

## 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: <u>legislativehearings@ci.stpaul.mn.us</u> PHONE: (651) 266-8585 FAX: (651) 266-8574

January 19, 2024

Hermanson Investments LLC 15 Gideons Point Rd Excelsior MN 55331-9526 Merchants Bank, NA 18550 Joplin Ave Lakeville MN 55044

VIA MAIL VIA MAIL

James Irving
Grand Realty o/b/o Hermanson Investments
LLC
1521 Selby Ave.
St. Paul, MN 55104

VIA EMAIL: james@aptmn.com

Re: Remove or Repair of the Structure at 1262 MINNEHAHA AVENUE EAST

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on January 16, 2024 Legislative Hearing Officer Marcia Moermond continued the matter to Legislative Hearing on **Tuesday**, **January 30**, **2024 at 9 am in room 330 City Hall/Courthouse for further discussion**.

## By no later than close of business Friday, January 26 please:

- 1. submit evidence of financing sufficient to complete the rehabilitation. Staff estimates costs to exceed \$50,000. 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;
- 4. taxes must be paid and brought current; and
- 5. the property must be maintained.



Samples are included. Those items can be emailed to me at <a href="Joanna.zimny@ci.stpaul.mn.us">Joanna.zimny@ci.stpaul.mn.us</a> and will send to staff for review. Additionally, please note that 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. <a href="Title cannot transfer until the rehabilitation is complete and nuisance abated">Title cannot transfer until the rehabilitation is complete and nuisance abated.</a>

If you have any questions please contact our office at 651-266-8585.

Sincerely,

/s/

Joanna Zimny Legislative Hearing Executive Assistant

Encl: sample work plan/schedule Sample affidavit

c: Rehabilitation & Removal staff