



**CITY OF SAINT PAUL**  
OFFICE OF THE CITY COUNCIL  
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SAINT PAUL, MN 55102-1615  
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PHONE: (651) 266-8585 FAX: (651) 266-8574

August 2, 2018

Mark Ronea  
5319 W 74<sup>th</sup> St  
Edina MN 55439

VIA EMAIL: [mark@xceptionalinvestments.com](mailto:mark@xceptionalinvestments.com) and [mronea@gmail.com](mailto:mronea@gmail.com)

Re: Order to Remove or Repair for Property at 1332 Dayton Avenue

Dear Mr. Ronea:

This is to inform you that the above-referenced matter has been rescheduled to **Tuesday, August 14, 2018 at 9:00 a.m. in Room 330 City Hall** with a City Council Public Hearing on Wednesday, August 15, 2018 at 3:30 p.m. in Room 300 Council Chambers for the following conditions to be met:

1. A \$5,000 performance deposit will need to be posted with DSI at 375 Jackson St, Ste 220, St Paul MN 55102 – please note that the deposit will be returned with interest when the code compliance certificate is issued within the grant of time from the City Council – which is proposed to be 180 days;
2. A revised detailed work plan or sworn construction statement which includes timelines for completing the work required in the code compliance inspection report will need to be provided;
3. Documentation of financing sufficient to execute the above work plan will need to be demonstrated (line of credit, construction loan, personal bank account). The City estimates the cost to repair to be \$75,000. Your bids indicate the cost will be approximately \$115,000.
4. If the funds being used are not tied to the project (such as a construction loan), we require an affidavit that states the necessary funds will be set aside from other business or personal accounts. Also, please clarify if the Esso account funds will be used for this project or another source. We will need updated account information in both cases.
5. If owner wants to sell the property to the person or organization rehabilitating the property, the agreement between these parties must be approved by the City. This will be a contractual agreement which must stipulate that the purchaser will be undertaking the rehabilitation of the property while the property is still owned by the current owner, in order to be in compliance with City Codes pertaining to the transfer of nuisance/dangerous properties; and

Page 2 of 2  
1332 Dayton Avenue

6. the property must be maintained.

Ms. Moermond stated that all conditions must be met and approved by August 14; otherwise, you can appeal to City Council on August 15. Please note, these same conditions were outlined in my previous letter.

Sincerely,

/s/

Mai Vang  
Legislative Hearing Coordinator

c: Steve Magner  
Joe Yannarely  
Vicki Sheffer  
Beneficial Investments LLC, PO Box 28692, Oakdale MN 55128  
Shapiro & Zielke, 12550 W Frontage Rd #200, Burnsville MN 55337  
Red Dirt Lending LLC, 1220 N 50<sup>th</sup> St, Oklahoma City OK 73118