



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

October 29, 2021

Lorie Miller
Tranquil Holdings, LLC
1769 Lexington Ave
Box 389
Roseville, MN 55113

VIA EMAIL:
Focusandsucceed1@gmail.com

Sam Steadman

VIA EMAIL: sam@ts-re.com

Derek Thooft
Thooft Law

VIA EMAIL:
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Lee Yan

VIA EMAIL: leey@midwestgirg.com

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

Dear owner and interested parties:

This is to confirm at the Legislative Hearing on October 26, 2021 Legislative Hearing Officer Marcia Moermond recommend laying the matter over to **Legislative Hearing on November 9, 2021 via telephone between 9 and 11 a.m. By close of business Friday, November 5, please complete the following items:**

1. Real estate taxes **must be brought current before moving forward;**
2. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates cost \$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;
3. **purchaser must post a new \$5,000 performance deposit** with the Department of Safety & Inspections;
4. **submit a contract for review with the third party doing the rehabilitation.** Note that transfer of title cannot be done until the Code Compliance Inspection Certificate has been received and the contract used for this transaction will need to be approved by the Legislative Hearing Officer;



5. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
6. **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
7. **the property must be maintained.**

The performance deposit forms can be found online here:

<https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>.

I have enclosed samples of these documents again. They can be emailed to me at Joanna.zimny@ci.stpaul.mn.us or dropped off to our office at 15 West Kellogg Boulevard, St. Paul Room 310 Monday through Friday between 9 am and 3:30 p.m. Here is a link to the file online, which includes minutes from all previous hearings as well as all documentation, including the Code Compliance Inspection Report:

<https://stpaul.legistar.com/LegislationDetail.aspx?ID=5127583&GUID=22DA6BF5-B0B9-4ACA-BA61-A86FC175F85A>

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

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

Encl: Sample work plan(s)

Sample affidavit

Sample sworn construction statement(s)

c: Rehabilitation & Removal staff

Steve Magner – Department of Safety & Inspections, Housing and Code Enforcement
Manager

Ka Bao Jennrich via email: kabao@thooflawllc.com