



**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

Thomas Radio  
Felhaber Larson  
220 S. Sixth St.  
Ste. 2200  
Minneapolis, MN 55402

Jumil Wachau  
Allstate Bk Real Estate Holdings Ltd  
4415 Highway 6  
Sugar Land, TX 77478-4476

VIA EMAIL: [tradio@felhaber.com](mailto:tradio@felhaber.com)

VIA MAIL

Tarek Ellaicy  
Tri City Foods  
1400 Opus Pl.  
Ste. 900  
Downers Grove, IL 60515

VIA EMAIL: [tellaicy@3cityfoods.com](mailto:tellaicy@3cityfoods.com)

Re: Remove or Repair of the Structure at 455 Robert Street South

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 26, 2024 at 9 am in room 330 City Hall/Courthouse** for further discussion including an update on closing.

A reminder that purchaser must:

- 1. submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$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;
- 2. submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
- 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;
- 4. title/closing documents;**



- 5. the property must be maintained; and**
- 6. a new \$5,000 Performance Deposit must be posted with the Department of Safety & Inspections\***

\*Please note that the party pulling the permits to do the work is in most cases the party to post the \$5,000 Performance Deposit. If you will be handling it in a different manner please specify this in your closing agreement and submit for the record. 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.

Those items can be emailed to me at [Joanna.zimny@ci.stpaul.mn.us](mailto:Joanna.zimny@ci.stpaul.mn.us) and I will forward to staff to review. If you or the purchaser have any questions please contact me at 651-266-8585.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

- c:     Rehabilitation & Removal staff  
        Monica Bravo, WSCO via email: [monica@wsco.org](mailto:monica@wsco.org)  
        Bob Craft via email: [bobcraft01@msn.com](mailto:bobcraft01@msn.com)  
        Joy Sorensen Navarre, WSCO, via email: [joysn@wsco.org](mailto:joysn@wsco.org)  
        Sebastian Ellefson, WSCO, via email: [sebastiane@wsco.org](mailto:sebastiane@wsco.org)  
        Janice Clark via email: [jclark@felhaber.com](mailto:jclark@felhaber.com)  
        O. Pilar Escobar via email: [pescobar@felhaber.com](mailto:pescobar@felhaber.com)  
        Jeff Hogue via email: [jeff@wakota.com](mailto:jeff@wakota.com)  
        Scott Owen via email: [sowen@gulshaninc.com](mailto:sowen@gulshaninc.com)