



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
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December 11, 2020

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Alex Tselos
Attorney o/b/o Gene Gelgelu

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VIA EMAIL: Alex.tselos@target.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Malanga, Ms. Malhotra, Mr. Gelgelu & Mr. Tselos:

This is to confirm that at the Legislative Hearing on December 8, 2020, Marcia Moermond, Legislative Hearing Officer recommended laying the matter over to Legislative Hearing on Tuesday, December 22, 2020 via phone between 9:00 and 11:00 am for further discussion and a proposed timeline of the decision-making of demolition vs. rehabilitation. Please submit signed closing documents to legislativehearings@ci.stpaul.mn.us for review prior to the December 22 hearing.

For your reference should a party wish to rehabilitate the property the following conditions will need to be met in order to receive a grant of time to rehabilitate the property:

1. post a \$5,000 performance deposit with the Department of Safety & Inspections (DSI);
2. apply for a Code Compliance inspection with the Department of Safety & Inspections (DSI). Your code compliance application must include lock box code and box must be attached to door for use; and
3. the property must be maintained;
4. 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;
5. submit an affidavit indicating the finances will be dedicated to completing the project and not diverted until a code compliance certificate is issued;

6. submit work plan, sworn construction statement, or scope of work. This should include subcontractor bids and a schedule for completion of the project; and
7. the property must continue to be maintained

For your reference, here is a link to the Legislative History file:

<https://stpaul.legistar.com/LegislationDetail.aspx?ID=4542149&GUID=2AE86D46-9D5D-45A7-9A85-724F3DD121E1&Options=&Search=>

I have also included an attachment with a packet of hearing history for your reference.

The City Council Public Hearing will be scheduled for **January 13, 2021 between 3:30 p.m. and 5:00 p.m.** Further information on how to testify, should you wish to do so, will be given after the December 22nd hearing.

Please contact me with any questions at 651-266-8515.

Sincerely,

/s/

Joanna Zimny

Legislative Hearings Executive Assistant

Encl:

Hearing packet

- c: Rehabilitation & Removal staff
Steve Magner – DSI – Housing and Code Enforcement Manager
Christine Boulware – Historic Preservation Specialist
Kate Mudge, kate@hamlinmidway.org
Jude Hockley VIA EMAIL: Jude.hockley@target.com