



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

May 1, 2020

David Malanga
o/b/o SG National LLC
1185 Sixth Ave 10th Floor
New York NY 10036-2604

VIA EMAIL: davidm@solil.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Malanga:

This is to confirm that on April 28, 2020 at the Legislative Hearing, Marcia Moermond, Hearing Officer recommended laying the matter over to Legislative Hearing on Tuesday, May 12, 2020 at 9:00 a.m. via phone. At that time the following conditions must be met:

1. submit a \$5,000 performance deposit with the Department of Safety and Inspections;
2. apply for a Team inspection with the Department of Safety and Inspections; and
3. the property must be maintained.

Please contact me with any questions at 651-266-8585.

Sincerely,
/s/

Joanna Zimny
Legislative Hearing Executive Assistant

c: Steve Magner
Joe Yannarely
Vicki Sheffer
Reid Soley



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May 15, 2020

David Malanga
o/b/o SG National LLC
1185 Sixth Ave 10th Floor
New York NY 10036-2604

VIA EMAIL: davidm@solil.com

Jacob Steen
Larkin Hoffman
8300 Norman Center Drive
Suite 1000
Minneapolis, Minnesota 55437

VIA EMAIL: jsteen@larkinhoffman.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Malanga and Mr. Steen:

This is to confirm that on May 12, 2020 at the Legislative Hearing, Marcia Moermond, Hearing Officer recommended that at the City Council meeting on May 27, 2020 at 3:30 p.m., she will refer the matter back to **Legislative Hearing on June 9, 2020 at 9:00 am** for further discussion. **Due to the pandemic, this hearing will take place via phone.** At that time Ms. Moermond will expect to discuss your proposal or plan of action based upon the completed code compliance inspection report.

The City Council Public Hearing is scheduled for May 27, 2020 at 3:30 p.m. However, due to the COVID-19 pandemic, **we will not be holding public hearings in person.** If you are contesting, you may send in written testimony to be added to the record legislativehearings@ci.stpaul.mn.us or CouncilHearing@ci.stpaul.mn.us or by voicemail at 651-266-6805 for this hearing; otherwise, the appeal is laid over as stated above.

Please contact me with any questions at 651-266-8585.

Sincerely,
/s/

Joanna Zimny
Legislative Hearing Executive Assistant

c: Steve Magner
Joe Yannarely
Vicki Sheffer
Reid Soley



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REVISED

May 15, 2020

David Malanga
o/b/o SG National LLC
1185 Sixth Ave 10th Floor
New York NY 10036-2604

VIA EMAIL: davidm@solil.com

Jacob Steen
Larkin Hoffman
8300 Norman Center Drive
Suite 1000
Minneapolis, Minnesota 55437

VIA EMAIL: jsteen@larkinhoffman.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Malanga and Mr. Steen:

This is to confirm that on May 12, 2020 at the Legislative Hearing, Marcia Moermond, Hearing Officer recommended that at the City Council meeting on May 27, 2020 at 3:30 p.m., she will refer the matter back to **Legislative Hearing on June 23, 2020 at 9:00 am** for further discussion. **Due to the pandemic, this hearing will take place via phone.** At that time Ms. Moermond will expect to discuss your proposal or plan of action based upon the completed code compliance inspection report.

The City Council Public Hearing is scheduled for May 27, 2020 at 3:30 p.m. However, due to the COVID-19 pandemic, **we will not be holding public hearings in person.** If you are contesting, you may send in written testimony to be added to the record legislativehearings@ci.stpaul.mn.us or CouncilHearing@ci.stpaul.mn.us or by voicemail at 651-266-6805 for this hearing; otherwise, the appeal is laid over as stated above.

Please contact me with any questions at 651-266-8585.

Sincerely,
/s/

Joanna Zimny
Legislative Hearing Executive Assistant

c: Steve Magner
Joe Yannarely
Vicki Sheffer
Reid Soley



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June 25, 2020

David Malanga
o/b/o SG National LLC
1185 Sixth Ave 10th Floor
New York NY 10036-2604

VIA EMAIL: davidm@solil.com

Jacob Steen
Larkin Hoffman
8300 Norman Center Drive
Suite 1000
Minneapolis, Minnesota 55437

VIA EMAIL: jsteen@larkinhoffman.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Malanga and Mr. Steen:

This is to confirm that on June 23, 2020 at the Legislative Hearing, Marcia Moermond, Hearing Officer recommended continuing the matter to **Legislative Hearing on September 8, 2020 at 9:00 am** for further discussion. **Due to the pandemic, this hearing will take place via phone.** At that time Ms. Moermond will expect the following conditions:

1. A detailed work plan, with timelines, or sworn construction statement, including bids for the project;
2. Financial documentation indicating you have the amount required for this rehabilitation; this could be a construction loan, a line of credit or a bank statement which demonstrates that you have the financial means to complete the project. If using a bank statement, an affidavit is required indicating the specific amount for this project; and
3. The property must continue to be maintained.

