



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

July 28, 2022

Gerald Krippner

VIA EMAIL: jskripp7@msn.com

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

Dear Gerald Krippner:

This is to confirm that this matter was laid over to **Legislative Hearing on Tuesday, August 9, 2022 at 9:00 a.m. in room 330 City Hall.**

At that time it is expected there the following items will be completed:

- 1) A signed purchase agreement indicating title won't transfer until the rehabilitation is complete and nuisance abated;
- 2) A \$5,000 Performance Deposit posted with the Department of Safety & inspections; and
- 3) The property will continue to be maintained.

Again, the performance deposit form can be found online here:

<https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process.

The following items must be completed before receiving a grant of time from the City Council and should be being pulled together by any purchaser, and brought to August 9 hearing:

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.

Samples were sent previously. Also noting the understanding is the (potential) 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 will be communicated to the purchaser prior to sale.

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

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

c: Rehabilitation & Removal staff