



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

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April 7, 2017

Aaron Rubenstein
75 W 5th Street #400
St Paul MN 55102

VIA EMAIL: arubenstein@historicsaintpaul.org

Re: Request for Stay of Enforcement of Order to Remove or Repair at 689 Conway Street.

Dear Mr. Rubenstein:

This is to confirm that on a Legislative hearing has been scheduled for **Tuesday, May 9, 2017 at 9:00 a.m. in Room 330 City Hall** to consider a stay of enforcement of the above referenced matter. I am requesting that you provide the following in order for a resolution staying enforcement to be presented to the Council:

1. With respect to the scope of work for the rehabilitation, we currently have on file a plan from Paul Ormseth dated October 19, 2016. In your work plan you indicated you had a construction start time of September/October 2016 and construction duration through July 2017. These plans are no longer valid and timely and will, therefore, need to be re-submitted.
2. I note in your previous work plan you intended to have GAP Youth Build do interior demolition and some framing. We agreed that a separate building permit could be pulled for their activities, so long as it was explicit in the activities undertaken. This continues to be the case, if GAP Youth Build continues to be a project partner within your new project timeline.
3. Evidence of financing to complete the project. The project budget you submitted previously showed costs of \$209,445 and I was looking for evidence of \$210,000 available for the project. I will need updated information from your contractors that their bids are the same and information from your funding partners that they will continue to provide support at the previously agreed to levels. Alternatively, if the bids come in at a higher level, I will need to see financing commensurate with that increase. Additionally, it is not clear to me what your holding costs have been since the last hearing. I will need to know if these costs have decreased the amount of funds available for the balance of the project.
4. The performance deposit in place was originally posted by Wells Fargo December 14, 2015. It was continued once already and Wells Fargo indicated explicitly they would allow it to stay in place pending the completion of the project. However, I am not inclined to recommend a second continuance of this same performance deposit without a higher level of surety that Historic Saint Paul will perform in completing the rehabilitation of the property. Therefore, I am recommending that the City Council require an additional

\$5,000 performance deposit to be posted this time by Historic Saint Paul. Please note, the performance deposits will be returned with interest to Wells Fargo and Historic Saint Paul, respectively, upon the successful completion of the building's rehabilitation within the time granted.

5. The November 4, 2015 code compliance inspection report for this property expired 5 months ago. I am requesting a "building only" be re-inspected a building inspector to determine there have been no significant changes requiring a full code compliance with all the trades inspectors.
6. The property will need to be maintained throughout the process. I note there have been no concerns with the maintenance of the property.

If you have any questions, you may contact me at 651-266-8570.

Sincerely,

/s/

Marcia Moermond
Legislative Hearing Officer
City Council Offices

cc: Steve Magner
Joe Yannarely
Christine Boulware
Vicki Sheffer
Carol Carey