

From: [Douglas Rock](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Request for an extension on the vote for demolition scheduled on 1/15/25 for 1784 Norfolk Ave., St. Paul, MN
Date: Tuesday, January 14, 2025 3:56:23 PM

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Attention City Council,

I would like to provide some background regarding the purchase of 1784 Norfolk, St. Paul, MN 55116, and respectfully request an extension on the vote for demolition scheduled for Wednesday, January 15, 2025.

Before acquiring the property, the city engaged with my client about assisting in purchasing the entire block as part of the Johnson Plat to the south. As part of these discussions, the city was considering road improvements and changes to Norfolk. Based on these conversations, my client purchased the property for \$140,000 in good faith, expecting further collaboration with the city. However, after the purchase, these plans did not materialize, leaving my client with a significant financial burden. The yearly operating costs along with the purchase of the home are estimated to be around \$200,000, not including the potential cost of demolition or preservation.

Throughout this process, my client has been a responsible steward of the property, taking the following actions:

1. Timely payment of taxes.
2. Payment of a substantial yearly vacant home fee.
3. Compliance with all city ordinances and abatement requests.
4. Ongoing maintenance of the property, including lawn care and snow removal.
5. Significant improvements to other properties owned, resulting in enhanced neighborhood values and increased tax revenue for the city.

With extensive experience in single-family home demolition and the associated costs, my client was initially willing to proceed with the demolition at a reasonable price and even considered donating the land. However, the combined costs of the demolition, the initial purchase price, and ongoing holding expenses have made it financially unfeasible for my client to continue absorbing these losses.

We are requesting additional time to develop a financially viable plan. It is important to note that this request is not for financial assistance with demolition or preservation but simply for more time to explore potential solutions of rehabilitation.

I appreciate your consideration of my request for an extension on the demolition vote. I will be present at the city council meeting tomorrow.

Warm Regards,
Doug

Doug Rock
Regional Property Manager

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