



**CITY OF SAINT PAUL**  
OFFICE OF THE CITY COUNCIL  
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June 14, 2024

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VIA EMAIL:  
[PGAdmin@ClarkCountyNV.Gov](mailto:PGAdmin@ClarkCountyNV.Gov)

Re: Remove or Repair of the Structure at 1156 Lincoln Avenue

Dear Interested Parties:

This is to confirm that at the Council Public Hearing on June 12, 2024 the City Council referred the matter back to Legislative Hearing on **Tuesday, July 9, 2024 at 9:00 a.m.** in room 330 City Hall/Courthouse (or via phone between 9 and 11 am) **for discussion and update on status of cleanout, inspection readiness, and partnership with a third party.**

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

- 1. submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$200,000. 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;
- 2. property taxes must be brought current;**
- 3. submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
- 4. submit work plan, sworn construction statement, or scope of work.** This should include **signed** subcontractor bids which address all items in the Code Compliance Inspection Report and a **schedule** for completion of the project; and
- 5. the property must be maintained.**

Note that 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.** If you would like samples of these documents please let me know. If you have any questions, please contact me at 651-266-8585

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

- c:     Rehabilitation & Removal staff  
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