



**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

July 27, 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 2, 2023 Ms. Moermond's **recommendation is currently forthcoming** based on considerations including that **by close of business Friday, July 28th**:

1. **The property is cleaned out and ready for the Code Compliance Inspection and confirmation of cleanout** is sent to Building Inspector Clint Zane by phone at 651-266-9029 or emailed to [clint.zane@ci.stpaul.mn.us](mailto:clint.zane@ci.stpaul.mn.us);
2. **Engineering analysis is done**; and
3. **The \$5,000 Performance Deposit must be posted.** Per my previous letter, this was to be done by close of business Friday July 28<sup>th</sup>.

It is an ongoing requirement that the property be maintained. The engineering analysis can be sent to me at [Joanna.zimny@ci.stpaul.mn.us](mailto:Joanna.zimny@ci.stpaul.mn.us). I sent a copy of the orders from Forestry to remove the dangerous trees to you via email on July 26, 2023. The Performance Deposit form can be found online here: <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process.



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>.

**For your reference, the following items must (eventually) be completed before receiving a grant of time from the City Council to rehabilitate the property:**

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;
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.**

If you don't wish to contest then no further action is needed and the Council will proceed with Ms. Moermond's recommendation above without discussion. If you have any questions, please contact me at 651-266-8585.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

- 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)