



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

August 30, 2018

Kim Theng
2534 Montana Avenue East
Maplewood, MN 55119-3151

Re: Order to Remove or Repair for Property at 483 Como Avenue

Dear Mr. Theng:

This is to confirm that on July 31, 2018 at the Legislative Hearing, I asked that the items listed below be addressed by September 21, 2018 and documentation provided to my office. I have scheduled a hearing for **Tuesday, September 25, 2018 at 9:00 a.m. in Room 330 City Hall** to complete the discussion of your case. If these conditions are met and approved, I will recommend that the City Council grant up to 180 days for the rehabilitation of 483 Como Avenue.

1. 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;

Please note, a building permit was issued to you in error. You were asked to post this performance deposit by the close of business August 31, 2018 in order that the permit not be cancelled. If it is cancelled, it will not be re-issued until Council approves a grant of time to you to rehabilitate the property

2. A detailed work plan or sworn construction statement, including timelines and bids, for completing the work required in the code compliance inspection report will need to be provided, including subcontractor bids;
3. 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 \$75,000; however, this number is likely to change based on the estimates you bring forward. If your estimates exceed \$75,000 you will need to provide documentation of financing in that amount;

4. 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;
7. the property must be maintained.

Please note compliances with these conditions are subject to review and additional conditions may be added if the Legislative Hearing Officer determines they are necessary toward ensuring the rehabilitation of this property. You City Council Public Hearing continues to be scheduled for Wednesday September 26, 2018 at 3:30. If you have questions, please contact me at 651-266-8563.

Sincerely,

/s/

Marcia Moermond
Legislative Hearing Officer

c: Steve Magner
Joe Yannarely
Vicki Sheffer
Travis Bistodeau