



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

August 25, 2023

Fillmore Avenue Apartments LLC
9757 Ne Juanita Dr Ste 300
Kirkland WA 98034-4291

Scott Zibley
Dougherty Funding, LLC
90 S 7th St Ste 4300
Minneapolis MN 55402

VIA MAIL

VIA MAIL

Re: Remove or Repair of the Structure at 50 FILLMORE AVENUE EAST

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on August 22, 2023, at which no one appeared, Legislative Hearing Officer Marcia Moermond recommended that the City Council **order the building removed within 15 days with no option to repair.**

This matter will go before the City Council at Public Hearing on **Wednesday, September 27, 2023 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation, 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); or
2. **Should you wish to address Council directly but not appear in person, you must register in person by noon on Tuesday, September 26, 2023 here to testify via phone:**
[https://www.stpaul.gov/department/city-council/city-council-public-hearing-live-testimony.](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.

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

1. **\$5,000 Performance Deposit** posted with the Department of Safety & Inspections;
2. apply for a Code Compliance inspection with the Department of Safety & Inspections;
3. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$500,000. 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;

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 and Code Compliance Inspection forms can be found online here: <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. I have also included a copy. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process.

The code compliance application must include lock box code and box must be attached to door for use; it isn't sufficient to just apply without ability for staff to conduct the inspections. If you have any questions, please contact me at 651-266-8585.

Sincerely,

/s/

Joanna Zimny
Legislative Hearing Executive Assistant

c: Rehabilitation & Removal staff