

From: [Joanna Zimny](#)
To: [Eden Spencer](#); [Scott Fergus](#)
Cc: [Lisa Proechel](#); [Joe Yannarely](#); [Vicki Sheffer](#)
Subject: RE: 1117 Jenks Ave.Spencer R-R ltr.5-31-24
Date: Friday, June 7, 2024 7:38:00 AM
Attachments: [image001.png](#)

Yes, it will be, but I will also send a confirmation letter next Friday, as usual, to confirm.

Thanks!
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: Eden Spencer <ESpencer@gmhchousing.org>
Sent: Thursday, June 6, 2024 1:15 PM
To: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>; Scott Fergus <scott.fergus@ppm.us.com>
Cc: Lisa Proechel <lisaproechel@kw.com>; Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>; Vicki Sheffer <vicki.sheffer@ci.stpaul.mn.us>
Subject: RE: 1117 Jenks Ave.Spencer R-R ltr.5-31-24

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

Greetings,

I will send the scope of work as soon as I have it from our Project Manager. Is the hearing on 6/25 at 9am?

Thank you,

Eden Spencer | President & CEO |
[Greater Metropolitan Housing Corporation](#)

Please note our new address:

970 Raymond Ave, Suite 201, St. Paul, MN 55114
D: 612-339-8703 | O: 612-339-0601 | C: 651-324-1388
espencer@gmhchousing.org

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

Sent: Thursday, June 6, 2024 7:21 AM

To: Eden Spencer <ESpencer@gmhchousing.org>; Scott Fergus <scott.fergus@ppm.us.com>

Cc: Lisa Proechel <lisaproechel@kw.com>; Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>; Vicki Sheffer <vicki.sheffer@ci.stpaul.mn.us>

Subject: RE: 1117 Jenks Ave.Spencer R-R ltr.5-31-24

CAUTION: EXTERNAL

Good morning Ms. Spencer,

I spoke with the Hearing Officer about this, here's how she would like to proceed:

Please submit the scope of work for the hearing on 6/11, as you can't attend this will be read into the record, and continued 2 weeks.

She would like contractor selection for the hearing 2 weeks after that (6/25), and then she will send to the City Council to grant an extension to complete the plans.

Please let me know if you have questions,

Thank you,

Joanna



Joanna Zimny

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Legislative Hearing Office
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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: Eden Spencer <ESpencer@gmhchousing.org>
Sent: Wednesday, June 5, 2024 2:28 PM
To: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>; Scott Fergus <scott.fergus@ppm.us.com>
Cc: Lisa Proechel <lisaproechel@kw.com>; Clint Zane <Clint.Zane@ci.stpaul.mn.us>; Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Steve Magnier <steve.magner@ci.stpaul.mn.us>; Vicki Sheffer <vicki.sheffer@ci.stpaul.mn.us>
Subject: RE: 1117 Jenks Ave.Spencer R-R ltr.5-31-24

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

Greetings,

I am writing today to provide you all with an update on 1117 Jenks Ave. I apologize for being unavailable on May 28, 2024 as I was unexpectedly out sick.

As has been discussed before, we were awarded funds from Minnesota Housing Finance Agency to perform the rehab. Here is our current projected timeline:

5/10/24: Building Only Inspection Requested and Fee Paid
6/7/24: Scope of Work completed for bidding
6/21/24: Bidding closed; contractor selected
6/24-7/12/24: Construction loan underwriting, title work, acquisition closing scheduled
7/19/24: Acquisition closing; rehab work begins
2/1/25: Rehab Complete
4/15/25: Resale to owner-occupant

I will be unable to attend the hearing on June 11, 2024, as I will be out of town on vacation with very limited access to phone and email. Please let me know what additional questions you have or information you need at this time for the hearing.

Thank you,

Eden Spencer | President & CEO |
[Greater Metropolitan Housing Corporation](https://www.gmhchousing.org)

Please note our new address:

970 Raymond Ave, Suite 201, St. Paul, MN 55114
D: 612-339-8703 | O: 612-339-0601 | C: 651-324-1388
espencer@gmhchousing.org

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

Sent: Friday, May 31, 2024 10:45 AM

To: Scott Fergus <scott.fergus@ppm.us.com>; Eden Spencer <ESpencer@gmhchousing.org>

Cc: Lisa Proechel <lisaproechel@kw.com>; Clint Zane <Clint.Zane@ci.stpaul.mn.us>; Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Steve Magner <steve.magner@ci.stpaul.mn.us>; Vicki Sheffer <vicki.sheffer@ci.stpaul.mn.us>

Subject: 1117 Jenks Ave.Spencer R-R ltr.5-31-24

CAUTION: EXTERNAL

Good morning,

Please see attached.

Thank you,
Joanna



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