



CITY OF SAINT PAUL

OFFICE OF THE CITY COUNCIL

310 CITY HALL

15 WEST KELLOGG BOULEVARD

SAINT PAUL, MN 55102-1615

Marcia Moermond, Legislative Hearing Officer

EMAIL: legislativehearings@ci.stpaul.mn.us

PHONE: (651) 266-8585 FAX: (651) 266-8574

September 16, 2022

Leslee G Mogol
3531 Oakton Dr Apt 2007
Minnetonka MN 55305-4437

Thomas Distad
1863 Colvin Avenue
St Paul MN 55116

VIA MAIL

VIA MAIL & EMAIL: Tom@TomDistad.com

Re: Remove or Repair of the Structure at 39 Hilltop Lane

Dear Interested Party:

This is to confirm that at the Legislative Hearing on September 13, 2022, at which no one appeared but have subsequently contacted the Department of Safety & Inspections, Legislative Hearing Officer Marcia Moermond laid the matter over to Legislative Hearing on **Tuesday, September 27, 2022 at 9:00 am in room 330 City Hall/Courthouse.**

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

1. If you are intending to have a third party rehabilitate the property, pending transfer of title, the contract used for this transaction will need to be approved by the Legislative Hearing Officer. **Please note that title cannot transfer until the rehabilitation is complete and nuisance abated;**
2. post a \$5,000 performance deposit with the Department of Safety & Inspections (*completed 9/16/22*);
3. apply for a Code Compliance inspection with the Department of Safety & Inspections (*completed 9/16/22*);
4. pay past due real estate taxes (they are currently due and owing in the amount of \$4,579.30);
5. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$100,000. 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;
6. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued; and
7. **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
8. **the property must be maintained.**



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

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

c: Rehabilitation & Removal staff