



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
PHONE: (651) 266-8585 FAX: (651) 266-8574

March 17, 2023

Scott Fergus
CAG National Fund I, LLC
11008 Cavell Circle
Bloomington, MN 55438

Lisa Proechel
Keller Williams

VIA EMAIL: scott.fergus@ppm.vs.com

VIA EMAIL: lisaproechel@kw.com

Re: Remove or Repair of the Structure at 1117 Jenks Avenue

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on March 14, 2023, Legislative Hearing Officer Marcia Moermond continued the matter to Legislative Hearing on **Tuesday, April 11, 2023 at 9:00 am in room 330 City Hall/Court house for further discussion.**

By no later than close of business Friday, April 7, 2023:

1. Submit a long-term nuisance mitigation plan for reducing impact of nuisance building on neighborhood; and
2. Post a \$5,000 Performance Deposit with the Department of Safety & Inspections.

The performance deposit form can be found online here:

<https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. I have also included a copy. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process. The mitigation plan can be emailed to me at Joanna.zimny@ci.stpaul.mn.us.

For your reference, the following items will need to be completed before receiving a grant of time from the City Council to rehabilitate the property:

1. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$50,000. 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; and



- 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; and
- 4. the property must be maintained.**

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

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

Encl: Vacant Building Performance Deposit form

c: Rehabilitation & Removal staff