



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 11, 2022

Lorie Miller
Tranquil Holdings, LLC
1769 Lexington Ave
Box 389
Roseville, MN 55113

Derek Thooft
Thooft Law
3460 Washington Drive, Suite #212
Eagan, MN 55122

VIA EMAIL:
Focusandsucceed1@gmail.com

VIA EMAIL:
thooftlaw@gmail.com

Re: Potential stay of enforcement of demolition of the Structure at 975 Hudson Road

Dear Ms. Miller and Mr. Thooft:

This is to confirm that in order to receive a grant of time from the City Council to rehabilitate the above-named property **by close of business March 18, 2022 you must:**

1. **submit evidence of financing sufficient to complete the rehabilitation and those funds must be escrowed in an account dedicated to this project.** 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;
2. **submit an updated affidavit indicating the finances will be dedicated to completing the project in the escrowed account** and not diverted until a code compliance certificate is issued;
3. **submit a detailed work plan, sworn construction statement, or scope of work.** This should include signed subcontractor bids and a schedule for completion of the project; and
4. **the property must be maintained.**

These items can be emailed to me at Joanna.zimny@ci.stpaul.mn.us or dropped off in our office at 310 W. Kellogg Boulevard, room 310 Monday through Friday between 8 am and 4 p.m. **If these items are not completed then at the Council Public Hearing on March 23 Ms. Moermond will recommend that the property is removed within 15 days with no option to repair.**



This matter will go before the City Council on **Wednesday, March 23, 2022 at 3:30 p.m. in room 300 City Hall**. If you are contesting Ms. Moermond's recommendation, you may appear in person or send written testimony to be added to the record to legislativehearings@ci.stpaul.mn.us or by voicemail at 651-266-6805. **Should you wish to address Council directly but not appear in person, you must register in person by noon on the Tuesday immediately prior to your Public Hearing here: <https://www.stpaul.gov/department/city-council/city-council-public-hearing-live-testimony>. If you don't wish to contest, no further action is needed.**

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
 Ka Bao Jennrich via email: kabao@thooflawllc.com