

Joanna Zimny

From: Randall Naiman <Randall@naimanlaw.com>
Sent: Wednesday, July 19, 2023 5:31 PM
To: Joanna Zimny
Cc: *CI-StPaul_LegislativeHearings; Pam Sundsmo; Clint Zane; Joe Yannarely; Robert Humphrey; Steve Magner; Vicki Sheffer; Tracy Band; Randall Naiman; Krystina Britt
Subject: 871 Stickney Street, Saint Paul, MN
Attachments: Proposed schedule 871 Stickney Ave St. Paul.pdf; Affidavit of Funds to Be Utilized - 871 Stickney Street, St. Paul, MN.pdf; VB PERFORMANCE DEPOSIT FORM 2020.pdf; Check Copy.pdf; June 6, 2023 - Solid Rock Construction Cure City Violations.pdf; June 30, 2023 - Scope of Repair.pdf

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

Dear Ms. Zimny:

I am writing to provide you with the necessary documents related to the upcoming repairs planned for the property located 871 Stickney Street, Saint Paul, MN. Please find the following attachments:

1. Performance Bond. Enclosed is the completed performance bond application, and a \$5,000 check made payable to the City of Saint Paul. The performance bond application and check were sent via Federal Express to the Department of Safety & Inspections on Monday, July 19, 2023. Kindly confirm that the Performance Bond has been issued.
2. Affidavit. We have included a signed and notarized affidavit from Shawn Shorkey, Vice President at Hudson Homes Management, LLC. This affidavit confirms that the allocated finances will be used exclusively for completing the project and will not be diverted until a code compliance certificate is issued. Hudson Homes Management, LLC, acts as attorney-in-fact for U.S. Bank Trust, as Trustee for LSF9 Master Participation Trust, the owner of the property.
3. Schedule for Project Completion. Attached is a schedule for project completion provided by our client's general contractor, Solid Rock Construction. This document outlines the timeline for the project.
4. Scope of Repair and Breakdown of Costs. We have included the scope of repair and a detailed breakdown of costs for the project, prepared by Solid Rock Construction. This document provides an overview of the repairs required and associated expenses.

During the rehabilitation process, we assure you that the property will be adequately maintained to ensure compliance with relevant property maintenance standards. Furthermore, as confirmed on July 11, 2023, there is no need for an amendment to the original Code Compliance Report. The compliance period has been extended by an additional 120 days, starting from June 29, 2023, and ending on October 28, 2023. As stated on page 4 of the Code Compliance Report, our client has the option to request a six-month extension to complete the project if it is shown that the code

compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

Please let us know if you require any further information or if there are additional documents that you need.

We appreciate your attention to this matter and look forward to your response.

Sincerely yours,

Randall D. Naiman, Esq. | Managing Director

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Fair Debt Collection Practices Act Disclosure: To comply with the Fair Debt Collection Practices Act, we inform you that this is a communication from a debt collector. This may be an attempt to collect a debt and any information obtained will be used for that purpose. However, if you are in bankruptcy or received a bankruptcy discharge, no attempt is being made to collect a debt and any information will be obtained for informational purposes only.

From: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>

Sent: Monday, July 17, 2023 8:15 AM

To: Randall Naiman <Randall@naimanlaw.com>

Subject: RE: 871 Stickney St.US Bank R-R Ltr.7-14-23

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Naiman,

That all looks accurate. Regarding #2, yes, no change of ownership means no need for the City to review/approve any contracts.

Thanks,
Joanna



14665 Buchanan St. NE #4 • Ham Lake, MN 55304 • Phone: 763-270-5058

Pam Sundsmo
Phone: 612-412-6161

Job Address:
871 Stickney Ave
St. Paul, MN 55107

Print Date: 6-16-2023

Cure City Violations

Thank you for the opportunity to provide you with this proposal!

We have partnered with **Venture** so a portion of the proceeds are building safe-houses for children in Nepal who have been rescued from trafficking.

Thank you for making a difference!

Please review below and let us know if you have any questions or concerns.

