



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 16, 2022

Doug Grimm
Northern Value Group LLC
1349 Robert St S, Suite 204
W St Paul, MN 55118

VIA EMAIL: dgrimm@nvgmn.com

Re: Remove or Repair of the Structure at 1501 Clarence Street

Dear Doug Grimm:

This is to confirm that at the City Council Public Hearing on November 9, 2022 Legislative Hearing Officer Marcia Moermond will ask they refer the matter back to Legislative Hearing Tuesday, **December 13, 2022 at 9:00 am** in room 330 City Hall/Courthouse **if \$5,000 Performance Deposit is posted by close of business November 4, 2022.**

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

- 1. Past due real estate taxes must be brought current** (*currently taxes for the first half of 2022 are delinquent in the amount of \$4,119.35; second-half taxes are due October 15*);
- 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. 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;
- 4. submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued; and
- 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.**

The performance deposit form 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.

This matter will go before the City Council at Public Hearing on **Wednesday, November 9, 2022 at 3:30 pm. in room 300 City Hall**. If you are contesting Ms. Moermond's recommendation (or have not submitted the required item above) you may:

- appear in person (please arrive before 3:30 p.m. and check in with staff outside Council chambers)
- 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 Tuesday, October November 8, 2022 here to testify via phone:** <https://www.stpaul.gov/departments/city-council/city-council-public-hearing-live-testimony>.

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

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

- c: Rehabilitation & Removal staff
 Brian Hoelscher Hoelscher Law Firm PLLC 13100 Wayzata Blvd Suite 100
 Minnetonka, MN 55305 (via mail)
 Wells Fargo Bank NA PO Box 10304 Des Moines, IA 50306 (via mail)
 MN Dept of Human Services PO Box 64995 St Paul, MN 55164-0995 (via mail)