



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

December 16, 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 Legislative Hearing on December 13, 2022 Legislative Hearing Officer Marcia Moermond continued the matter to **Legislative Hearing on February 14, 2023 via phone between 9:00 and 11:00 am** for discussion on demo vs. rehab based on completed Code Compliance Inspection Report. **Property must be "broom clean", have lockbox installed, and Code Compliance Inspection must be applied for by no later than January 13, 2023.**

The Code Compliance Inspection Report application can be found online here: <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. I have also attached one. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process. **PLEASE INCLUDE LOCK BOX CODE ON YOUR APPLICATION.**

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. **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;
3. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued; and

4. **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
5. **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

Encl: single-family home/duplex Code Compliance Inspection Report application

- 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)