

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

June 16, 2023

Jess Zeletes Attorney o/b/o Towd Point Mortgage Towd Point Mortgage Trust, US Bank NA, as trustee c/o Select Portfolio Servicing 3217 Decker Lake Dr West Valley City UT 84119-23284

VIA EMAIL: j.zeletes@gmail.com

VIA MAIL

## Re: Remove or Repair of the Structure at <u>901 FULLER AVENUE</u>

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on June 13, 2023 Legislative Hearing Officer Marcia Moermond continued the matter to Legislative Hearing on **Tuesday**, July 11, 2023 at 9:00 am in room 330 City Hall/Courthouse for further discussion and an update on foreclosure filing.

By no later than close of business July 10, 2023 the \$5,000 Performance Deposit must be posted and application for a Code Compliance inspection must be made with the Department of Safety & Inspections <u>The code compliance application must include lock box code and box</u> <u>must be attached to door for use;</u> it isn't sufficient to just apply without ability for staff to conduct the inspections.

The Code Compliance and performance deposit forms can be found online here: <u>https://www.stpaul.gov/departments/safety-inspections/vacant-buildings</u>. 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, July 12, 2023 at 3:30 pm. in room 300 City Hall. If you are contesting Ms. Moermond's recommendation from the July 11 hearing (or do not have the above items completed by deadline) you may:

- 1. appear in person (please arrive before 3:30 p.m. and check in with staff outside Council chambers)
- 2. send written testimony to be added to the record to legislativehearings@ci.stpaul.mn.us or by voicemail at 651-266-6805.



3. Should you wish to address Council directly but not appear in person, you must register in person by noon on Tuesday, July 11, 2023 here 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 from the July 11 Legislative Hearing.

## <u>For your reference, the following items must (eventually) be completed before receiving a grant of time from the City Council to rehabilitate the property:</u>

- If a third party is intending to rehabilitate the property, pending transfer of title, the contract used for this transaction will need to be approved by the Legislative Hearing Officer. <u>Please note that title cannot transfer until the rehabilitation is complete and</u> <u>nuisance abated</u>;
- 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. submit an affidavit indicating the finances will be dedicated to completing the **project** and not diverted until a code compliance certificate is issued; and
- **4. 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
- 5. the property must be maintained.

Samples of the remaining documents will be sent at a later date, if you would like them sooner 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 Marco Landoni o/b/o Center for Energy and Environment VIA EMAIL: imlandoni@mncee.org