



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

November 17, 2023

Wesley Hart
13130 Quail Creek Dr NE
Minneapolis, MN 55449

VIA EMAIL: wwhart@gmail.com

Re: Remove or Repair of the Structure at 378 SIMS AVENUE

Dear Wesley Hart:

This is to confirm that at the Legislative Hearing on November 14, 2023, Legislative Hearing Officer Marcia Moermond continued the matter to Legislative Hearing on Tuesday, December 12, 2023 at 9 am in room 330 City Hall/Courthouse for further discussion.

By no later than close of business Monday, November 27, 2023 you must:

- 1. \$5,000 Performance Deposit** posted with the Department of Safety & *Inspections (this was done on November 14, 2023)*; and
- 2. apply for a Code Compliance inspection** with the Department of Safety & Inspections (*note that a Code Compliance Inspection was completed in December 2021 and has since expired*)

It is an ongoing requirement that the property be maintained. The Code Compliance Inspection form can be found online here: <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. 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.

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. submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$60,000. 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. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
3. **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
4. **the property must be maintained.**

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 any 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
William Purtell via email: william.purtell@dinsmore.com