



**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](mailto:legislativehearings@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

February 17, 2023

Samuel Coleman  
Trott Law PC  
25 Dale Street N  
St Paul MN 55102

VIA EMAIL: [scoleman@trottlaw.com](mailto:scoleman@trottlaw.com)

Re: Remove or Repair of the Structure at 1366 Fremont Avenue

Dear Samuel Coleman:

This is to confirm that at Legislative Hearing on February 14, 2023 Legislative Hearing Officer Marcia Moermond continued the matter to **Legislative Hearing on March 28, 2023 via phone between 9:00 and 11:00 am** for discussion on demo vs. rehab based on completed Code Compliance Inspection Report.

**For your reference, the following items will also need to 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. **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;
3. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued; and
4. **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
5. **the property must be maintained.**

This matter will go before the City Council at Public Hearing on **Wednesday, April 5, 2023 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation from the March 28 hearing you may:



- appear in person (please arrive before 3:30 p.m. and check in with staff outside Council chambers)
- send written testimony to be added to the record to [legislativehearings@ci.stpaul.mn.us](mailto:legislativehearings@ci.stpaul.mn.us) or by voicemail at 651-266-6805.
- **Should you wish to address Council directly but not appear in person, you must register in person by noon on Tuesday, April 4, 2023 here to testify via phone:** <https://www.stpaul.gov/department/city-council/city-council-public-hearing-live-testimony>.

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

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

- c:     Rehabilitation & Removal staff  
Wells Fargo Bank, NA 1 Home Campus, MAC F0012-01G Des Moines, IA 50328 (VIA US MAIL)  
Citibank NA 388 Greenwich St 14th Floor New York NY 10013 (VIA US MAIL)  
Meridian Asset Services LLC 3201 34th St S Suite 310 St Petersburg FL 33711 (VIA US MAIL)  
United Asset Management LLC 18682 Beach Blvd Suite 250 Huntington Beach CA 92648 (VIA US MAIL)