



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

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

October 30, 2025

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VIA MAIL

Re: Remove or Repair of the Structure at 430 DALE STREET NORTH

Dear interested parties:

This is to confirm that at the Legislative Hearing on October 28, 2025 Legislative Hearing Officer Marcia Moermond continued this matter to Legislative Hearing **on Monday, November 10, 2025 at 9 am** in room 330 City Hall/Court house for further discussion.

As explained in my previous letter, the following items would need to be completed before receiving 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 \$250,000. 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. submit an affidavit indicating the finances will be dedicated to completing the project and not diverted until a code compliance certificate is issued;

6. **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

7. the property must be maintained.

Both the Code Compliance Inspection application and Performance Deposit form can be found online here: <https://www.stpaul.gov/departments/safety-inspections/rent-buy-sell-property/vacant-buildings/vacant-building-program>

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

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

c: Rehab and Removal Staff
Anita Alexander via email: anitaalex@comcast.net