



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

November 24, 2021

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

David Frey
Renovo Capital LLC
407 Lake Street
Suite 201
Wayzata MN 55391

VIA EMAIL:
Focusandsucceed1@gmail.com

VIA EMAIL: david@renovomn.com

Re: Remove or Repair of the Structure at 939 Charles Avenue

Dear Ms. Miller & Mr. Frey:

This is to confirm that at the Legislative Hearing on November 23, 2021 Legislative Hearing Officer Marcia Moermond recommended continuing the above-referenced matter to Legislative Hearing on **Tuesday, January 25, 2021 between 9:00 and 11:00 am via phone. The following items must be completed:**

- 1. post a \$5,000 performance deposit with the Department of Safety & Inspections (DSI) by close of business on January 21, 2022;**
- 2. the property must be maintained.**

The performance deposit form can be found online here:

<https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. I have also attached one. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process.

For your reference, in order to rehabilitate the property, in addition to the above items, the following conditions will need to be met in order to receive a grant of time to do so:

1. submit evidence of financing sufficient to complete the rehabilitation. Staff estimates cost exceeds \$100,000. 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 affidavit indicating the finances will be dedicated to completing the project and not diverted until a code compliance certificate is issued;
3. if you are intending to 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; and
4. submit work plan, sworn construction statement, or scope of work. This should include subcontractor bids and a schedule for completion of the project.

This matter will go before City Council on Wednesday, December 22, 2021. If you wish to contest to the recommendation and give live testimony remotely at the City Council Public Hearing on **December 22, 2021 between 3:30 p.m. and 5:00 p.m.**, please contact me at 651-266-8515 or legislativehearings@ci.stpaul.mn.us to let our staff know before noon. If you won't be contesting, then no further action is needed.

If you wish to contest to the recommendation Ms. Moermond will give at the January 25, 2022 Legislative Hearing and testify at the January 26, 2022 City Council Public Hearing at 3:30 pm please let staff know by noon on January 26. At this time Public Hearings are scheduled to return in person, but this may change depending on the Covid 19 pandemic.

If you have any questions, please contact me at 651-266-8515.

Sincerely,

/s/

Joanna Zimny
Legislative Hearing Executive Assistant

Encl: \$5,000 performance deposit form

- c: Rehabilitation & Removal staff
Steve Magner – Department of Safety & Inspections, Housing and Code Enforcement
Manager
Brutlag, Hartmann & Trucke PA 3555 Plymouth Blvd Suite 117 Minneapolis MN 55447-1399 (via mail)
Sauro & Bergstrom PLLC 992 Inwood Ave N Oakdale MN 55128 (via mail)
Derek Thoof, Thoof Law VIA EMAIL: thooflaw@gmail.com