



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
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January 31, 2020

Nneka S. Morgan
1431 Sherburne Ave.
St. Paul, MN 55104

VIA MAIL

RE: Remove or Repair of the Structure at 1282 Hauge Avenue

Dear Ms. Morgan:

This is to confirm that on January 28, 2020 at the Legislative Hearing, Marcia Moermond, recommended continuing the above-referenced matter to Legislative Hearing on February 11, 2020 at 9:00 a.m. in Room 330 City Hall. You did not attend this hearing. If interested in rehabilitation of the property, the following conditions must be met:

1. **Work Plan** - preliminary plans, with timelines, or sworn construction, noting that a certificate of code compliance shall be the measure used in determining whether the building has been rehabilitated and the nuisance and dangerous conditions have been addressed;
2. **Performance Deposit** – post a \$5,000 performance with DSI, 375 Jackson Street #220, St Paul MN 55101.
3. **Bids** - provide general and subcontractor bids;
4. **Document Demonstrating Financial Capacity** - provide financial documentation, such as a construction loan, a line of credit or a bank statement which demonstrates the financial means to complete the project;
5. **Affidavit** - if using funds from a bank account, will need to provide an affidavit indicating the ability to pay for the work. The City currently estimates the rehabilitation exceeds \$30,000; and

If the above requirements have been met at the time of the hearing, Ms. Moermond will recommend that the Council grant time for the execution of the plans. If there has been no demonstrable progress in addressing these requirements, Ms. Moermond will recommend that the Council move forward with the Order to Abate the Nuisance/Dangerous Building within 15 days. If there is demonstrable progress and a clear schedule for completely addressing the above

requirements, she will ask the Council to refer the matter back into Legislative Hearing for the anticipated completion of plans.

If another interested party wishes to move forward, they will need to demonstrate they have moved to foreclose upon the mortgage as well as the above conditions.

The City Council Public Hearing will be Wednesday, February 26, 2020 at 3:30 p.m. in room 300 City Hall.

Sincerely,

Joanna Zimny
Executive Assistant

c: Steve Magner
Joe Yannarely
Vicki Sheffer
Reid Soley
Mimi Hasselbalch, Hasselbalch Law, mimi@hasselbalchlaw.com
Forethought Life Insurance Company
1 Forethought Center, Batesville IN 47006
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