



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

June 30, 2023

Mickey Stevens
Dykema
90 S. Seventh St
Minneapolis, MN 55402

PHH Mortgage Corp
4001 Leadenhall Road – Mailstop SV27
St Laurel NJ 08054

VIA EMAIL: mstevens@dykema.com

VIA MAIL

Guardian Asset Management
2300 E Lincoln Hwy Suite 700
Longhorne, PA 19047

VIA MAIL

Re: Remove or Repair of the Structure at 792 Rose Avenue East

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on June 27, 2023 Legislative Hearing Officer Marcia Moermond continued the matter to Legislative Hearing on **Tuesday, July 25, 2023 at 9:00 am in room 330 City Hall/Courthouse for further discussion.**

By no later than close of business July 21, 2023 application for a Code Compliance inspection must be made with the Department of Safety & Inspections The code compliance application must include lock box code and box must be attached to door for use; it isn't sufficient to just apply without ability for staff to conduct the inspections.

The \$5,000 Performance Deposit must be posted by no later than close of business Friday, July 28, 2023 (before the matter goes before the City Council on August 2).

The Code Compliance & Performance Deposit forms can be found online here: <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. I have also attached them for your reference. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process.

For your reference, the following items must (eventually) be completed before receiving a grant of time from the City Council to rehabilitate the property:



1. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$125,000. 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. **post a \$5,000 Performance Deposit with the Department of Safety & Inspections.** This will be a requirement before the August 2, 2023 Public Hearing for any future layovers;
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.**

Samples of the remaining documents will be sent at a later date, if you would like them sooner please let me know. If you have any questions, please contact me at 651-266-8585.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

Encl: Code Compliance Inspection application
Vacant Building Performance Deposit form

c: Rehabilitation & Removal staff
Sallie Miller via email: CV@guardianassetmgt.com