



# 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

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August 11, 2023

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220 S. Sixth St.  
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Minneapolis, MN 55402

Jumil Wachau  
Allstate Bk Real Estate Holdings Ltd  
4415 Highway 6  
Sugar Land, TX 77478-4476

VIA EMAIL: [tradio@felhaber.com](mailto:tradio@felhaber.com)

VIA MAIL

Tarek Ellaicy  
Tri City Foods  
1400 Opus Pl.  
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Downers Grove, IL 60515

VIA EMAIL: [tellaicy@3cityfoods.com](mailto:tellaicy@3cityfoods.com)

Re: Remove or Repair of the Structure at 455 Robert Street South

Dear Interested Parties:

This is to confirm at the Legislative Hearing on August 8, 2023 **this matter was continued to Legislative Hearing on August 22, 2023 at 9 am in room 330 City Hall/Court House** for discussion of the marketing plan and selling of property with owner and continued maintenance of the site.

It is required that a formal representative will be participating in the hearing who is handling the marketing and sale of the property. Please let me know whether they will be attending in person or if they need to be called in (and provide their contact information). If they need background on what has happened in hearings, here is a link to the file:

<https://stpaul.legistar.com/LegislationDetail.aspx?ID=6298560&GUID=C581DD71-274A-44B0-8B61-AD97758F9AB0>

**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 \$100,000. If total for bids are more than 20% less than staff estimate, a



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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. **post a \$5,000 Performance Deposit with the Department of Safety & Inspections.** This will be a requirement before the August 2, 2023 Public Hearing for any future layovers;
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  
       Monica Bravo, WSCO via email: [monica@wsco.org](mailto:monica@wsco.org)  
       Bob Craft via email: [bobcraft01@msn.com](mailto:bobcraft01@msn.com)  
       Joy Sorensen Navarre, WSCO, via email: [joysn@wsco.org](mailto:joysn@wsco.org)  
       Sebastian Ellefson, WSCO, via email: [sebastiane@wsco.org](mailto:sebastiane@wsco.org)  
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