



# 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

March 29, 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 Legislative Hearing on March 26, Legislative Hearing officer Marcia Moermond continued the matter to Legislative Hearing on **Tuesday, April 9, 2024 at 9 am in room 330 City Hall/Courthouse** for an update on timeline for phase 2 environmental review and extension of due diligence period (*sent already by Mr. Radio indicating 4/29/24*).

**This hearing may be able to be done remotely, or you may not need to attend if update is submitted prior to this hearing and reviewed by staff.**

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.

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)  
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