



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

November 24, 2021

Jonathon G Stein
12477 18th Street N
Lake Elmo MN 55042

Samuel Coleman
o/b/o Wells Fargo Home Mortgage
MAC F0012-01G
1 Home Campus
Des Moines IA 50328

VIA MAIL

VIA EMAIL: scoleman@trottlaw.com

Re: Remove or Repair of the Structure at 1034 Bradley Street

Dear Mr. Stein & Mr. Coleman:

This is to confirm that at the Legislative Hearing on November 23, 2021 Legislative Hearing Officer Marcia Moermond **will recommend on December 22, 2021 that the City Council Public Hearing be continued to January 12, 2022. A Legislative Hearing will be conducted on Tuesday, January 11, 2021 via telephone between 9 and 11:00 a.m. for an update on the foreclosure process and rehab vs. removal decision.**

For your reference, in order to receive a grant of time to rehabilitate the property the following conditions must be met:

- 1. apply for a Code Compliance inspection with the Department of Safety & Inspections** Your code compliance application must include lock box code and box must be attached to door for use.;
- 2. post a \$5,000 performance deposit with the Department of Safety & Inspections (DSI);**
- 3. 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;
- 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 signed include subcontractor bids and a schedule for completion of the project; and
- 6. the property must be maintained.**

This matter will go before City Council on Wednesday, December 22, 2021. If you wish to contest to the recommendation Ms. Moermond gave at the November 23, Legislative Hearing,



and give live testimony remotely at the City Council Public Hearing on **December 22, 2021 between 3:30 p.m. and 5:00 p.m.**, please contact me at 651-266-8515 or legislativehearings@ci.stpaul.mn.us to let our staff know before noon. If you won't be contesting, then no further action is needed.

If you will wish to contest at the January 12, 2022 City Council Public Hearing at 3:30 p.m. please let staff know by noon on January 12. At this time Public Hearings are scheduled to return in person, but that may change due to the Covid-19 pandemic.

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

Sincerely,

/s/

Joanna Zimny
Legislative Hearing Executive Assistant

c: Rehabilitation & Removal staff
 Steve Magner – Department of Safety & Inspections, Housing and Code Enforcement
 Manager