



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 30, 2022

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

VIA EMAIL: scoleman@trottlaw.com

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

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on September 27, 2022, Legislative Hearing Officer Marcia Moermond laid the matter over to Legislative Hearing on **Tuesday, October 25, 2022 via phone between 9:00 and 11:00 a.m. to discuss bank's decision on demo vs. rehab.**

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 (though Sherriff's certificates can transfer);**
2. post a \$5,000 performance deposit with the Department of Safety & Inspections;
3. apply for a Code Compliance inspection with the Department of Safety & Inspections;
4. **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;
5. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued; and
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.**

This matter will go before the City Council again at Public Hearing on **Wednesday, October 26, 2022 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation from the October 25 hearing you may appear in person or send written testimony to be added to the

record to 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, October 25, 2022 here: <https://www.stpaul.gov/department/city-council/city-council-public-hearing-live-testimony>.** If you don't wish to contest, no further action is needed and the Council will proceed with Ms. Moermond's recommendation above.

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

Sincerely,

/s/

Joanna Zimny
Legislative Hearing Executive Assistant

Encl: copy of condemnation letters

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