



**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

May 13, 2022

Gerald Krippner

VIA EMAIL: [jskripp7@msn.com](mailto:jskripp7@msn.com)

Re: Remove or Repair of the Structure at 587 Cook Avenue East

Dear Gerald Krippner:

This is to confirm that at the Legislative Hearing on May 10, 2022 Legislative Hearing Officer Marcia Moermond will recommend at the City Council Public Hearing on June 8, 2022 that the City Council refer the matter back to **Legislative Hearing on Tuesday, June 28, 2022 in room 330 City Hall if a \$5,000 Performance Deposit is posted by close of business June 7, 2022.** Additionally, once that performance deposit is posted you will be allowed to pull a building permit to repair the front window of the building. Please plan on updating staff on your decision regarding rehabilitation versus removal of the property at the June 28 hearing.

**If the performance deposit is not posted, please review your options for appearing at the City Council Public Hearing on June 8, 2022 noted below.**

The performance deposit form can be found online here: <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. I have also attached a copy. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process.

**I have enclosed the Planning and Economic Development nonconforming use application for reestablishing this building as a duplex.** Please reach out to Bill Dermody at [bill.dermody@ci.stpaul.mn.us](mailto:bill.dermody@ci.stpaul.mn.us) or 651-266-6617 to discuss this this process. **You can visit the website here to learn more and see all required forms and fees:** <https://www.stpaul.gov/departments/safety-inspections/building-and-construction/zoning-appeals-and-variances/re-establishment-non>.

Per my email sent on May 10<sup>th</sup>, you can access information on previous Remove & Repair cases online here: <https://stpaul.legistar.com/Calendar.aspx>. *You can select Legislative Hearings from the drop down menu on the top. Remove & Repair hearings are held the second and fourth Tuesdays of every month at 9 and 10 am. I would suggest opening the agenda and all the attachments are listed below the item.*



**For your reference, the following items must be completed before receiving a grant of time from the City Council:**

1. 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. **Please note that title cannot transfer until the rehabilitation is complete and nuisance abated;**
2. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$75,000. 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; and
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.**

Samples of these items will be sent at a later date. If you would like them sooner, please let me know.

The City Council Public Hearing is scheduled for **Wednesday, June 8, 2022 at 3:30 pm. 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, you must register in person by noon on the Tuesday immediately prior to your Public Hearing here:** <https://www.stpaul.gov/departments/city-council/city-council-public-hearing-live-testimony>. If you don't wish to contest, no further action is needed and the Council will proceed with Ms. Moermond's recommendation above.

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

Sincerely,

/s/

Joanna Zimny  
Legislative Hearing Executive Assistant

Encl:

Nonconforming use application  
Vacant Building Performance Deposit Form

c: Rehabilitation & Removal staff  
Bill Dermody – Planning and Economic Development, Principal City Planner