



**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](mailto:legislativehearings@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

January 28, 2022

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](mailto:Focusandsucceed1@gmail.com)

VIA EMAIL: [david@renovomn.com](mailto: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 City Council Public Hearing on January 26, 2022 the City Council continued the matter to Public Hearing on February 9, 2022 at 3:30 p.m.

**A \$5,000 performance deposit must be posted with the Department of Safety & Inspections by close of business by February 4, 2022 in order to be referred back to Legislative Hearing on March 8, 2022 via phone between 10:00 a.m. and 12:00 p.m. for further discussion.**

**If the performance deposit is not posted, at the City Council Public Hearing on February 9 Ms. Moermond will recommend the Council order the building removed within 15 days with no option to repair.**

If the performance deposit is posted and matter is referred back to Legislative Hearing March 8, **the following items must be submitted no later than close of business March 4, 2022:**

1. submit work plan, sworn construction statement, or scope of work that addresses all items in the Code Compliance Inspection report. This should include **signed** subcontractor bids and a schedule for completion of the project;
2. submit evidence of financing sufficient to complete the rehabilitation. Staff estimates cost \$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; and
3. Submit an affidavit indicating the finances will be dedicated to completing the project and not diverted until a code compliance certificate is issued.



**As always the property must continue to be maintained.** The performance deposit form can be found online here: <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. A copy was also sent with your previous letter. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process.

This matter will again go before the City Council on Wednesday, February 9, 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](mailto:legislativehearings@ci.stpaul.mn.us) or by voicemail at 651-266-6805. **Should you wish to address Council directly but not appear in person, please call me at the number below.** 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  
       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)