



# 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

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February 25, 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](mailto:Focusandsucceed1@gmail.com)

VIA EMAIL:  
[thooflaw@gmail.com](mailto:thooflaw@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 at the Legislative Hearing on February 22, 2022 Legislative Hearing Officer Marcia Moermond recommended laying the matter over to Legislative Hearing on **March 8, 2022 via telephone between 9:00 and 11:00 am** (due to Mr. Thooft's schedule your item will be first at 9 am). By close of business March 4, 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. **post an additional \$5,000 performance deposit** with the Department of Safety & Inspections;
3. **submit a contract for review with the third party doing the rehabilitation.** Note that transfer of title cannot be done until the Code Compliance Inspection Certificate has been received and the contract used for this transaction will need to be approved by the Legislative Hearing Officer;
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.**



These items can be emailed to me at [Joanna.zimny@ci.stpaul.mn.us](mailto: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. You can find the performance deposit form online here: <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. The performance deposit form can be found online here: <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process.

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](mailto:kabao@thooflawllc.com)