Please contact me with any questions at 651-266-8563.

Sincerely,

/s/

Mai Vang
Hearing Coordinator

c: Steve Magner
Joe Yannarely
Vicki Sheffer
Reid Soley
Christine Boulware
Kate Mudge, kate@hamlinemidway.org



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September 10, 2020

David Malanga
o/b/o SG National LLC
1185 Sixth Ave 10th Floor
New York NY 10036-2604

Reena Malhotra
Counsel
Solil Management LLC

VIA EMAIL: davidm@solil.com

VIA EMAIL: rm@solil.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Malanga and Ms. Malhotra:

This is to confirm that on September 8, 2020 at the Legislative Hearing, Marcia Moermond, Hearing Officer recommended continuing the matter to **Legislative Hearing on September 22, 2020 at 9:00 am** for further discussion. **Due to the pandemic, this hearing will take place via phone between 9 and 10:30 a.m.** At that time, please plan to provide proof of the execution of sale of the property and contact information for the new owners.

Please contact me with any questions at 651-266-8515.

Sincerely,

/s/

Joanna Zimny
Legislative Hearings Executive Assistant

c: Rehabilitation & Removal staff
Steve Magner – DSI – Housing and Code Enforcement Manager
Christine Boulware – Historic Preservation Specialist
Kate Mudge, kate@hamlinemidway.org



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September 25, 2020

David Malanga
o/b/o SG National LLC
1185 Sixth Ave 10th Floor
New York NY 10036-2604

Reena Malhotra
Counsel
Solil Management LLC

VIA EMAIL: davidm@solil.com

VIA EMAIL: rm@solil.com

Gene Gelgelu
African Economic Development Solutions
1821 University Avenue
St. Paul, MN 55104

VIA EMAIL: ggelgelu@aed-mn.org

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Malanga, Ms. Malhotra, & Mr. Gelgelu:

This is to confirm that on September 22, 2020 at the Legislative Hearing, Marcia Moermond, Hearing Officer recommended continuing the matter to **Legislative Hearing on December 8, 2020 at 9:00 am** for further discussion. **Due to the pandemic, this hearing will take place via phone between 9 and 10:30 a.m.** At that time, please plan to provide proof of the execution of sale of the property and updates on potential demolition of the property.

Attached is a copy of the language from City Code Section 33.03(f)(6) as referenced in the hearing. Highlighted is the section that references residential occupancy.

The City Council Public Hearing will be on December 16, 2020 at 3:30 pm. Further instruction should you wish to testify that date will be provided after your hearing on December 8.

Please contact me with any questions at 651-266-8515.

Sincerely,

/s/

Joanna Zimny
Legislative Hearings Executive Assistant

Encl: City Building Code Chapter 33.03

c: Rehabilitation & Removal staff
 Steve Magner – DSI – Housing and Code Enforcement Manager
 Christine Boulware – Historic Preservation Specialist
 Kate Mudge, kate@hamlinemidway.org



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December 11, 2020

David Malanga
o/b/o SG National LLC
1185 Sixth Ave 10th Floor
New York NY 10036-2604

Reena Malhotra
Counsel
Solil Management LLC

VIA EMAIL: davidm@solil.com

VIA EMAIL: rm@solil.com

Gene Gelgelu
African Economic Development Solutions
1821 University Avenue
St. Paul, MN 55104

Alex Tselos
Attorney o/b/o Gene Gelgelu

VIA EMAIL: gggelgelu@aeds-mn.org

VIA EMAIL: Alex.tselos@target.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Malanga, Ms. Malhotra, Mr. Gelgelu & Mr. Tselos:

This is to confirm that at the Legislative Hearing on December 8, 2020, Marcia Moermond, Legislative Hearing Officer recommended laying the matter over to Legislative Hearing on Tuesday, December 22, 2020 via phone between 9:00 and 11:00 am for further discussion and a proposed timeline of the decision-making of demolition vs. rehabilitation. Please submit signed closing documents to legislativehearings@ci.stpaul.mn.us for review prior to the December 22 hearing.

