



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

July 29, 2021

Lorie Miller
Tranquil Holdings, LLC
3046 Bryant Ave. S
Minneapolis, MN 55408

Derek Thooft
Thooft Law

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sunsetsonthebeach@icloud.com
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VIA EMAIL:
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derek@thoofflawllc.com

Re: Remove or Repair of the Structure at 975 Hudson Road

Dear Ms. Miller & Mr. Thooft:

This is to confirm that at the Legislative Hearing on July 27, 2021 Legislative Hearing Officer Marcia Moermond recommended that if by **close of business on Thursday, July 29, 2021 you have installed a lock box and contacted Inspector Bruhn with the combination**, she will lay the matter over to Legislative Hearing on Tuesday, August 24, 2021 via telephone at 9:00 a.m. to discuss with you and a third party you have found to do the rehabilitation.

If you do NOT meet the above condition by close of business Thursday, July 29, Ms. Moermond will lay the matter over to Legislative Hearing on Tuesday, August 10, 2021 at 9:00 a.m. to discuss the removal of the building.

Please contact Inspector Nathan Bruhn with the lock box combination at nathan.bruhn@ci.stpaul.mn.us or by calling 651-266-9033 (please leave a message if he is unavailable). Again, that needs to be sent to him by close of business Thursday, July 29.

By close of business June 11, 2021 the following items were to be completed and as of this letter have not yet been completed:

- 1. Complete the vacant building deposit form and submit to the Department of Safety & Inspections** (note: your \$5,000 check was received by DSI but without this form it cannot be returned upon successful completion of the rehabilitation. If the building is removed the \$5,000 will go towards the cost of demolition);



2. Real estate taxes for 2020 are delinquent in the amount of \$36.77. **This must be brought current before moving forward** (*note that your taxes due May 2021 have not yet been paid*);
3. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates a cost of \$50,000. 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;
4. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
5. **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
6. **the property must be maintained.**

Samples of these documents were included in your May 28, 2021 letter.

Information on how to testify at the next City Council Public Hearing will follow after the August 10 or 24 Legislative Hearing(s).

If you have any questions, please contact me at 651-266-8515.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

- c: Rehabilitation & Removal staff
 Steve Magner – Department of Safety & Inspections, Housing and Code Enforcement Manager
 Nathan Bruhn - Department of Safety & Inspections, Building Inspector
 Ka Bao Jennrich via email: kabao.jennrich@gmail.com