



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 28, 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 Samuel Coleman:

This is to confirm that at City Council Public Hearing on October 26, 2022 the City Council referred the matter back to **Legislative Hearing on December 13, 2022 via phone between 9 and 11 am**. At that time be prepared to discuss an update on foreclosure status and rehab vs. demolition, and ability to prepare property for Code Compliance Inspection (property cleaned out).

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;**
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.**

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)