



**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](mailto:legislativehearings@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

January 19, 2024

BPH 1 LLC/Ideal Property Investments  
323 N Washington Ave 200  
Minneapolis MN 55401-1314

BPH 1 LLC  
PO Box 127  
Levittown NY 11756-0127

VIA MAIL

VIA MAIL

Wilmington Trust, NA,  
B2R Mortgage Trust 2015-2  
1100 N Market St  
Wilmington DE 19890

Shai Leibovich  
BPH 3 LLC  
55 – 39th St W, Rm 806  
New York NY 10018-0548

VIA MAIL

VIA EMAIL: [shai@rbkcapital.com](mailto:shai@rbkcapital.com)  
[Leibovich.shai@gmail.com](mailto:Leibovich.shai@gmail.com)

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Bernick Lifson  
600 Hwy 169 S.  
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VIA EMAIL: [jpierce@bernicklifson.com](mailto:jpierce@bernicklifson.com)

VIA EMAIL: [bmichka@bernicklifson.com](mailto:bmichka@bernicklifson.com)

Re: Remove or Repair of the Structure at 1726 FOURTH STREET EAST

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on January 16, 2024 Legislative Hearing Officer Marcia Moermond will recommend that the City Council grant 180 days to rehabilitate (or remove) the above-named property **pending submission and staff approval of updated bids and schedule.**

This matter will go before the City Council at Public Hearing on **Wednesday, February 7, 2024 at 3:30 pm. in Room 300 City Hall.** If you are contesting Ms. Moermond's recommendation, or do not have the above items submitted and approved, you may:

1. appear in person (please arrive before 3:30 p.m. and check in with staff outside Council chambers); or



2. **Should you wish to address Council directly but not appear in person, you must register via this link by noon on Tuesday, February 6, 2024 to testify via phone:**  
<https://www.stpaul.gov/department/city-council/city-council-public-hearing-live-testimony>.

If you don't wish to contest then no further action is needed, and the Council will proceed with Ms. Moermond's recommendation above without discussion. If you have any questions, please contact me at

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

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

c:     Rehabilitation & Removal staff  
       Carolyn Brown via email: [csp501dale@gmail.com](mailto:csp501dale@gmail.com)