



# 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

February 16, 2024

Scott Fergus  
CAG National Fund I, LLC  
11008 Cavell Circle  
Bloomington, MN 55438

Lisa Proechel  
Keller Williams

VIA EMAIL: [scott.fergus@ppm.us.com](mailto:scott.fergus@ppm.us.com)

VIA EMAIL: [lisaproechel@kw.com](mailto:lisaproechel@kw.com)

Re: Remove or Repair of the Structure at 1117 Jenks Avenue

Dear Interested Parties:

This is to confirm that at the Council Public Hearing on February 28, 2024 Legislative Hearing officer Marcia Moermond will ask they refer the matter back to Legislative Hearing on **Tuesday, March 13, 2024 at 9 am in room 330 City Hall/Courthouse** for further discussion which hopefully will include (potential) purchaser.

A reminder that in order to receive a grant of time from the City Council the purchaser will need to submit the following documents:

1. **\$5,000 Performance Deposit** posted with the Department of Safety & Inspections\*;
2. **submit evidence of financing sufficient to complete the rehabilitation.** 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;
3. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
4. **submit work plan, sworn construction statement, or scope of work.** This should include **signed** subcontractor bids which address all items in the Code Compliance Inspection Report and a **schedule** for completion of the project

It is an ongoing requirement that the property continue to be maintained. \*Generally, the party doing the rehab posts the \$5,000 Performance Deposit, which is refundable upon completion of the project, however, should you wish to work that out in the purchase agreement that is a private matter. If the party who posted the original \$5,000 wishes to request it back, you may do so in writing to Robert Humphrey at [robert.humphrey@ci.stpaul.mn.us](mailto:robert.humphrey@ci.stpaul.mn.us).

As discussed in the hearing on February 13 **your current Code Compliance Inspection Report on file is expired.** Please reach out to Building Inspector Clint Zane about possible options in dealing with this (including extension, doing a building only Code Compliance Inspection, or



other suggestion). He can be reached at [clint.zane@ci.stpaul.mn.us](mailto:clint.zane@ci.stpaul.mn.us) or 651-266-9029 (please note inspectors have office hours between 7 and 9 am).

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

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

c:      Rehabilitation & Removal staff  
          Clint Zane – Department of Safety & Inspections, Building Inspector