For your reference should a party wish to rehabilitate the property the following conditions will need to be met in order to receive a grant of time to rehabilitate the property:

1. post a \$5,000 performance deposit with the Department of Safety & Inspections (DSI);
2. apply for a Code Compliance inspection with the Department of Safety & Inspections (DSI). Your code compliance application must include lock box code and box must be attached to door for use; and
3. the property must be maintained;
4. submit evidence of financing sufficient to complete the rehabilitation. Staff estimates cost \$100,000. 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;
5. submit an affidavit indicating the finances will be dedicated to completing the project and not diverted until a code compliance certificate is issued;

6. submit work plan, sworn construction statement, or scope of work. This should include subcontractor bids and a schedule for completion of the project; and
7. the property must continue to be maintained

For your reference, here is a link to the Legislative History file:

<https://stpaul.legistar.com/LegislationDetail.aspx?ID=4542149&GUID=2AE86D46-9D5D-45A7-9A85-724F3DD121E1&Options=&Search=>

I have also included an attachment with a packet of hearing history for your reference.

The City Council Public Hearing will be scheduled for **January 13, 2021 between 3:30 p.m. and 5:00 p.m.** Further information on how to testify, should you wish to do so, will be given after the December 22nd hearing.

Please contact me with any questions at 651-266-8515.

Sincerely,

/s/

Joanna Zimny

Legislative Hearings Executive Assistant

Encl:

Hearing packet

- c: Rehabilitation & Removal staff
 Steve Magner – DSI – Housing and Code Enforcement Manager
 Christine Boulware – Historic Preservation Specialist
 Kate Mudge, kate@hamlinmidway.org
 Jude Hockley VIA EMAIL: Jude.hockley@target.com



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December 23, 2020

David Malanga
o/b/o SG National LLC
1185 Sixth Ave 10th Floor
New York NY 10036-2604

Reena Malhotra
Counsel
Solil Management LLC

VIA EMAIL: davidm@solil.com

VIA EMAIL: rm@solil.com

Gene Gelgelu
African Economic Development Solutions
1821 University Avenue
St. Paul, MN 55104

Alex Tselos
Attorney o/b/o Gene Gelgelu

VIA EMAIL: ggelgelu@aeds-mn.org

VIA EMAIL: Alex.tselos@target.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Malanga, Ms. Malhotra, Mr. Gelgelu & Mr. Tselos:

This is to confirm that at the Legislative Hearing on December 22, 2020, Marcia Moermond, Legislative Hearing Officer will recommend that on January 20, 2021 the City Council refer the matter back to **Legislative Hearing on Tuesday, January 26, 2021 via telephone between 9:00 and 11:00 am** if the following conditions are met by close of business January 19, 2021:

1. Submit signed closing documents;
2. Purchaser must submit outline of current financing available (source & amount) to get through the purchase and predevelopment work that will lead to purchaser's decision on whether to pursue demolition or rehab;
3. Purchaser to post a \$5,000 performance deposit with the Department of Safety & Inspections; and
4. the property must continue to be maintained

Please submit your documents to legislativehearings@ci.stpaul.mn.us. 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.

If you wish to contest to this recommendation for any reason and give live testimony remotely at the City Council Public Hearing on **January 20, 2021 between 3:30 p.m. and 5:00 p.m.**, please contact

me at 651-266-8515 or Councilhearing@ci.stpaul.mn.us to let our staff know before noon. If I don't hear from you, I will assume you are not appealing further.

The seller may **request the return of the performance deposit** in writing to Inspector Reid Soley at reid.soley@ci.stpaul.mn.us. He can be reached for questions at 651-266-9120.

Please contact me with any questions at 651-266-8515.

Sincerely,

/s/

Joanna Zimny

Legislative Hearings Executive Assistant

c: Rehabilitation & Removal staff
 Steve Magner – DSI – Housing and Code Enforcement Manager
 Christine Boulware – Historic Preservation Specialist
 Kate Mudge, kate@hamlinemidway.org
 Jude Hockley VIA EMAIL: Jude.hockley@target.com



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January 29, 2021

Gene Gelgelu
African Economic Development Solutions
1821 University Avenue
St. Paul, MN 55104

Alex Tselos
Attorney o/b/o Gene Gelgelu

VIA EMAIL: ggelgelu@aeds-mn.org

VIA EMAIL: Alex.tselos@target.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Gelgelu & Mr. Tselos:

