



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

March 12, 2021

Mark Drexler
1140 Glendon St. N.
Maplewood, MN 55119

Derek Western

VIA EMAIL: mark.drexler@bsci.com

VIA EMAIL: wpsllc89@gmail.com

Leanna Landrum

VIA EMAIL: lanelandrumrei@gmail.com

Re: Remove or Repair of the Structure at 1816 Minnehaha Avenue East

Dear Mr. Drexler:

This is to confirm that on March 10, 2021 at the City Council Public Hearing, the matter was referred back to Legislative Hearing on **Tuesday, April 13, 2021 between 9:00 and 11:00 am via phone** for further discussion. By close of April 9, 2021, the following conditions must be met:

1. Because you wish to sell the property and this is a Category 3 vacant building, **title of the property cannot transfer until the rehabilitation is complete and a Certificate of Code Compliance has been received.** Pending transfer of title, the contract used for this transaction will need to be approved by the Legislative Hearing Officer;
2. submit evidence of financing sufficient to complete the rehabilitation. Staff estimates cost \$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;
3. submit an affidavit indicating the finances will be dedicated to completing the project and not diverted until a code compliance certificate is issued; and
4. 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
5. the property must continue to be maintained

Samples are again enclosed for your reference, including examples of how ownership and title transfer have been handled in the past. Please email the above documents to me at Joanna.zimny@ci.stpaul.mn.us and I will forward to staff to review. If you have any questions, please contact me at 651-266-8515.



Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

Encl: Sample Purchase/Loan agreement documents

Sample work plan

Sample affidavit

Sample sworn construction statement(s)

c: Rehabilitation & Removal staff

Steve Magner – Department of Safety & Inspections, Housing and Code Enforcement
Manager