



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 29, 2024

Thomas Radio
Felhaber Larson
220 S. Sixth St.
Ste. 2200
Minneapolis, MN 55402

Jumil Wachau
Allstate Bk Real Estate Holdings Ltd
4415 Highway 6
Sugar Land, TX 77478-4476

VIA EMAIL: tradio@felhaber.com

VIA MAIL

Tarek Ellaicy
Tri City Foods
1400 Opus Pl.
Ste. 900
Downers Grove, IL 60515

VIA EMAIL: tellaicy@3cityfoods.com

Re: Remove or Repair of the Structure at 455 Robert Street South

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on March 26, Legislative Hearing officer Marcia Moermond continued the matter to Legislative Hearing on **Tuesday, April 9, 2024 at 9 am in room 330 City Hall/Courthouse** for an update on timeline for phase 2 environmental review and extension of due diligence period (*sent already by Mr. Radio indicating 4/29/24*).

This hearing may be able to be done remotely, or you may not need to attend if update is submitted prior to this hearing and reviewed by staff.

A reminder that purchaser must:

- 1. submit 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. submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;



3. **submit work plan, sworn construction statement, or scope of work.** This should include **signed** subcontractor bids and a **schedule** for completion of the project;
4. **title/closing documents;**
5. **the property must be maintained;** and
6. **a new \$5,000 Performance Deposit must be posted with the Department of Safety & Inspections***

*Please note that the party pulling the permits to do the work is in most cases the party to post the \$5,000 Performance Deposit. If you will be handling it in a different manner please specify this in your closing agreement and submit for the record. The performance deposit form can be found online here: <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process.

If you or the purchaser have any questions please contact me at 651-266-8585.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

- c: Rehabilitation & Removal staff
Monica Bravo, WSCO via email: monica@wsco.org
Bob Craft via email: bobcraft01@msn.com
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