This is to confirm that at the Legislative Hearing on January 26, 2021, Marcia Moermond, Legislative Hearing Officer recommended laying the matter to Legislative Hearing on Tuesday, **March 9, 2021 via telephone between 9 a.m. and 11:00 a.m.** for further discussion. Your decision on **whether to rehabilitate or remove the building must be submitted to our office by close of business Friday, March 5, 2021 to legislativehearings@ci.stpaul.mn.us.**

Additionally, by Tuesday, February 9, 2021 **please address the nuisance conditions of the four broken windows** on the east side of the building by removing broken glass and boarding/securing the openings from outside. If this is not completed a formal Summary Abatement Order will be sent by City staff with potential fees if not completed on (new) deadline.

Please contact me with any questions at 651-266-8515.

Sincerely,

/s/

Joanna Zimny
Legislative Hearings Executive Assistant

c: Rehabilitation & Removal staff
Steve Magner – DSI – Housing and Code Enforcement Manager
Christine Boulware – Historic Preservation Specialist
Kate Mudge, kate@hamlinemidway.org
Jude Hockley VIA EMAIL: Jude.hockley@target.com



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March 12, 2021

Gene Gelgelu
African Economic Development Solutions
1821 University Avenue
St. Paul, MN 55104

Lisa Kugler
Consultant

VIA EMAIL: ggelgelu@aeds-mn.org

VIA EMAIL: Lisa@lisakuglerconsults.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Gelgelu & Ms. Kugler:

This is to confirm that at the Legislative Hearing on March 9, 2021, Marcia Moermond, Legislative Hearing Officer recommended laying the matter over to Legislative Hearing on **Tuesday, April 13 via telephone between 10:00 a.m. and 12:00 p.m. for further discussion.**

By close of business on Friday April 9, please submit feasibility study (examination of building uses) to me at Joanna.zimny@ci.stpaul.mn.us and I will forward for staff to review. At the April 13 hearing be prepared to talk about next steps and any conversations with City Staff about proposed site plans.

Please contact me with any questions at 651-266-8515.

Sincerely,

/s/

Joanna Zimny
Legislative Hearings Executive Assistant

c: Rehabilitation & Removal staff
Steve Magner – DSI – Housing and Code Enforcement Manager
Christine Boulware – Historic Preservation Specialist
Kate Mudge VIA EMAIL: kate@hamlinemidway.org
Alex Tselos, VIA EMAIL: Alex.tselos@target.com
Jude Hockley VIA EMAIL: Jude.hockley@target.com



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April 16, 2021

Gene Gelgelu
African Economic Development Solutions
1821 University Avenue
St. Paul, MN 55104

Lisa Kugler
Consultant

VIA EMAIL: ggelgelu@aeds-mn.org

VIA EMAIL: Lisa@lisakuglerconsults.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Gelgelu & Ms. Kugler:

This is to confirm that at the Legislative Hearing on April 13, 2021, Marcia Moermond, Legislative Hearing Officer recommended laying the matter over to Legislative Hearing on **Tuesday, April 27 via telephone between 10:00 a.m. and 12:00 p.m. for further discussion.**

By close of business on Friday April 26, please submit a document explaining the tentative timeline, funding sources, backup alternatives if different funding sources fail, to demonstrate how the project will be moving forward. That can be sent to me at Joanna.zimny@ci.stpaul.mn.us and I will forward for staff to review.

This item will go before the City Council on May 12, 2021 at 3:30 p.m. with the recommendation Ms. Moermond makes at the April 27th Legislative Hearing.

Please contact me with any questions at 651-266-8515.

Sincerely,

/s/

Joanna Zimny
Legislative Hearings Executive Assistant

c: Rehabilitation & Removal staff
Steve Magner – DSI – Housing and Code Enforcement Manager
Christine Boulware – Historic Preservation Specialist
Kate Mudge VIA EMAIL: kate@hamlinemidway.org
Alex Tselos, VIA EMAIL: Alex.tselos@target.com
Jude Hockley VIA EMAIL: Jude.hockley@target.com



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April 30, 2021

Gene Gelgelu
African Economic Development Solutions
1821 University Avenue
St. Paul, MN 55104

Lisa Kugler
Consultant

VIA EMAIL: ggelgelu@aeds-mn.org

VIA EMAIL: Lisa@lisakuglerconsults.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Gelgelu & Ms. Kugler:

