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

October 28, 2022

Joseph J Yanta
1114 Hoyt Ave W
St Paul MN 55108-2226

VIA MAIL & EMAIL:
josephyanta@yahoo.com

Re: Remove or Repair of the Structure at 771 Iowa Avenue West

Dear Joseph Yanta:

This is to confirm that at City Council Public Hearing on October 26, 2022 the City Council referred the matter back to **Legislative Hearing on November 22, 2022 at 9 am in room 330 City Hall/Courthouse.** Please begin preparing bids based on the Code Compliance Inspection Report once it is received.

Please note that an inspector went by the property on October 26 and indicated it is **not ready for a Code Compliance Inspection. The property needs to be "broom clean" and have visual access to all areas for inspection.** At most a large piece of furniture could be moved to the center of the room, otherwise the property should be clear of all items. **The property will be rechecked by an inspector again on Monday, November 7, 2022 before noon to confirm it is "broom clean" and ready for inspection. It must be sufficiently cleared and ready for its Code Compliance Inspection within the next two weeks.**

For your reference, the following items will also need to 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. apply for a Code Compliance inspection with the Department of Safety & Inspections;
3. **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;

4. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued; and
5. **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
6. **the property must be maintained.**

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

Sincerely,

/s/
Joanna Zimny
Legislative Hearing Executive Assistant

Encl: inspector photos taken 10/26/22

c: Rehabilitation & Removal staff