



**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 27, 2022

Carl Berger  
20601 Eastview Ave  
Farmington MN 55024

VIA MAIL & EMAIL:  
sirtalksalot409@gmail.com

Wilmington Savings Fund Society Fsb Tr  
c/o Pretium Mrt Credit Management  
120 S 6th St Ste 2100  
Minneapolis MN 55402-1823

VIA MAIL

Re: Remove or Repair of the Structure at 1457 Third Street East

Dear Mr. Berger:

This is to confirm that at the Legislative Hearing on May 24, 2022 Legislative Hearing Officer Marcia Moermond will ask on June 8 that the City Council refer the matter back to **Legislative Hearing on Tuesday, June 14, 2022 at 9 a.m.**

**At that time it is expected you will have an update on status of clearing title and ownership. Please remember that the property must be maintained and is under a microscope while going through this process. The Legislative Hearing officer strongly encourages you to seek legal advice as to your title and ownership position of this property.**

**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. **past due real estate taxes must be brought current** (*real estate taxes for 2019, 2020, and 2021 are delinquent in the amount of \$26,696.92*);
3. **post a \$5,000 performance deposit with the Department of Safety & Inspections;**
4. **apply for a Code Compliance inspection** with the Department of Safety & Inspections;
5. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$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;



6. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued; and
7. **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
8. **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.

This matter will go before the City Council at Public Hearing on **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

c:     Rehabilitation & Removal staff