



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

REVISED

August 24, 2021

Lorie Miller
Tranquil Holdings, LLC
3046 Bryant Ave. S
Minneapolis, MN 55408

Derek Thooft
Thooft Law

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VIA EMAIL:
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derek@thooftlawllc.com

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

Dear Ms. Miller & Mr. Thooft:

This is to confirm that at the Legislative Hearing on August 10, 2021 Legislative Hearing Officer Marcia Moermond will recommend at the **September 8 15, 2021 City Council Public Hearing** that **the building is removed within 15 days with no option to repair.** (Note that this is a different Public Hearing date than mentioned in the hearing, as the Councilmember representing the area will be out August 25).

If you wish to contest to this recommendation and give live testimony remotely at the City Council Public Hearing on **September 8 15, 2021 between 3:30 p.m. and 5:00 p.m.**, please contact me at 651-266-8515 or legislativehearings@ci.stpaul.mn.us to let our staff know before noon. If I don't hear from you, I will assume you are not appealing further.

As stated in the last letter, you failed to install a lockbox at the property by close of business on Thursday, July 29, 2021 and contact Inspector Bruhn with the combination. Additionally, as noted in previous letters, by close of business June 11, 2021 the following items were to be completed and as of this letter have not yet been completed:

- 1. Complete the vacant building deposit form and submit to the Department of Safety & Inspections** (note: your \$5,000 check was received by DSI but without this form it cannot be returned upon successful completion of the rehabilitation. If the building is removed the \$5,000 will go towards the cost of demolition);

2. Real estate taxes for 2020 are delinquent in the amount of \$36.77. **This must be brought current before moving forward** (*note that your taxes due May 2021 have not yet been paid*);
3. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates a cost of \$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;
4. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
5. **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
6. **the property must be maintained.**

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
 Nathan Bruhn - Department of Safety & Inspections, Building Inspector
 Ka Bao Jennrich via email: kabao.jennrich@gmail.com