



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
PHONE: (651) 266-8560 FAX: (651) 266-8574

January 5, 2018

Donald Klemmer
1060 Avon St N
St Paul MN 55103

William Cullen

VIA EMAIL: wcullen@williamrobert.net & wcullen@cullenhomes.com

Re: Order to remove or repair the structure at 1060 Avon Street North

Dear Mr. Klemmer & Mr. Cullen:

This is to confirm that the above-referenced matter has been referred from the January 3rd public hearing to **Legislative Hearing on Tuesday, January 30, 2018 at 9:00 a.m. in Room 330 City Hall**. Per Ms. Moermond's discussions with each of you, the following conditions should be presented or met in order to receive a grant of time:

1. A code compliance inspection will need to be conducted. This inspection was applied for on December 8, 2017. However, no lock box combination was provided on the application, so inspectors have not had access to the property. Please contact Jim Seeger (651-266-9046) or Joe Yannarely (651-266-1920) at the Department of Safety and Inspections as soon as possible with this information.
2. A \$5,000 performance deposit will need to be posted with DSI at 375 Jackson St, Ste 220, St Paul MN 55102 – please note 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;
3. The outstanding delinquent property taxes for years 2012 through 2016 and year 2017 will need to be paid;
4. A detailed work plan or sworn construction statement, including timelines and bids, for completing the work will need to be provided;
5. 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 \$50,000; however, this number is likely to change based on the estimates you bring forward); and
6. If the funds being used are not tied to the project (such as a construction loan), we require an affidavit that necessary funds will be set aside from other business or personal accounts.
7. As we anticipate Mr. Cullen will be undertaking the rehabilitation of the property while the property is still owned by Mr. Klemmer in order to be in compliance with City Codes pertaining to the transfer of nuisance/dangerous properties, we will need to review and approve the contractual agreement being used to accomplish the project. Please note that the property closing cannot occur until the nuisance condition is abated.

We are anticipating most, if not all of these conditions will be met by the hearing on January 30, but understand there will likely be details which still need to be resolved at that time. If you have any questions, please contact me at 651-266-8560.

Sincerely,

/s/

Mai Vang
LH Coordinator

cc: Steve Magner
Vicki Sheffer
Joe Yannarely