This is to confirm that at the Legislative Hearing on April 27, 2021, Marcia Moermond, Legislative Hearing Officer recommended laying the matter over to Legislative Hearing on **Tuesday, May 11, 2021 via telephone between 10:00 a.m. and 12:00 p.m. for further discussion.**

By close of business on Friday May 7, please submit a document explaining the tentative timeline, funding sources, and backup alternatives if different funding sources fail to demonstrate how the project will be moving forward. That can be sent to me at Joanna.zimny@ci.stpaul.mn.us and I will forward for staff to review. *(note, this has been received as of 4/29/21 and sent to staff for review. If approved, the May 11 hearing may not be necessary and Ms. Moermond will recommend the Council refer the matter back to Legislative hearing at a later date. I will let you know prior to May 11)*

This item will go before the City Council on May 12, 2021 at 3:30 p.m. with the recommendation Ms. Moermond makes at the May 11 hearing. If you will wish to contest to this recommendation and give live testimony remotely at the City Council Public Hearing on **May 12 between 3:30 p.m. and 5:00 p.m.**, please contact me at 651-266-8515 or legislativehearings@ci.stpaul.mn.us to let our staff know before noon. If I don't hear from you, I will assume you are not appealing further.

Please contact me with any questions at 651-266-8515.

Sincerely,

/s/

Joanna Zimny
Legislative Hearings Executive Assistant

c: Rehabilitation & Removal staff
Steve Magner – DSI – Housing and Code Enforcement Manager

Christine Boulware – Historic Preservation Specialist
Kate Mudge VIA EMAIL: kate@hamlinemidway.org



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May 14, 2021

Gene Gelgelu
African Economic Development Solutions
1821 University Avenue
St. Paul, MN 55104

Lisa Kugler
Consultant

VIA EMAIL: ggelgelu@aeds-mn.org

VIA EMAIL: Lisa@lisakuglerconsults.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Gelgelu & Ms. Kugler:

This is to confirm that on May 12, 2021 the City Council referred the matter back to Legislative hearing on **June 29, 2021 between 9 and 11 a.m. via phone for status of funds that were to be granted May of 2021.**

This item will go before the City Council again on July 7, 2021 at 3:30 p.m. with the recommendation Ms. Moermond makes at the June 29 hearing.

Please contact me with any questions at 651-266-8515.

Sincerely,

/s/

Joanna Zimny
Legislative Hearings Executive Assistant

c: Rehabilitation & Removal staff
Steve Magner – DSI – Housing and Code Enforcement Manager
Christine Boulware – Historic Preservation Specialist
Kate Mudge VIA EMAIL: kate@hamlinemidway.org



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July 2, 2021

Gene Gelgelu
African Economic Development Solutions
1821 University Avenue
St. Paul, MN 55104

Lisa Kugler
Consultant

VIA EMAIL: ggelgelu@aeds-mn.org

VIA EMAIL: Lisa@lisakuglerconsults.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Gelgelu & Ms. Kugler:

This is to confirm that on July 7, 2021 at the City Council Public Hearing, Ms. Moermond will **recommend that the matter be referred back to Legislative Hearing on July 20, 2021 via telephone between 9:00 and 11:00 am** for further discussion.

By close of business on Friday, July 16, 2021 please submit an updated report, including a schedule of potential funding sources and timeline(s) to me at Joanna.zimny@ci.stpaul.mn.us and I will forward to staff to review prior to your July 20 hearing.

If you wish to contest to this recommendation and give live testimony remotely at the City Council Public Hearing on **July 7, 2021 between 3:30 p.m. and 5:00 p.m.**, please contact me at 651-266-8515 or legislativehearings@ci.stpaul.mn.us to let our staff know before noon. If I don't hear from you, I will assume you do not wish to speak.

Please contact me with any questions at 651-266-8515.

Sincerely,

/s/

Joanna Zimny
Legislative Hearings Executive Assistant

c: Rehabilitation & Removal staff
Steve Magner – DSI – Housing and Code Enforcement Manager
Christine Boulware – Historic Preservation Specialist
Kate Mudge VIA EMAIL: kate@hamlinemidway.org



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REVISED

July 2, 2021

Gene Gelgelu
African Economic Development Solutions
1821 University Avenue
St. Paul, MN 55104

Lisa Kugler
Consultant

VIA EMAIL: ggelgelu@aeds-mn.org

VIA EMAIL: Lisa@lisakuglerconsults.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Gelgelu & Ms. Kugler:

This is to confirm that on July 7, 2021 at the City Council Public Hearing, Ms. Moermond will **recommend that the matter be referred back to Legislative Hearing on July 20 27, 2021 via telephone between 9:00 and 11:00 am** for further discussion.

