



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

July 1, 2022

Jenny & Alfred Louismet

VIA MAIL: jennynal@hotmail.com

Re: Remove or Repair of the Structure at 132 Western Avenue South

Dear Jenny & Alfred Louismet:

This is to confirm that at the Legislative Hearing on June 28, 2022 Legislative Hearing Officer Marcia Moermond will ask the at the City Council Public Hearing on July 27, 2022 that they refer the matter back to **Legislative Hearing on August 9, 2022 at 9 am** in room 330 City Hall **if the \$5,000 performance deposit it posted and the lock box is put on property to facilitate the Code Compliance Inspection by close of business July 26, 2022.**

At the August 9 Legislative Hearing be prepared to discuss status of clearing title/probate status and taxes must be paid (or have confession of judgement in place).

The performance deposit form can be found online here:

<https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. I have also attached a copy. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process. **Once the Lock Box is replaced on the property please contact Nathan Bruhn at nathan.bruhn@ci.stpaul.mn.us or 651-266-9033.**

For your reference, the following items must be completed before receiving a grant of time from the City Council:

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. **past due real estate taxes must be brought current** (*real estate taxes for 2019, 2020, and 2021 are delinquent in the amount of \$21,807.09*);
3. **post a \$5,000 performance deposit with the Department of Safety & Inspections;**
4. **apply for a Code Compliance inspection** with the Department of Safety & Inspections;

5. **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;
6. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued; and
7. **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

It is a continued requirement that the property be maintained.

Samples of these items will be sent at a later date. If you would like them sooner, please let me know.

This matter will go before the City Council at Public Hearing on **Wednesday, July 27, 2022 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation (or do not have the \$5,000 Performance Deposit posted) you may appear in person or send written testimony to be added to the record to legislativehearings@ci.stpaul.mn.us or by voicemail at 651-266-6805. **Should you wish to address Council directly but not appear in person, you must register in person by noon on the Tuesday immediately prior to your Public Hearing here: <https://www.stpaul.gov/department/city-council/city-council-public-hearing-live-testimony>.** If you don't wish to contest, no further action is needed and the Council will proceed with Ms. Moermond's recommendation above.

If you have any questions, please contact me at 651-266-8585.

Sincerely,

/s/

Joanna Zimny
Legislative Hearing Executive Assistant

Encl: \$5,000 Performance Deposit form

c: Rehabilitation & Removal staff