



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
PHONE: (651) 266-8585 FAX: (651) 266-8574

January 13, 2023

Manuel Crespo
722 - 23rd Ave N
Minneapolis MN 55411

Adam Schmitt

VIA MAIL & EMAIL:
manuelcrespo1924.mc@gmail.com

VIA EMAIL: scad0401@gmail.com

Re: Remove or Repair of the Structure at 342 Thomas Ave

Dear Manuel Crespo & Adam Schmitt:

This is to confirm that the Legislative Hearing on January 10, 2023 Legislative Hearing Officer Marcia Moermond **will recommend at the February 8, 2023 Council Public Hearing they grant 180 days to rehabilitate or repair the above-named property pending submission and approval of:**

1. **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. **an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
3. **(re)submitting a schedule for rehabilitation of the project** (*it was indicated this was submitted during the hearing but we have no record of this*);
4. **contractor bids for plumbing & HVAC;** and
5. **the property must continue to be maintained**

They can be emailed to me at Joanna.zimny@ci.stpaul.mn.us or dropped off in person to our office at 15 W Kellogg Blvd, Room 310 no later than close of business February 3, 2023.

This matter will go before the City Council at Public Hearing on **Wednesday, February 8, 2023 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation from the January 10 hearing (or don't have the above items submitted and approved) you may:

- appear in person (please arrive before 3:30 p.m. and check in with staff outside Council chambers)
- 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 Tuesday, February 7, 2023 here to testify via phone:**
<https://www.stpaul.gov/departments/city-council/city-council-public-hearing-live-testimony>.

A reminder permits must be pulled **in person** for Category 3 properties, your contractors cannot do them online. When your rehabilitation is complete and the property has received its Code Compliance certificate, you may request your performance deposit back in writing to Robert Humphrey at robert.humphrey@ci.stpaul.mn.us.

At the conclusion of the grant of time, the Council will receive a report from the Legislative Hearing Officer with findings on the status of the substantial abatement. You will receive a letter with the time and date of this hearing from our office approximately 5 and a half months following the date of your Council Public Hearing.

Sincerely,

/s/

Joanna Zimny
Legislative Hearing Executive Assistant

Encl: Sample Affidavit

c: Rehabilitation & Removal staff