By **close of business on Friday, July 16 23, 2021 please submit an updated report, including a schedule of potential funding sources and timeline(s)** to me at Joanna.zimny@ci.stpaul.mn.us and I will forward to staff to review prior to your July 20 hearing.

If you wish to contest to this recommendation and give live testimony remotely at the City Council Public Hearing on **July 7, 2021 between 3:30 p.m. and 5:00 p.m.**, please contact me at 651-266-8515 or legislativehearings@ci.stpaul.mn.us to let our staff know before noon. If I don't hear from you, I will assume you do not wish to speak.

Please contact me with any questions at 651-266-8515.

Sincerely,

/s/

Joanna Zimny
Legislative Hearings Executive Assistant

c: Rehabilitation & Removal staff
Steve Magner – DSI – Housing and Code Enforcement Manager
Christine Boulware – Historic Preservation Specialist
Kate Mudge VIA EMAIL: kate@hamlinemidway.org



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July 30, 2021

Gene Gelgelu
African Economic Development Solutions
1821 University Avenue
St. Paul, MN 55104

Lisa Kugler
Consultant

VIA EMAIL: ggelgelu@aeds-mn.org

VIA EMAIL: Lisa@lisakuglerconsults.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Gelgelu & Ms. Kugler:

This letter is to inform you that due to time limitations on Tuesday, July 27 this matter was laid over to Legislative Hearing on August 10, 2021 to review the submitted report, as staff was unable to do so on July 27.

This hearing will take place via phone between 9 am and 11:30 am on Tuesday, August 10th.

Please contact me with any questions at 651-266-8515.

Sincerely,

/s/

Joanna Zimny
Legislative Hearings Executive Assistant

c: Rehabilitation & Removal staff
Steve Magner – DSI – Housing and Code Enforcement Manager
Christine Boulware – Historic Preservation Specialist
Kate Mudge VIA EMAIL: kate@hamlinemidway.org



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August 12, 2021

Gene Gelgelu
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VIA EMAIL: Lisa@lisakuglerconsults.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Gelgelu & Ms. Kugler:

This is to confirm that on August 10, 2021 at the Legislative Hearing, Legislative Hearing Officer Marcia Moermond laid the matter over to **Tuesday, September 14, 2021 via telephone between 9 and 11 a.m.** for further discussion.

Please contact me with any questions at 651-266-8515.

Sincerely,

/s/

Joanna Zimny
Legislative Hearings Executive Assistant

c: Rehabilitation & Removal staff
Steve Magner – DSI – Housing and Code Enforcement Manager
Christine Boulware – Historic Preservation Specialist
Kate Mudge VIA EMAIL: kate@hamlinemidway.org



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September 17, 2021

Gene Gelgelu
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Lisa Kugler
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VIA EMAIL: Lisa@lisakuglerconsults.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Gelgelu & Ms. Kugler:

This is to confirm that at the October 6, 2021 City Council meeting, Legislative Hearing officer Marcia Moermond will ask the City Council to **refer the matter back to Legislative Hearing on Tuesday, October 26, 2021 via phone between 9 and 11 am for further discussion.**

Please submit an updated report, including an updated schedule of potential funding sources and timeline(s), by close of business Friday, October 22, 2021 to me at Joanna.zimny@ci.stpaul.mn.us. Fire Safety Manager Angie Weise's contact information was given to you in the hearing but I will include it here as well. She can be reached at angie.wiese@ci.stpaul.mn.us or 651-266-8953.

This matter will go before the City Council on Wednesday, October 6, 2021 at 3:30 p.m. Please contact me with any questions at 651-266-8515.

Sincerely,

/s/

Joanna Zimny
Legislative Hearings Executive Assistant

c: Rehabilitation & Removal staff
Steve Magner – DSI – Housing and Code Enforcement Manager
Angie Wiese – DSI – Fire Safety Manager
Christine Boulware – Historic Preservation Specialist
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October 29, 2021

Gene Gelgelu
African Economic Development Solutions
1821 University Avenue
St. Paul, MN 55104

Lisa Kugler
Consultant

VIA EMAIL: ggelgelu@aeds-mn.org

VIA EMAIL: Lisa@lisakuglerconsults.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Gelgelu & Ms. Kugler:

This is to confirm that at the Legislative Hearing on October 26, 2021 Legislative Hearing officer Marcia Moermond laid the matter over to **Legislative Hearing on Tuesday, December 14, 2021 via phone between 9 and 11 am for further discussion.**

Please submit an updated written report by close of business Friday, December 10 , 2021 to me at Joanna.zimny@ci.stpaul.mn.us.