Description	Price
Permit and inspection fees TBD	\$0.00
Permanently secure top and bottom of support posts in an approved manner on deck	\$495.00
Where wall and ceiling covering is removed, install full thickness or code-specified insulation	\$2,880.00
Sheetrock insulate and seal attic door	\$310.00
Replace front step landing and stairway per code	\$3,600.00
Go over cement with green treated to get proper riser height and railings and landing	
Repair/replace gutters around perimeter with downspouts and 10' extensions	\$1,560.00
Replace service door to garage	\$765.00
Provide durable, dustless parking surface as specified in zoning code by placing 6"x87"x12' of gravel	\$3,600.00
Install 12' graspable handrail to lower level	\$320.00
Strap or support top of stair stringers for structural stability	\$750.00
Remove wood safety glass window by stairs	\$450.00
Replace (2) front and rear doors with (2) storm doors	\$2,450.00
Install sheet vinyl floor covering and seal vinyl edges in kitchen and bathroom	\$1,322.00

Description	Price
Prepare and paint interior and exterior as necessary	\$10,100.00
Observe necessary abatement procedures (EPA, MPCA and St. Paul legislative code, chapter 34 for additional information) if lead base is present	
Reframe and sheetrock adjacent stair wall	\$1,095.00
Install 16'x14' rear deck with new green treated stair stringers, green treated decking and green treated railings	\$12,750.00
Electrical safety inspection	\$375.00
Provide a complete circuit directory at service panel indicating location and use of all circuits	\$85.00
Install (4) hard-wired smoke detectors on main level and lower level	\$2,450.00
Install (2) CO detectors	
Throughout close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers	\$85.00
Rewire (2) switches and (4) outlets in lower level (2) bedrooms	\$990.00
Replace (5) GFCI outlets	\$675.00
Repair sheetrock after electrical wiring is complete, prep for paint	\$1,250.00
Vent clothes dryer to code	\$975.00
Test and start water heater	\$135.00
First floor piping vents - install required vent piping	\$3,600.00
First floor tub and shower - install proper fixture and vent to code	
Clean and Orsat test furnace/boiler burner	\$525.00
Check all controls for proper operation	
Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe	
Clean all supply and return ducts for warm air heating system	\$400.00
Replace (10) supply/returns	\$450.00

Total Price: \$54,442.00

By signing this Proposal you affirm your intent to enter into a contract with Solid Rock Construction for the products and services identified in the above scope of work. Upon receiving a signed copy of this Proposal, we will prepare and provide a complete and binding legal contract for your review and signature. This Proposal does not create or constitute any legally binding or enforceable obligations or liabilities.

The final estimated price reflects the entirety of the work. Alterations may change individual pricing. Quotes are subject to change after 15 days. This Proposal is valid until [Month] [Day], [Year].

*** MATERIAL AND/OR LABOR CHARGES MAY BE SUBJECT TO CHANGE. ***

CUSTOMER SERVICE COMMITMENT: Our goal for your job is to provide the best customer experience possible from

our professional, friendly, and courteous staff by doing things right the first time while respecting your home and property. We will also help you, the customer, feel part of the process with regular updates and excellent communication. Solid Rock Construction strives for excellence in all we do, however, construction is not a perfect process. If for some reasons our excellence does not meet your expectations, we still reserve the right to require full payment.

I confirm that my action here represents my electronic signature.

Signature:

Date:

Print Name:

Scope of Repair

Brokers - Use this form to mark recommended repairs items. Check box if the repair is needed for financing.

Contractors - Bid on the scope of work as determined by the broker or field rep. Communicate any oversights to the broker for consideration. All materials, equipment, appliances, etc. must be new. Obtain permits as required.

Vendor Name	Solid Rock Construction	Loan Number	9804887041
Vendor Phone	763-270-5058	Property Address	871 stickney st 871 stickney st
Vendor Address	14665 Buchanan St	Agent Name	michael olsen
Vendor City	Hann Lake	Agent Phone Number	6512098444
Vendor State	MN	Utilities On?	No
Vendor Zip	55304	Lox Box Combination	lon
Tax ID		SQFT	
Local Tax Rate	0.0000	Preservation	☐

