



**CITY OF SAINT PAUL**  
OFFICE OF THE CITY COUNCIL  
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SAINT PAUL, MN 55102-1615  
Marcia Moermond, Legislative Hearing Officer  
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November 24, 2021

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Re: Remove or Repair of the Structure at 975 Hudson Road

Dear owner and interested parties:

This is to confirm at the Legislative Hearing on November 23, 2021 Legislative Hearing Officer Marcia Moermond will recommend that Council grants 180 days to rehabilitate the property if by **close of business December 13, 2021 the following items are submitted (or completed) and approved:**

1. Real estate taxes **must be brought current before moving forward;**
2. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates cost \$50,000. 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;
3. **purchaser must post a new \$5,000 performance deposit** with the Department of Safety & Inspections;
4. **submit a contract for review with the third party doing the rehabilitation.** Note that transfer of title cannot be done until the Code Compliance Inspection Certificate has been received and the contract used for this transaction will need to be approved by the Legislative Hearing Officer;



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 signed subcontractor bids and a schedule for completion of the project; and
7. **the property must be maintained.**

**If these items are not completed, at the December 15, 2021 City Council meeting she will recommend the building be removed within 15 days with no option for repair.** If you need samples of any of these documents again, please let me know.

If any party wishes to contest to this recommendation and give live testimony remotely at the City Council Public Hearing on **December 15, 2021 between 3:30 p.m. and 5:00 p.m.**, please contact me at 651-266-8515 or [legislativhearings@ci.stpaul.mn.us](mailto:legislativhearings@ci.stpaul.mn.us) to let staff know before noon. If I don't hear from you, I will assume you are not appealing further.

If you have any questions, please contact me at 651-266-8515.

Sincerely,

/s/

Joanna Zimny  
Legislative Hearing Executive Assistant

c: Rehabilitation & Removal staff  
Steve Magner – Department of Safety & Inspections, Housing and Code Enforcement  
Manager  
Ka Bao Jennrich via email: [kabao@thooflawllc.com](mailto:kabao@thooflawllc.com)