Sincerely,

/s/

Joanna Zimny
Legislative Hearings Executive Assistant

- c: Rehabilitation & Removal staff
Steve Magner – DSI – Housing and Code Enforcement Manager
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December 17, 2021

Gene Gelgelu
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Lisa Kugler
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VIA EMAIL: Lisa@lisakuglerconsults.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Gelgelu & Ms. Kugler:

This is to confirm that at the Legislative Hearing on December 14, 2021 Legislative Hearing officer Marcia Moermond laid the matter over to **Legislative Hearing on Tuesday, March 29, 2022 at 9:00 a.m. for further discussion.** Please note, it is likely that these hearings can continue to be held via phone, but at this time Legislative Hearings are scheduled to resume in person for items with items with Abatement/Removal orders on them. **Please connect with me via phone or email prior to March 29 to confirm.**

Please submit an updated written report by close of business Friday, March 25, 2022 to me at Joanna.zimny@ci.stpaul.mn.us.

Sincerely,

/s/

Joanna Zimny
Legislative Hearings Executive Assistant

c: Rehabilitation & Removal staff
Steve Magner – DSI – Housing and Code Enforcement Manager
Angie Wiese – DSI – Fire Safety Manager
Christine Boulware – Historic Preservation Specialist
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April 1, 2022

Gene Gelgelu
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St. Paul, MN 55104

Lisa Kugler
Consultant

VIA EMAIL: ggelgelu@aeds-mn.org

VIA EMAIL: Lisa@lisakuglerconsults.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Gelgelu & Ms. Kugler:

This is to confirm that at the Legislative Hearing on Tuesday, March 29, 2022 Legislative Hearing officer Marcia Moermond recommended laying the matter over to Legislative Hearing **on Tuesday, April 26, 2022 via phone between 9 and 11 a.m.** for an update on the engineering report, changes in rehabilitation plans and any financing changes.

By close of business Monday April 18, 2022 please submit engineering report to City for review by staff to me at Joanna.zimny@ci.stpaul.mn.us so it can be reviewed prior to the hearing on April 28.

Sincerely,

/s/

Joanna Zimny
Legislative Hearings Executive Assistant

c: Rehabilitation & Removal staff
Steve Magner – DSI – Housing and Code Enforcement Manager
Angie Wiese – DSI – Fire Safety Manager
Christine Boulware – Historic Preservation Specialist
Sarah O'Brien VIA EMAIL: director@HamlineMidway.org
Alec Armon, Dist Council 11 VIA EMAIL armon@hamlinemidway.org



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April 29, 2022

Gene Gelgelu
African Economic Development Solutions
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Lisa Kugler
Consultant

VIA EMAIL: ggelgelu@aeds-mn.org

VIA EMAIL: Lisa@lisakuglerconsults.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Gelgelu & Ms. Kugler:

This is to confirm that at the Legislative Hearing on Tuesday, April 26, 2022 Legislative Hearing officer Marcia Moermond continued the matter to Legislative Hearing **on Tuesday, May 10, 2022 via phone between 9 and 11 a.m.** for an update on the engineering report, changes in rehabilitation plans and any financing changes.

By close of business Friday, May 6, 2022 please submit engineering report review by staff to me at Joanna.zimny@ci.stpaul.mn.us so it can be reviewed prior to the hearing on May 10.

Sincerely,

/s/

Joanna Zimny
Legislative Hearings Executive Assistant

c: Rehabilitation & Removal staff
Steve Magner – DSI – Housing and Code Enforcement Manager
Angie Wiese – DSI – Fire Safety Manager
Christine Boulware – Historic Preservation Specialist
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May 13, 2022

Gene Gelgelu
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Lisa Kugler
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VIA EMAIL: Lisa@lisakuglerconsults.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Gelgelu & Ms. Kugler:

This is to confirm that at the Legislative Hearing on Tuesday, May 10, 2022 Legislative Hearing officer Marcia Moermond continued the matter to Legislative Hearing **on Tuesday, June 14, 2022 via phone between 9 and 11 a.m.** to discuss update on schedule and funding sources/financing, etc.

