



**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](mailto:legislativehearings@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

April 12, 2024

Thomas Radio  
Felhaber Larson  
220 S. Sixth St.  
Ste. 2200  
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.  
Ste. 900  
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 that at the Council Public Hearing on April 24, 2024 Legislative Hearing officer Marcia Moermond will ask that the City Council refer the matter back to Legislative Hearing on **Tuesday, May 28, 2024 at 9 am in room 330 City Hall/Courthouse** for further discussion and update on environmental assessment and closing.

A reminder that purchaser must:

- 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 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. title/closing documents;**



- 5. the property must be maintained; and**
- 6. a new \$5,000 Performance Deposit must be posted with the Department of Safety & Inspections\***

\*Please note that the party pulling the permits to do the work is in most cases the party to post the \$5,000 Performance Deposit. If you will be handling it in a different manner please specify this in your closing agreement and submit for the record. The performance deposit form can be found online here: <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process.

If you or the purchaser 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)  
        Janice Clark via email: [jclark@felhaber.com](mailto:jclark@felhaber.com)  
        O. Pilar Escobar via email: [pescobar@felhaber.com](mailto:pescobar@felhaber.com)  
        Jeff Hogue via email: [jeff@wakota.com](mailto:jeff@wakota.com)  
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