



**CITY OF SAINT PAUL**  
OFFICE OF THE CITY COUNCIL  
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REVISED LETTER

June 20, 2019

Lester Meltzer  
LH Meltzer LLC  
513 Summit Avenue  
St Paul MN 55102

VIA EMAIL: [homez38@comcast.net](mailto:homez38@comcast.net)

Timothy J. Grande  
DeWitt Mckall Counsel & Moore  
2100 AT&T Tower  
901 Marquette Ave  
Minneapolis MN 55402

VIA EMAIL: [tjg@dewittmcm.com](mailto:tjg@dewittmcm.com)

RE: Review Council File No. RLH RR 19-4 to Remove the Structure at 888 Maryland Avenue East adopted on February 27, 2019

Dear Mr. Meltzer & Mr. Grande:

This is to confirm that the above-referenced matter is scheduled for **Tuesday, July 16, 2019 at 9:00 a.m. in Room 330 City Hall.**

The following is an outline of conditions which Ms. Moermond would look for if Mr. Meltzer intends to rehabilitate the property:

1. **Code Compliance Team Inspection** – this inspection application was applied for on November 9, 2018 and completed on December 20, 2018; therefore, this condition has been met;
2. **Performance Deposit** – a \$5,000 performance is required and will be returned with interest when the code compliance certificate is issued within the grant of time allotted; please note a performance deposit was posted by Mr. Meltzer March 6, 2019 and he requested that it be refunded, which occurred on March 27, 2019; therefore, a performance deposit is due;
3. **Supersedeous Bond** – this \$5,000 bond was to have been posted within 5 days of the passage of the stay of enforcement of the order to remove this building on May 1, 2019; however, this condition of the stay has not been met; therefore, this bond must be posted with the Department of Safety and Inspections immediately. [Ms. Virginia Palmer has](#)

indicated that this was already submitted to her office; therefore, this condition has been met;

4. **Property Maintenance** – the owners must continue to maintain the exterior areas of the property; e.g. pick up trash, shovel the walk, etc. – please note, the City had to issue a summary (nuisance) abatement order on May 15, 2019 for property maintenance (removal of furniture and shopping carts from the east side of the property) and on June 4, 2019 an order was issued to address tall grass and weeds at the property (both of these violations were observed in standard bi-weekly checks of the property by vacant building program staff). Because of these ongoing problems, a property maintenance plan should be provided;
5. **Work Plan** - preliminary plans, with timelines or sworn construction, noting that a certificate of code compliance shall be the measure used in determining whether the building has been rehabilitated and the nuisance and dangerous conditions have been addressed;
6. **Bids** - provide general and subcontractor bids;
7. **Document Demonstrating Financial Capacity** - provide financial documentation, such as a construction loan, a line of credit or a bank statement which demonstrates the financial means to complete the project;
8. **Affidavit** - if using funds from a bank account, will need to provide an affidavit indicating the ability to pay for the work. The City currently estimates the rehabilitation exceeds \$50,000; and
9. **Document demonstrating a canceled contract for deed with previous owner(s).**

If you have questions, please contact me at 651-266-8563.

Sincerely,

/s/

Mai Vang

Legislative Hearing Coordinator

c: Steve Magner  
Joe Yannarely  
Vicki Sheffer  
Reid Soley  
Eric Hudak  
Stephen Ubl  
Virginia Palmer