



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 15, 2021

Lorie Miller
Tranquil Holdings, LLC
1769 Lexington Ave
Box 389
Roseville, MN 55113

Derek Thooft
Thooft Law

VIA MAIL & EMAIL:
Focusandsucceed1@gmail.com

VIA EMAIL:
thoofflaw@gmail.com

Re: Remove or Repair of the Structure at 975 Hudson Road

Dear Ms. Miller & Mr. Thooft:

This is to confirm at the Legislative Hearing on October 12, 2021 Legislative Hearing Officer Marcia Moermond recommend laying the matter over to **Legislative Hearing on October 26, 2021 via telephone between 9 and 11 a.m. At that time please plan to discuss preliminary work plans and bids based on your recent Code Compliance Inspection report.** It is advised you/party doing rehab begin having contractors into the property and begin reviewing bids immediately, noting that all items on the Code Compliance Inspection Report must be addressed in your bids/work plan.

Additionally, you/party doing the rehabilitation will need to do the following before receiving a grant of time from the City Council to do the rehabilitation:

1. Real estate taxes for 2020 are delinquent in the amount of \$37.99, which includes penalty and interest. Additionally, both half taxes for 2021 remain unpaid, totaling \$5,020.16. **These must be brought current before moving forward;**
2. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates cost \$50,000. 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 a contract for review with the third party you will be having do the rehabilitation.** Note that transfer of title cannot be done until the Code Compliance Inspection Certificate has been received and the contract used for this transaction will need to be approved by the Legislative Hearing Officer;

4. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
5. **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
6. **the property must be maintained** (*please note that on September 8, 2021 a work order was done to remove tall grass and weeds at the property*).

It is recommended you begin pulling these documents together. Again, the expectation and requirement is that **you will be actively seeking an investor to take over this project, understanding title cannot transfer until the nuisance is abated.** Any contract used for that transaction must be approved by the Legislative Hearing officer. Samples were sent with the September 16, 2021 letter.

If you have any questions, please contact me at 651-266-8515.

Sincerely,

/s/

Joanna Zimny
Legislative Hearing Executive Assistant

Encl: Sample work plan(s)
Sample affidavit
Sample sworn construction statement(s) (mail w/o enclosures)

c: Rehabilitation & Removal staff
Steve Magner – Department of Safety & Inspections, Housing and Code Enforcement
Manager
Ka Bao Jennrich via email: kabao@thooflawllc.com