1)	Flooring	Total Flooring	\$
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	Guidelines:	Bid neutral colors. Details for materials required: sqyd/sqft, brand, color, carpet weight, tile size. Bid to install new pad when carpet replacement is being bid. Always replace doorstops/shoe moulding. Flooring to be evaluated on room by room basis. Intent is for hard surface in high traffic areas. Flooring removal/prep should be listed separately under "Recommended Flooring Repairs" section.	
	Scope Comments:		
	Scope Continued:		
	Bid Comments:		

☐	1	Carpet Replace	Price per yd		SQYD		\$
			Weight		Brand		
			Color				
☐	2	Carpet Pad	Price per yd		SQYD		\$
			Weight				
☐	3	Carpet Cleaning Comments					\$
☐	4	Carpet Repair Comments					\$

☐	5	Vinyl Replace	Price per yd.		Brand		\$
			SQYD				
			Color				
☐	6	Vinyl Repair Comments					\$
☐	7	Tile Flooring Replace	Tile Size		Tile SQFT		\$
			Color				
☐	8	Tile Flooring Repair	Tile Size		Tile SQFT		\$
			Color				
☐	9	Hardwood Replace	Square Footage		Color		\$
☐	10	Hardwood Repair/Refinish	Square Footage		Brand		\$
			Color				
☐	11	Laminate Replace	Square Footage		Color		\$
☐	12	Laminate Repair	Square Footage		Color		\$
☐	13	Subfloor Replace Comments					\$
		Subfloor Replace	Square Footage				
☐	14	Subfloor Repair Comments					\$
		Subfloor Repair	Square Footage				
☐	15	Recommended Flooring Repairs					\$

						Flooring Subtotal	\$
						Flooring Tax Rate	\$

2)	Wallpaper/Sheetrock	Total Wallpaper/Sheetrock \$
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	Category Guidelines:	Drywall repair to match existing finish. Drywall should be bid by the square foot. Remediation should include post remediation air clearance test and warranty. Cost of insulation should be listed in "Recommended Wallpaper/Sheetrock Repair Comments. Wallpaper removal price includes re-texture. Include amount of wallpaper removed.
	Scope Comments:	

	Scope Continued:		
	Bid Comments:		
☐	1	Drywall Replace Comments	\$
☐	2	Drywall Repair Comments	\$
☐	3	Wallpaper Repair Comments	\$
☐	4	Wallpaper Replace Comments	\$
☐	5	Paneling Removal/Paint Comment	\$
☐	6	Remediation/ Clearance Comment	\$
☐	7	Recommended Wallpaper/Sheetrock Repair Comments	\$
			Wallpaper/Sheetrock Subtotal \$
			Wallpaper/Sheetrock Tax Rate \$

3)	Paint Interior/Exterior					Total Paint Interior/ Exterior \$
	Category Guidelines:	Interior: Walls: Neutral, Doors/Trim white, semi-gloss, Ceilings: White, flat. Outlet/switch covers should be removed/replaced for painting. Details required: colors, finish, brand, Touch-Up paint, min. 1 qt., for each color with each product labeled, left in kitchen cabinet under sink. Exterior: Use semi-gloss latex. Confirm exterior color with HOA prior painting.				
	Scope Comments:					
	Scope Continued:					
	Bid Comments:					
☐	1 Complete Interior Paint	SQFT		Brand		\$
		Color(s)				
☐	2 Walls Only Comments					\$
☐	3 Doors/Trims/ Cabinets Comments					\$
☐	4 Ceiling Only Comments					\$
☐	5 Complete Exterior Paint	SQFT		Brand		\$
		Color(s)				
☐	6 Doors/Trim Only Comments					\$
☐	7 Siding Only Comments					\$

☐	8	Decks Stain/Paint Comments		\$
☐	9	Shutters Paint/Install Comments		\$
☐	10	Recommended Paint Repairs Comments		\$
				Paint Interior/ Exterior Subtotal \$
				Paint Interior/ Exterior Tax Rate \$
4) Appliances				Total Appliances \$
		Guidelines:	Bid to include installation and disposal. Bid only builder grade unless otherwise specified. If bidding to repair, describe repair needed. Details required: brand, model, color. Range to be anchored. All gas appliances must be installed by a licensed plumber. Appliance owner's manuals place in kitchen drawer.	
		Scope Comments:		
		Scope Continued:		
		Bid Comments:		
☐	1	Range/Cooktop/Oven Replace	Brand	\$
			Color	
☐	2	Range/Cooktop/Oven Repair	Brand	\$
			Color	
☐	3	Vent Hood Replace	Brand	\$
			Color	
☐	4	Vent Hood Repair	Brand	\$
			Color	
☐	5	Microwave/Micro Hood Replace	Brand	\$
			Color	

