



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
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December 28, 2018

Susan Gotch
16040 – 15th Street South
Afton MN 55001

Robert & Susan Gotch
16040 – 15th Street South
Afton MN 55001

David Hatch
Via email: indyridr@hotmail.com

Bobby Gotch
15676 – 15th Street South
Afton MN 55001

VIA EMAIL: bgotch19@hotmail.com

RE: Remove or Repair of the Building at 931-933 Sherburne Avenue

Dear Robert Gotch, Susan Gotch, Bobby Gotch & David Hatch:

This is to confirm that on December 28, 2018 at the Legislative Hearing, Marcia Moermond recommended continuing the matter to **January 29, 2019 at 10:00 a.m. in Room 330 City Hall**. At that point she would like to revisit the following items which were discussed yesterday.

- 1. Ownership.** The family may wish to clarify ownership and responsibility for decision making for the rehabilitation of this property. This may involve getting legal advice and executing legal documents to clarify how individual interests can be protected and the rehabilitation completed. The Legislative Hearing Officer will be looking for an update on this topic.
- 2. Performance Deposit/Bond.** There is currently a \$5,000 performance bond posted with the City's Department of Safety and Inspections. This bond was posted by Robert Gotch. A \$5,000 performance deposit or bond is required for work on dangerous and nuisance buildings in the City of Saint Paul. If a performance deposit is provided, it is returnable with interest upon the completion of the rehabilitation within the time granted. The Legislative Hearing Officer is looking for clarity regarding the current bond; specifically, if it is not Mr. Robert Gotch rehabilitating the property, will the bond issuer insure the work of another party? If not, the family will need to post a separate performance deposit or bond. The Legislative Hearing Officer will be looking for an update on this topic.
- 3. Work Plan.** A workplan demonstrating how the rehabilitation will be completed must be submitted and approved prior to the Council granting time for the work to occur. This

workplan should include some detail on how the code compliance inspection report items will be addressed, by whom, for how much and on what schedule. The Legislative Hearing Officer is anticipating you will have talked to qualified contractors and subcontractors and gotten some initial bids. Based on these, there should be some sound preliminary estimates on the project cost to be discussed at the next Legislative Hearing.

4. **Financing.** In all the discussions on how the rehabilitation of this property would be completed, there has been an underlying assumption that the family will be able to secure sufficient financing for the work through the sale of one or more of its other real estate holdings. Although there is likely enough equity in these properties to do the work, real estate holdings are not liquid. The family must be able to demonstrate there are sufficient funds which can be dedicated to this project. You will need to demonstrate that concrete steps have been taken to secure funds. Evidence of property (-ies) being listed for sale would be a good start. As we discussed, it would likely be in your best interest of all if the family reached an agreement on how sale proceeds would be used. The goal in the Legislative Hearing process is to demonstrate sufficient funds are dedicated or otherwise escrowed to complete the rehabilitation of the property.

5. **Property Maintenance.** The property has been and should continue to be maintained.

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

Sincerely,

/s/

Mai Vang
Legislative Hearing Coordinator

c: Steve Magner
Joe Yannarely
Vicki Sheffer
Reid Soley