



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

August 12, 2022

Timothy Hay
1803 Ivy Ave E.
St. Paul, MN 55119

VIA MAIL

Re: Remove or Repair of the Structure at 1803 Ivy Avenue East

Dear Timothy Hay:

This is to confirm that the City Council Public Hearing on August 10, 2022 the City Council referred the matter back to Legislative Hearing on Tuesday, **August 23, 2022 at 9:00 am in room 330 City Hall.**

At that time please plan to provide an update on clearing title and have contact information for any potential development partner (or they may attend in person). Should any potential partner have questions about the process please have them call our office at 651-266-8585.

Several weeks ago you and Ms. Moermond discussed the possibility of you getting a phone to help navigate all the communication related to your property. At that time she had said it was probably unnecessary. Since that conversation she has considered the matter and encourages you to consider getting a phone (such as a "Trac" phone) to facilitate faster and easier communication with our office, potential partners and title companies, possible legal representation and the Department of Safety & Inspections.

Ms. Moermond has considered and strongly suggests you call Southwest MN Regional Legal Services, specifically those who work with seniors (Laura Orr & Benjamin Kaufmann). They have been of assistance in the past in similar matters and may be useful to you in helping sort out your title situation and any agreements you reach with potential rehabbers/purchasers of your property. Please call 1-877-696-6529 to begin their intake process or speak with someone. Ms. Moermond communicated with Ms. Orr that she has referred you to them for services.

For your reference, in addition to the above items, the following items must be completed before receiving a grant of time from the City Council to rehabilitate the property:

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. **Post a \$5,000** Performance Deposit with the Department of Safety & Inspections;
3. title must be cleared through probate;
4. outstanding real estate taxes must be brought current (currently amounting to \$241.63);
5. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$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;
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.

As mentioned in the hearing **your Code Compliance Inspection Report can be used in lieu of a Truth in Sale of Housing (TISH) report should you decide to “sell” the property.** Again, **you do not need to pay for a TISH as well**, many realtors do not understand that.

If you have any questions, please contact me at 651-266-8585.

Sincerely,

/s/

Joanna Zimny
Legislative Hearing Executive Assistant

c: Rehabilitation & Removal staff
SMRLS