



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) 266-8560 FAX: (651) 266-8574

February 2, 2018

Donald Klemmer
1060 Avon St N
St Paul MN 55103

Re: Order to remove or repair the structure at 1060 Avon Street North

Dear Mr. Klemmer:

This is to confirm that on January 30th at the Legislative Hearing, Marcia Moermond recommended continuing the above-referenced matter to **Legislative Hearing on Tuesday, February 13, 2018 at 9:00 a.m. in Room 330 City Hall**. Ms. Moermond is requesting the following conditions to be met in order to receive a grant of time:

1. the building must be cleaned out by February 6 so that the code compliance inspection can be conducted; noting lock box combination needs to be provided so inspectors can access the property for inspections;
2. A \$5,000 performance deposit will need to be posted with DSI at 375 Jackson St, Ste 220, St Paul MN 55102 – please note that the deposit will be returned with interest when the code compliance certificate is issued within the grant of time from the City Council – which is proposed to be 180 days;
3. The outstanding delinquent property taxes will need to be paid;
4. A detailed work plan or sworn construction statement, including timelines and bids, for completing the work will need to be provided;
5. Documentation of financing sufficient to execute the above work plan will need to be demonstrated (line of credit, construction loan, personal bank account). The City estimates the cost to repair to be \$50,000; however, this number is likely to change based on the estimates you bring forward;
6. If the funds being used are not tied to the project (such as a construction loan), we require an affidavit that states the necessary funds will be set aside from other business or personal accounts;
7. if you will be selling the property, the above conditions must be met by you and/or the purchaser and the agreement between you must be approved by the City. This will likely involve the provision of a new Purchase Agreement which will include a clause that

purchaser will be undertaking the rehabilitation of the property while the property is still owned by you in order to be in compliance with City Codes pertaining to the transfer of nuisance/dangerous properties. Please note that the property closing cannot occur until the nuisance condition is abated; and

8. the property must be maintained.

If you have any questions, please contact me at 651-266-8563.

Sincerely,

/s/

Mai Vang
LH Coordinator

cc: Steve Magner
Vicki Sheffer
Joe Yannarely
William Cullen, VIA EMAIL: wcullen@williamrobert.net & wcullen@cullenhomes.com