

## Vang, Mai (CI-StPaul)

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**From:** Zimny, Joanna (CI-StPaul)  
**Sent:** Thursday, July 8, 2021 8:06 AM  
**To:** thooftlaw@gmail.com; Derek Thooft  
**Cc:** Vang, Mai (CI-StPaul); Bruhn, Nathan (CI-StPaul)  
**Subject:** 975 Hudson Road  
**Attachments:** 975 Hudson Rd.Miller R-R Ltr.4-30-21.pdf; VB PERFORMANCE DEPOSIT FORM 2020.pdf; 174 Page St.loan agreement sample.pdf; 412 Holly Ave.Transfer loan agreement Sample.pdf; 489 Sherburne Ave.RR Transfer loan agreement SAMPLE ONLY\_Redacted.pdf; 523 Desnoyer RR Transfer loan agreement -SAMPLE ONLY.pdf; 830 University Ave W-RR Transfer loan agreement-SAMPLY ONLY.pdf

Mr. Thooft,

Ms. Moermond asked me to follow up with you about a few things. First, as I'm sure you know, yesterday the council referred this matter back to **Leg Hearing on July 27, 2021 via phone between 9 and 11 am.**

Second, I've attached the first letter sent to Ms. Miller which outlines all the requirements in order to receive a grant of time to rehab the property. From that list, the real estate taxes were brought current as of May 26, and the code compliance inspection was applied for, however Ms. Miller has failed to put a lock box on the property as required to complete the inspection. **Once a lock box has been placed on the door**, please contact Inspector Nathan Bruhn at 651-266-9033, or he is copied on this email.

As far as I'm aware Ms. Miller also had just sent in the \$5,000 vacant building performance deposit check, but had not actually filled out the form required to return the deposit upon the successful completion of the rehab. I've attached a copy here.

As I believe Ms. Moermond explained, should Ms. Miller wish to sell the property and not do the rehab herself and have a third party rehabilitate the property, pending transfer of title, the contract used for this transaction will need to be approved by the Legislative Hearing Officer. The title cannot transfer until the rehab is completed. I've attached samples of how this has been done in the past.

These were the conditions last required per Ms. Miller's May 28 letter:

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);
2. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates cost \$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;
3. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
4. **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
5. **the property must be maintained.**

Let me know if you have any additional questions. I do also have samples of some of the other documents if you would like them.

Thanks,  
Joanna



**SAINT PAUL**  
MINNESOTA

**Joanna Zimny**

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Pronouns: she/her/hers

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