



**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

June 12, 2025

Mark Ciccarelli  
1419 Palace Ave.  
St. Paul, MN 55105

Hossein Varasteh Amiri  
1304 Concord St S  
South Saint Paul MN 55075-5919

VIA EMAIL: [ciccarellim@icloud.com](mailto:ciccarellim@icloud.com)

VIA MAIL

Re: Remove or Repair of the Structure at 692 SIXTH STREET EAST

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on June 10, 2025, Legislative Hearing Officer Marcia Moermond current recommendation remains: that the City Council **order the building removed within 5 days with no option to repair.**

**If you would like the Council to consider changing this recommendation, the following items need to be completed before you would receive a grant of time from the City Council to rehabilitate the property:**

1. If you are intending to have a third party rehabilitate the property, pending transfer of title, the contract used for this transaction will need to be approved by the Legislative Hearing Officer. **Please note that title cannot transfer until the rehabilitation is complete and nuisance abated;**
2. **\$5,000 Performance Deposit** posted with the Department of Safety & Inspections;
3. apply for a Code Compliance inspection with the Department of Safety & Inspections;
4. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$150,000. 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;
5. **all delinquent real estate taxes must be brought current;**
6. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
7. **submit work plan, sworn construction statement, or scope of work.** This should include **signed** subcontractor bids which address all items in the Code Compliance Inspection Report and a **schedule** for completion of the project; and
8. **the property must be maintained.**

The performance deposit and Code Compliance Inspection forms 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. **Make sure a lock box combination is included with your Code Compliance Inspection Report application.**

This matter will go before the City Council at Public Hearing on **Wednesday, June 18, 2025 at 3:30 pm. in room 300 City Hall**. If you are contesting Ms. Moermond's recommendation you may:

1. appear in person (*please arrive before 3:30 p.m. and check in with staff outside Council chambers when you arrive*); or
2. Should you wish testify to Council directly by phone, you must register to do so online by no later than noon on Tuesday, June 17, 2025 here: <https://www.stpaul.gov/department/city-council/city-council-public-hearing-live-testimony>.

If you don't wish to contest then **no further action is needed and the Council will proceed with Ms. Moermond's recommendation above without discussion**. If you have any questions, please contact our office at 651-266-8585.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

c: Rehabilitation & Removal staff  
Rolando Aguilar Estrada via email: [roy.aguilar@hotmail.com](mailto:roy.aguilar@hotmail.com)