



**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

July 23, 2024

Wilmington Trust, NA,  
B2R Mortgage Trust 2015-2  
1100 N Market St  
Wilmington DE 19890

VIA MAIL

Brice Michka  
Bernick Lifson  
600 Hwy 169 S.  
Minneapolis MN 55423

VIA EMAIL: [bmichka@bernicklifson.com](mailto:bmichka@bernicklifson.com)

BSD 2 LLC  
PO Box 127  
Levittown NY 11756-0127

VIA MAIL

Shai Leibovich  
BPH 3 LLC  
55 – 39th St W, Rm 806  
New York NY 10018-0548

VIA EMAIL: [shai@rbkcapital.com](mailto:shai@rbkcapital.com)  
[Leibovich.shai@gmail.com](mailto:Leibovich.shai@gmail.com)

Re: Making Finding the Substantial Abatement at 188 Acker Street East

Dear Mr. Michka, Mr. Leibovich & Interested Parties:

Legislative Hearings were conducted in the above-referenced matter before Marcia Moermond, Legislative Hearing Officer, and she recommended that the City Council grant an additional 180 days for the nuisance building to be abated by razing and removal or rehabilitation, as evidenced by issuance of a Certificate of Code Compliance.

There will be a Legislative Hearing scheduled for **Tuesday, August 13, 2024 at 10:00 a.m. in Room 330 City Hall** at which DSI staff will present information on the current building conditions and progress toward abatement of the nuisance conditions.

If you received the Certificate of Code Compliance by August 13, 2024, this hearing will be cancelled and a resolution will be forwarded to the City Council indicating the nuisance conditions have been abated and the matter is closed.

If you have *not* received the Certificate of Code Compliance by August 13, 2024, **please contact Building Inspector, Clint Zane, at 651-266-9029 as soon as possible to schedule an appointment for a progress inspection** prior to this hearing. For other vacant building related questions, contact Joe Yannarely at 651-266-1920.

The City Council Public Hearing will be on **Wednesday, August 28, 2024 at 3:30 p.m. in Room 300 Council Chambers.**



If you have any questions, please contact me at 651-266-8585.

Sincerely,

/s/

Mai Vang

Legislative Hearing Coordinator

c:     Rehabilitation & Removal staff  
       Carolyn Brown via email: [csp501dale@gmail.com](mailto:csp501dale@gmail.com)