



# City of Saint Paul

15 West Kellogg Blvd.  
Saint Paul, MN 55102

## Minutes - Final

### Legislative Hearings

*Marcia Moermond, Legislative Hearing Officer  
Mai Vang, Hearing Coordinator  
Jean Birkholz, Hearing Secretary  
legislativehearings@ci.stpaul.mn.us  
651-266-8585*

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Tuesday, December 8, 2015

9:00 AM

Room 330 City Hall & Court House

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- 7 [SR 15-145](#) Reviewing request of Becky Errigo, NeighborWorks Home Partners, to have Council reconsider its Order to Remove or Repair the Structures at 1022 MINNEHAHA AVENUE WEST.

Sponsors: Thao

*Becky Errigo, Greater Frogtown Community Development Corporation (CDC) / NeighborWorks Home Partners (NWHP), owner, appeared.*

*Ms. Moermond:*

*-she and Ms. Errigo talked extensively on the phone about how the 180 days had come and gone; and there was really no forward motion*

*Inspector Steve Magner, Vacant Buildings:*

*-update: we had multiple legislative hearings; we had a City Council Public Hearing; they passed a resolution to remove the building; we hired a contractor, who started the demo; we were asked to stop the contractor; we stopped; we went through the LH process again; City Council passed a resolution to say the demolition for 180 days; that stay is now over; and technically, the original resolution to remove goes into effect*

*-we also have an issue with the performance deposit; we really should move forward with forfeiting that deposit*

*-but,,, we do have a new code compliance inspection report dated Nov 19, 2015*

*Ms. Errigo:*

*-we've had a chance to review the code compliance inspection report*

*-we closed on our construction financing*

*-we have a signed contract with our contractor*

*-we have had the water/sewer re-connected at the lot line*

*-we have applied to Xcel Energy to have the gas and temporary electric service*

*-the contractor has done permitting for the plumbing, the building and the mechanical work (Bella Roofing and Contracting)*

*-our organization became involved about halfway...*

*-history: had a scope of work; bid it out; estimates came in quite a bit higher so, we had to revisit that and get bids from other contractors; we were also working with people to try to mitigate the cat odor*

*-she has a budget to submit; they were able to partner with some other organizations and secure some funding (United States Rebuilding Coalition, MN Chapter (USGVC)); they also have a relationship with Home Depot, where they are donating new items that perhaps are over stocked of discontinued (kitchen cabinets, light fixtures, floor coverings, etc.)*

*Ms. Moermond:*

*-close to initiating the actual work*

*-you are going to lose the \$5,000 performance deposit unless we do something about that today*

*-her proposal will be that instead of losing your \$5,000, you will need to put down another \$5,000; total of \$10,000 being held by the city, subject to forfeiture if this rehab doesn't get taken care of*

*-also wants to see a detailed work plan/construction statement; evidence of financing; maintenance of the property (shovel snow; keep it clean; contractor needs to provide a dumpster and get a permit if they need to put it on the street)*

*Ms. Errigo:*

*-they will repair the garage*

*Ms. Moermond:*

*-you can store construction material in the garage*

*-send us electronic documents if you can*

*-she recommends DSI allow permits to be pulled based on today's discussion*

*The following conditions must be met by December 22, 2015:*

- 1. Post another \$5,000 performance deposit;*
- 2. provide a detailed work plan with timelines or a sworn construction statement;*
- 3. provide a document demonstrating financial capacity to complete the project; and*
- 4. owner must continue to maintain the exterior areas of the property (construction debris must not be stored outside).*

*If those conditions are met; a new resolution granting a stay of enforcement will be on the City Council Public Hearing Agenda for January 6, 2016.*

**Received and Filed**