



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
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SAINT PAUL, MN 55102-1615
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August 22, 2018

Ling Jian Zhou
7364 143rd Street Ct
Apple Valley, MN 55124-8698

VIA EMAIL: hjdrzhou1@icloud.com

Re: Order to Remove or Repair for Property at 877 Woodbridge Street

Dear Mr. Zhou:

This is to confirm that on August 22, 2018 at the City Council, the following actions were ordered if you wish to pursue a grant of time for the rehabilitation of 877 Woodbridge Street.

1. By the close of business Friday August 24, a \$5,000 performance deposit will need to be posted with DSI at 375 Jackson St, Ste 220, St Paul MN 55102 – please note that the deposit will be returned with interest when the code compliance certificate is issued within the grant of time from the City Council – which is proposed to be 180 days.
2. By the close of business Monday September 3, the property shall have been *professionally* cleaned and sanitized so city inspectors can gain safe access to the premise. Inspectors have documented severe urine, mold and mildew smells, trash, dead rodents and human waste. Evidence of professional cleaning, such as a contract and receipts from a *professional cleaning company*, shall be provided to our office by 9 a.m. Tuesday September 4. If this is addressed, the City will strive to conduct a code compliance inspection that week.
3. The property shall be maintained. Notably, the property has not been maintained and there is an August 21 Summary Abatement Order which specifically addresses the need to board a broken glass window on the north side of the house and cut the tall grass and weeds. This must be addressed and future violations must be avoided.
4. By the close of business Friday September 14, a detailed work plan or sworn construction statement, including timelines and bids from contractors and subcontractors for completing the work required in the code compliance inspection report will need to be provided. This plan must be based on the code compliance inspection report. Please note that many owners choose to develop workplans concurrently with the inspection process to save time. They then modify those plans, if necessary, to cover items in the code compliance report which weren't in their original workplan.

5. By the close of business Friday September 14, documentation of financing sufficient to execute the above work plan will need to be demonstrated (line of credit, construction loan, personal bank account). The City estimates the cost to repair to exceed \$50,000. If you present a workplan and bids which indicate the work will cost more, evidence of that level of funds will be necessary. If you present a workplan which indicates the costs will be less, the City *may* decrease the amount of funds you need to have available.
6. If the funds being used are not tied to the project (such as a construction loan), we require an affidavit that states the necessary funds will be set aside from other business or personal accounts;

All documentation related to meeting the above conditions shall be sent to our office and we will consult with the Department of Safety and Inspections prior to providing you with feedback as to whether they adequately addressed the Council's order.

On Tuesday September 11, 2018 at 9 a.m., your case will be reviewed in Legislative Hearing to determine progress and respond to questions. The Legislative Hearing will be conducted in Room 330 City Hall, 15 W. Kellogg Blvd., Saint Paul.

If you have questions, please contact Mai Vang at 651-266-8563.

Sincerely,

/s/

Marcia Moermond
Legislative Hearing Officer

c: Steve Magner
Jim Seeger
Steve Ubl
Joe Yannarely