☐	6	Microwave/Micro Hood Repair	Brand		\$
			Color		
☐	7	Disposal Replace	Brand		\$
			Color		
☐	8	Disposal Repair	Brand		\$
			Color		
☐	9	Dishwasher Replace	Brand		\$
			Color		
☐	10	Dishwasher Repair	Brand		\$
			Color		
☐	11	Recommended Appliances	Brand		\$
			Color		
					Appliance Subtotal \$
					Appliance Tax Rate \$
5) Electrical					Total Electrical \$
		Guidelines:	Address illegal splicing, missing wires, etc. Price to include new bulbs and globes. Details required: number of fixtures, fixture type, location of fixture to be replaced. Upon completion, all light bulbs should be functioning. Install or replace Smoke/CO detector per code or replace batteries to ensure property function. Install garage door opener with two remotes.		
		Scope Comments:			
		Scope Continued:			
		Bid Comments:			
☐	1	Breaker/Wiring Replace			\$
☐	2	Breaker/Wiring Repair			\$
☐	3	Fixture Replace			\$

☐	4	Fixture Repair		\$
☐	5	Outlets/Switches		\$
☐	6	Wall Plates		\$
☐	7	Smoke/CO2 Detectors		\$
☐	8	Recommended Electrical Repairs		\$
			Electrical Subtotal	\$
			Electrical Tax Rate	\$
6)		HVAC	Total HVAC \$	
	Guidelines:		Repair if possible. Always change filters after painting. Details required: brand, model, size (tons/BTUs). Upon completion, replacement air filters and a spare filter for each unit to be left in closet.	
	Scope Comments:			
	Scope Continued:			
	Bid Comments:			
☐	1	Condenser Replace		\$

☐	2	Condenser Repair		\$
☐	3	Furnace Replace		\$
☐	4	Furnace Repair		\$
☐	5	Thermostat Replace		\$
☐	6	Thermostat Repair		\$
☐	7	Duct Work/Grill		\$
☐	8	Service Call Report		\$
☐	9	Recommended HVAC Repairs		\$
				HVAC Subtotal \$
				HVAC Tax Rate \$
7)		Plumbing/Bath	Total Plumbing/Bath \$	
		Guidelines:	Address all line repairs, valve boxes, sewer clean outs, etc. Bid to replace missing/broken mirrors. Water heater to include strapping to local code. Details required: Type of repair/replacement, location. Replace supply lines w/braided stainless steel (all faucets and toilets). Replace shutoff valves, if inoperable. New Fluid Master (fill valve/flapper) and new toilet seats for all toilets.	
		Scope Comments:		

	Scope Continued:	
	Bid Comments:	
☐	1 Interior Pipes Replace	\$
☐	2 Interior Pipes Repair	\$
☐	3 Exterior Pipes Replace	\$
☐	4 Exterior Pipes Repair	\$
☐	5 Water Heater Replace	\$
☐	6 Water Heater Repair	\$
☐	7 Mirror Replace	\$
☐	8 Faucet	\$
☐	9 Sink/Toilets	\$

☐	10	Shower/Tubs		\$
☐	11	Tile Surrounds Replace		\$
☐	12	Tile Surrounds Repair		\$
☐	13	Septic		\$
☐	14	Well/Pump/Main Line		\$
☐	15	Winterization/ Dewinterization		\$
☐	16	Recommended Plumbing Repairs		\$

				Plumbing/Bath Subtotal	\$
				Plumbing/Bath Tax Rate	\$

8)	Roofing		Total Roofing	\$
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	Guidelines:	All roofing to be performed per local code. Do not overlay more than one existing roof. Materials should be consistent with neighborhood and meet HOA/local requirements. Specify linear footage, number of downspouts and splash blocks for gutters. Bid to include tear off and permits. Details required: shingle brand, type, color, year, and number of squares.
	Scope Comments	
	Scope Continued:	

