



# 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

August 10, 2023

Kristina Kaluza  
Dykema  
90 S. Seventh St  
Minneapolis, MN 55402

PHH Mortgage Corp  
4001 Leadenhall Road – Mailstop SV27  
St Laurel NJ 08054

VIA EMAIL: [kkaluza@dykema.com](mailto:kkaluza@dykema.com)

VIA MAIL

Guardian Asset Management  
2300 E Lincoln Hwy Suite 700  
Longhorne, PA 19047

VIA MAIL

Re: Remove or Repair of the Structure at 792 Rose Avenue East

Dear Interested Parties:

This is to confirm that at the Council Public Hearing on August 8, 2023 the City Council continued the matter to Council Public Hearing on August 16, 2023. To confirm, per your conversation with Ms. Moermond she will make a recommendation to grant time for the rehabilitation of this property only if the following conditions are met and approved by no later than close of business Tuesday, August 15:

- 1. submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$125,000. 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 (*this is typically a letter when the person doing the rehab is a financial institution*);
- 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.**

I have included samples. If those items aren't completed the recommendation will be to remove within 15 days with no option to repair.



This matter will go before the City Council at Public Hearing on **Wednesday, August 2, 2023 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation (or do not have the items listed above done) Legislative Hearing you may:

1. appear in person (please arrive before 3:30 p.m. and check in with staff outside Council chambers); or
2. **Should you wish to address Council directly but not appear in person, you must register in person by noon on Tuesday, August 1, 2023 here to testify via phone:**  
<https://www.stpaul.gov/department/city-council/city-council-public-hearing-live-testimony>.

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

Sincerely,

/s/

Joanna Zimny  
Legislative Hearing Executive Assistant

Encl: sample work plans + schedules  
Sample financing letter

c: Rehabilitation & Removal staff  
Sallie Miller via email: [CV@guardianassetmgt.com](mailto:CV@guardianassetmgt.com)  
Mickey Stevens VIA EMAIL: [mstevens@dykema.com](mailto:mstevens@dykema.com)  
John Terr via email: [jmt1083@earthlink.net](mailto:jmt1083@earthlink.net)  
Darius Husain via email: [husaind@f2academy.org](mailto:husaind@f2academy.org)  
Tom Gibson via email: [gibsont@face2face.org](mailto:gibsont@face2face.org)