



**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

October 16, 2022

Gerald Krippner

Jessie Williams

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

VIA EMAIL: [jesse@sainttpauljack.com](mailto:jesse@sainttpauljack.com)

Re: Stay of enforcement for the Removal or Repair of the Structure at 587 Cook Avenue East

Dear Gerald Krippner:

This is to confirm that at the City Council Public Hearing on October 19, 2022 Legislative Hearing Officer Marcia Moermond will ask that the matter be referred back to Legislative Hearing on Tuesday, November 22, 2022 at 9 am in room 330 City Hall/Courthouse if **by close of business October 17, 2022 the following items have been submitted:**

1. **Updated financial documentation including name** (*this was submitted 10/11 and is pending approval*);
2. **Affidavit dedicating funds to the project;**
3. A **signed** purchase agreement indicating title won't transfer until the rehabilitation is complete and nuisance abated;
4. **New partner/purchaser must post \$5,000 Performance Deposit** with the Department of Safety & inspections; and
5. The property must continue to be maintained.

Note that the \$5,000 Performance Deposit was not discussed in the hearing, but this is a basic requirement and is refundable upon completion of the project. Typically, it is expected the party doing the rehab is the one posting as it is easier to track who it needs to be refunded too. How that is handled in your purchase agreement or logistics of your property transfer is a personal matter between the two parties.

The performance deposit form can be found online here:

<https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. I have also attached one. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process. A sample affidavit is also attached.



Note that the following items will also need to be submitted before receiving a grant of time from the Council to rehab:

- 1) **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued; and
- 2) **submit work plan, sworn construction statement, or scope of work.** This should include **signed** subcontractor bids and a **schedule** for completion of the project

This matter will go before the City Council again at Public Hearing on **Wednesday, October 19, 2022 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation (or do not do the items required above) 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 Tuesday, October 18, 2022 here: <https://www.stpaul.gov/department/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 651-266-8585.

Sincerely,

/s/

Joanna Zimny  
Legislative Hearing Executive Assistant

Encl: Vacant Building Performance Deposit form  
Sample affidavit

c: Rehabilitation & Removal staff