October 16, 2022

Manuel Crespo
722 - 23rd Ave N
Minneapolis MN 55411

VIA MAIL & EMAIL:
manuelcrespo1924.mc@gmail.com

Re: Remove or Repair of the Structure at 342 Thomas Ave

Dear Manuel Crespo:

This is to confirm that the City Council Public Hearing on October 12, 2022 the City Council referred the matter back to Legislative Hearing on **Tuesday, October 25, 2022 at 9:00 am in room 330 City Hall/Courthouse.**

The following items must be completed by close of business Friday, October 21, 2022:

1. pay past due real estate taxes (they are currently due and owing in the amount of $$2,956.80 for the first half of 2022 and second half will be due October 15);
2. **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;
3. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued; and
4. **submit work plan, sworn construction statement, or scope of work.** This should include **signed** subcontractor bids and a **schedule** for completion of the project; and
5. **the property must be maintained**

Samples were emailed with your September 30th letter. They can be emailed to me at Joanna.zimny@ci.stpaul.mn.us or dropped off in person to our office at 15 W Kellogg Blvd, Room 310. If you have any questions, please contact me at 651-266-8585.

Sincerely,

/s/
Joanna Zimny

Legislative Hearing Executive Assistant

c: Rehabilitation & Removal staff