	Bid Comments:		
☐	1	Repair Leaks	\$
☐	2	Replace Roof Squares	\$
		# of Squares	
☐	3	Roof Decking/Sheathing Replace	\$
☐	4	Roof Decking/Sheathing Repair	\$
☐	5	Flashing Replace	\$
☐	6	Flashing Repair	\$
☐	7	Roofing Certification	\$
☐	8	Gutters	\$
		Gutters LF	
☐	9	Recommended Roof Repairs	\$
			Roofing Subtotal \$
			Roofing Tax Rate \$

9)		Structural	Total Structural	\$
	Guidelines:		Structural Engineering Reports are required for visible defects. Only Licensed Specialty Vendors to bid the structural repairs per completed engineers report. Vendor to pull permits when required.	
	Scope Comments:			
	Scope Continued:			
	Bid Comments:			
☐	1	Engineering Inspection		\$
☐	2	Grading		\$
☐	3	Foundation Underpin/Mud jack		\$
☐	4	Epoxy/Masonry		\$
☐	5	Stucco Repair/Wash		\$
☐	6	Chimney Repair		\$

☐	7	Recommended Structural Repairs					\$
						Structural Subtotal	\$
						Structural Tax Rate	\$
10)		Carpentry Interior/Exterior	Total Carpentry Interior/Exterior				\$
		Guidelines:	Cabinet/Counter bids must include material, color & size. Cabinet Knobs 1-1/4" round brushed nickel, if needed. One functioning window required each bedroom for egress. Closet shelving 12" stock wire, replace only if needed. Install doorstops/hinge stops as needed. House/mailbox 's must be visible (per HOA CCR) White Blinds 1"all windows except picture windows, 3-1/2" verticals @ patio sliders.				
		Scope Comments:					
		Scope Continued:					
		Bid Comments:					
☐	1	Cabinet Replace	LF		Height		\$
			Color				
☐	2	Cabinets Repair	LF		Height		\$
			Color				
☐	3	Hardware Repair					\$
☐	4	Hardware Replace					\$
☐	5	Countertops	LF		Material		\$
			Color				
☐	6	Interior Door/Hardware/Trim Replace					\$

☐	7	Interior Door/Hardware/ Trim Repair		\$
☐	8	Exterior Door/Hardware/Trim Replace		\$
☐	9	Exterior Door/Hardware/Trim Repair		\$
☐	10	Exterior Trim/Siding Replace		\$
☐	11	Exterior Trim/Siding Repair		\$
☐	12	Garage Door Replace		\$
☐	13	Garage Door Repair		\$
☐	14	Deck/Fence/Gate Replace		\$
☐	15	Deck/Fence/Gate Repair		\$
☐	16	Window Replace	Number of Windows	\$
		Window Replace Comments		

☐	17	Window Repair	Number of Windows		\$
		Window Repair Comments			
☐	18	Screens Replace	Number of Screens		\$
		Screens Replace Comments			
☐	19	Screens Repair	Number of Screens		\$
		Screens Repair Comments			
☐	20	Recommended Carpentry Repairs			
					Carpentry Subtotal \$
					Carpentry Tax Rate \$
11)		Cleaning/Landscape			Total Cleaning/Landscape \$
		Guidelines:	If property is repaired, home must be deep cleaned, including windows inside and out. Front Landscape Appearance Allowance of \$500 - \$1000 as required to improve curb appeal.		
		Scope Comments:			
		Scope Continued:			
		Bid Comments:			
☐	1	Trash Removal			

☐	2	Landscape		\$
☐	3	Exterior Clean/Power Wash		\$
☐	4	Pool Clean		\$
☐	5	Final Sales Clean		\$
☐	6	Recommended Clean		\$
				Cleaning/Landscape Subtotal \$
				Cleaning/Landscape Tax Rate \$
12) Other Recommended Repairs				Total Other Recommended Repairs \$ 54442.00
		Guidelines:	Use this section to bid miscellaneous repair items not categorized in sections 1-11. (extermination, termite treatments, etc.)	
		Scope Comments:		
		Scope Continued:		
		Bid Comments:		
☐	1	Other Recommended Repairs -1		\$