By close of business Friday, June 10, 2022 please submit an updated report to me at Joanna.zimny@ci.stpaul.mn.us so it can be reviewed prior to the hearing on June 14.

This matter will go before the City Council again on Wednesday, **June 22, 2022** at 3:30 p.m. in room 300 City Hall. If you are contesting Ms. Moermond's recommendation from the June 14 hearing, you may appear in person or send written testimony to be added to the record to legislativehearings@ci.stpaul.mn.us or by voicemail at 651-266-6805. **Should you wish to address Council directly but not appear in person, you must register in person by noon on the Tuesday immediately prior to your Public Hearing here: <https://www.stpaul.gov/departments/city-council/city-council-public-hearing-live-testimony>.** If you don't wish to contest, no further action is needed.

Sincerely,

/s/

Joanna Zimny
Legislative Hearings Executive Assistant

c: Rehabilitation & Removal staff
Steve Magner – DSI – Housing and Code Enforcement Manager
Angie Wiese – DSI – Fire Safety Manager
Christine Boulware – Historic Preservation Specialist

Sarah O'Brien VIA EMAIL: director@HamlineMidway.org

Alec Armon, District Council 11 VIA EMAIL armon@hamlinemidway.org



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June 17, 2022

Gene Gelgelu
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Lisa Kugler
Consultant

VIA EMAIL: ggelgelu@aeds-mn.org

VIA EMAIL: Lisa@lisakuglerconsults.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Gelgelu & Ms. Kugler:

This is to confirm that at **the City Council Public Hearing on July 20, 2022** Ms. Moermond will ask them to refer the Matter back to **Legislative Hearing on Tuesday, October 25, 2022 via phone between 9:00 and 11:00 a.m. if permit is pulled and finalized for roof repair by July 20, 2022.**

Please remind your contractor that all permits for Category 3 Vacant Buildings **must be applied for in person at 375 Jackson.**

By close of business Friday, October 21, 2022 please submit an updated report to me at Joanna.zimny@ci.stpaul.mn.us so it can be reviewed prior to the hearing on October 25.

This matter will go before the City Council again on Wednesday, **July 20, 2022** at 3:30 p.m. in room 300 City Hall. If you are contesting Ms. Moermond's recommendation from the June 14 hearing, you may appear in person or send written testimony to be added to the record to legislativehearings@ci.stpaul.mn.us or by voicemail at 651-266-6805. **Should you wish to address Council directly but not appear in person, you must register in person by noon on the Tuesday immediately prior to your Public Hearing here: <https://www.stpaul.gov/departments/city-council/city-council-public-hearing-live-testimony>.** If you don't wish to contest, no further action is needed.

Sincerely,
/s/

Joanna Zimny
Legislative Hearings Executive Assistant

c: Rehabilitation & Removal staff

Steve Magner – DSI – Housing and Code Enforcement Manager

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October 28, 2022

Gene Gelgelu
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Lisa Kugler
Consultant

VIA EMAIL: ggelgelu@aed-mn.org

VIA EMAIL: Lisa@lisakuglerconsults.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Gelgelu & Ms. Kugler:

This is to confirm that this matter was continued to Legislative Hearing on **Tuesday, November 8, 2022 via phone between 9:00 and 11:00 am.**

Sincerely,

/s/

Joanna Zimny
Legislative Hearings Executive Assistant

c: Rehabilitation & Removal staff
Steve Magner – DSI – Housing and Code Enforcement Manager
Christine Boulware – Historic Preservation Specialist
Sarah O'Brien VIA EMAIL: director@HamlineMidway.org
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January 27, 2023

Gene Gelgelu
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St. Paul, MN 55104

Lisa Kugler
Consultant

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VIA EMAIL: Lisa@lisakuglerconsults.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Gelgelu & Ms. Kugler:

This is to confirm that at the Legislative Hearing on January 24, 2023 Legislative Hearing Officer Marcia Moermond will ask the Council on February 15 to refer the matter back to Legislative Hearing on **Tuesday, March 28, 2023 via phone between 9:00 and 11:00 am.**

By close of business Friday, March 24, 2023 please submit a written update for discussion at the March 28 hearing to me at Joanna.zimny@ci.stpaul.mn.us.

Sincerely,

/s/

Joanna Zimny
Legislative Hearings Executive Assistant

c: Rehabilitation & Removal staff
Steve Magner – DSI – Housing and Code Enforcement Manager
Christine Boulware – Historic Preservation Specialist
Alec Armon, District Council 11 VIA EMAIL armon@hamlinemidway.org