



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
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January 17, 2013

Mitchell Wagner
Exit Realty Metro
o/b/o Gregory Solomon
One Groveland Terrace, Ste. 203
Minneapolis MN 55403

VIA EMAIL: mitchell.wagner@metro.com

Re: Order to Remove or Repair for Property at 677 Blair Avenue

Dear Mr. Wagner:

This is to confirm that on January 15, 2013 at the Legislative Hearing, Marcia Moermond, Legislative Hearing Officer stated that the following conditions must be met by the close of business on Wednesday, January 30, 2013 if Mr. Solomon intends to rehabilitate the building:

- 1) obtain a new code compliance inspection;
- 2) a \$5,000 performance deposit must be posted with the Department of Safety and Inspections;
- 3) a work plan which includes timelines for completing the work and must done in accordance with the Code Compliance Inspection Report;
- 4) provide subcontractor bids;
- 5) a financial letter indicating that owner plans to dedicate at least \$60,000-\$70,000 for the rehabilitation of this property or financial documentation such as a construction loan, a line of credit or a bank business account
- 6) a Vacant Building Registration Form must be completed and filed with the Department of Safety and Inspections, including a sale review application;
- 7) the property must be maintained; and
- 8) contact Paul DuBruiel (651-266-6583) to go through zoning process for de-conversion of a single family to a duplex if owner wants to change the use of the building.

The City Council Public Hearing is scheduled for Wednesday, February 6, 2013 at 5:30 p.m. in Room 300 Council Chambers.

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

Sincerely,

/s/

Mai Vang
Legislative Hearing Coordinator

c: Steve Magner
Joe Yannarely
Amy Spong
Christine Boulware
Vicki Sheffer
Reid Soley
Gregory Solomon, PO Box 337, Somerset CA 95684