dan (CI-StPaul)" <dan.niziolek@ci.stpaul.mn.us>,

"Gray, Shari (CI-StPaul)" <shari.gray@ci.stpaul.mn.us>,

"Cervantes, Ricardo (CI-StPaul)" <ricardo.cervantes@ci.stpaul.mn.us>,

"Gaden, Bryant (CI-StPaul)" <bryant.gaden@ci.stpaul.mn.us>,

"Flynn, Tim (CI-StPaul)" <tim.flynn@ci.stpaul.mn.us>

If the officer wishes to maintain her position we will not fight it. We are striving to work with the City and the Community with the hope of achieving a certain degree of symmetry with respect to the overall relationship -- a courtesy at this juncture, given everything described would feel more like appreciation for how we have performed with and for the City. (It is not the dollars as much as it is the two-way nature of building a longterm positive relationship). An assessment, after all we have endured, and all that we have done to deal with it respectively and responsively, as the new kid on the block, would be a little demoralizing for us.

Thank you once again.

My regards and respect to every one who has a job to do.

Best.

David P. Grzan
612-618-2686

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On Fri, Sep 16, 2016 at 11:59 AM, Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us> wrote:

Hello Mr. Grzan,

You came to a Legislative Hearing on September 6. At that time the hearing officer stated that she will request the police report to get a better sense of what went on that day with regard to the boarding situation. After

reviewing the police report, it was noted that the crew had to board and secure 5 doors and 4 windows and because it was a Sunday evening, the police had to act based on an emergency basis and the responsible owner chooses to have mails sent to the Rochester address. Therefore, Ms. Moermond is going to recommend approval of the assessment.

If you wish to contest to this recommendation, the City Council Public Hearing is on Wednesday, September 21 at 5:30 p.m. in Room 300 Council Chambers.

NOTE: The other assessment is for October 5 Public Hearing.



Mai Vang

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