



City of Saint Paul

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Master

File Number: SR 22-3

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Type: Staff Report

Status: Archived

Version: 1

**Contact
Number:**

In Control: Legislative Hearings

File Created: 12/22/2021

File Name: 288 Avon Street

Final Action: 02/22/2022

Title: Review Request for a potential stay of enforcement of demolition of Joe Steinmaus for Steve and Richard Schoneck, for property at 288 AVON STREET NORTH.

Notes: Joe Steinmaus, joesteinmaus@comcast.net
612-889-7311

Agenda Date: 02/22/2022

Agenda Number: 5

Sponsors: Thao

Enactment Date:

Attachments: 288 Avon St N.Schoneck Steinmaus R-R Ltr.12-23-21.doc, 288 Avon St N.Schoneck Steinmaus R-R Ltr.12-27-21, 288 Avon St N.Steinmaus bid + PA + financial.1-10-22, 288 Avon St N.Schoneck Steinmaus R-R Ltr.1-14-22, 288 Avon St N.Proof of Fund-WorkPlan-Purchase Agmt with Addendum.1-18-22.pdf, 288 Avon St N.Schoneck Steinmaus R-R Ltr.2-11-22, 288 Avon St N.Code Compliance Report 2-15-22.pdf, 288 Avon St. N.Bids Construction statement Affidavit + Financing.2-21-22, 288 Avon St N.Schoneck Steinmaus R-R Ltr.2-25-22

Financials Included?:

Contact Name:

Hearing Date:

Entered by: mai.vang@ci.stpaul.mn.us

Ord Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	01/11/2022	Laid Over	Legislative Hearings	02/08/2022		
	Action Text: Laid Over to the Legislative Hearings due back on 2/8/2022						
	Notes: Purchaser to submit 1) addendum to PA indicating title won't transfer until after CC Certificate is issued; 2) affidavit dedicating funds to project, 3) account statement from American National bank indicating sufficient funds for both purchase and rehabilitation, 4) detailed schedule including signed bids based on completed CCI report, and 4) property must be maintained.						

Joe Steinmaus, purchaser, appeared via phone

Moermond: we're talking about doing a stay of enforcement for the demo of 288 Avon. I know you've talked to staff about what we're looking for.

Staff report by Manager Steve Magner: a letter was sent December 27, 2021 confirming the conditions that must be met to get time to rehabilitate the above-named property, to be met January 10. We received Code Compliance Inspection application and Performance Deposit this morning. In order to have a third party rehabilitate, the contract needs to be approved by Hearing Officer and title can't transfer until rehab is complete. I spoke to Mr. Steinmaus this morning and he met with the owner and they signed a purchase agreement, I don't believe they have closed, for him to rehab and once the Code Compliance certificate is issued then Mr. Steinmaus can transfer title with the County. Submit evidence of financing, I believe he submitted a document stating he has \$200,000 for the project, and an affidavit, work plans. He submitted a preliminary work plan that will need to be readdressed once the Code Compliance Inspection is done. I don't see a lot of concern from the standpoint that Mr. Steinmaus has been doing this for 25 years. We need more detailed plans and timelines. And last maintain the property.

Moermond: so we have the Code Compliance Inspection applied for. We have the Performance Deposit posted, great. You have a Purchase agreement Mr. Steinmaus?

Steinmaus: yes, signed 9:30 this morning.

Moermond: the version I have doesn't have a statement that the title transfer won't happen until rehab is complete.

Steinmaus: yes, I have it, I can send it.

Moermond: we do have a letter about financing. I would look for an affidavit dedicating those funds. The work plan, I see a one page bid from Newliano. They're kind of tossing out numbers and I'm not sure about subs and timing.

Steinmaus: I'll get a detailed report.

Moermond: that's the main thing there. It is vague now. So addendum, affidavit, and a work plan with some level of detail.

Magner: the code compliance won't be done by then. I know you asked for one to be expedited earlier, but I don't know they can do two in two weeks.

Moermond: you're right and Mr. Bruhn is on vacation next week, so let's push it to February 8 to talk again. I'll try and make sure Mr. Steinmaus gets the information sooner rather than later.

Steinmaus: perfect.

Moermond: we'll continue this four weeks and hopefully we can put it to bed then.

1	Legislative Hearings	02/08/2022	Laid Over	Legislative Hearings	02/22/2022
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Action Text: Laid Over to the Legislative Hearings due back on 2/22/2022

Notes: Layover to LH February 22, 2022 at 10 am. Purchaser to submit 1) addendum to PA indicating title won't transfer until after CC Certificate is issued; 2) affidavit dedicating funds to project, 3) account statement from American National bank indicating sufficient funds for both purchase and rehabilitation, 4) detailed schedule including signed bids based on completed CCI report, and 4) property must be maintained.

Moermond: we have a request for a stay of enforcement by Steinmouse o/b/o the owners. We don't have a Code Compliance Inspection Report yet, so I'm going to do a 2 week layover on this one to get that Code Compliance Inspection Report issued and plans developed.

1 Legislative Hearings 02/22/2022 Received and Filed

Action Text: Received and Filed

Notes: Grant 180 days for rehab of property. (CPH March 9, 2022)

Joe Steinmaus, purchaser, appeared via phone

Moermond: we just had a moment to review your plans. We'll send a resolution to Council to recommend you get a grant of 180 days to do the rehab. Based on that recommendation from us Mr. Magner will greenlight permits being pulled now.

Steinmaus: thank you so much.

Magner: I'll notify staff to note that in the system, so you should be ready to go tomorrow.
