



**CITY OF SAINT PAUL**  
OFFICE OF THE CITY COUNCIL  
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SAINT PAUL, MN 55102-1615  
Marcia Moermond, Legislative Hearing Officer  
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PHONE: (651) 266-8585 FAX: (651) 266-8574

June 27, 2022

Gerald Krippner

Tyrenzlo Williams

VIA EMAIL: [jskripp7@msn.com](mailto:jskripp7@msn.com)

VIA EMAIL: [frs4526@gmail.com](mailto:frs4526@gmail.com)

Re: Stay of enforcement for the Removal or Repair of the Structure at 587 Cook Avenue East

Dear Gerald Krippner & Tyrenzlo Williams:

This is to confirm that this matter will be referred back to Legislative Hearing on **Tuesday, July 26, 2022 at 9 am in room 330 City Hall**. The required \$5,000 Performance Deposit must be posted before that hearing.

The performance deposit form can be found online here: <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. I have also attached a copy. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process.

I am also confirming that the understanding is the purchaser is not going through the (re)Establishing Nonconforming property use process to reestablish this property as a duplex and any requirements for doing so was communicated to the purchaser prior to sale.

**For your reference, the following items must be completed before receiving a grant of time from the City Council:**

- 1. submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$75,000. If total for bids are more than 20% less than staff estimate, a high level of detail will be required. Financing could be business or personal accounts, a line of credit, or construction loan. Other types of financing will be reviewed on a case by case basis;
- 2. submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued; and
- 3. submit work plan, sworn construction statement, or scope of work.** This should include **signed** subcontractor bids and a **schedule** for completion of the project; and
- 4. the property must be maintained.**

I have included samples of these documents.

If you have any questions, please contact me at 651-266-8585.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

Encl:

Sample affidavit

Sample work plan/construction statement

Sample schedule

Vacant Building Performance Deposit Form

c: Rehabilitation & Removal staff