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

April 28, 2023

Greenfield Law Group, PA
2255 Glades Rd, Suite 324-A
Boca Raton FL 33431

VIA MAIL & EMAIL: sgreenfield@florida-legal.net

Towd Point Mortgage Trust,
US Bank NA, as trustee
c/o Select Portfolio Servicing
3217 Decker Lake Dr
West Valley City UT 84119-23284

VIA MAIL

Marco Landoni
o/b/o Center for Energy and Environment
212 3rd Street N Suite 560
Minneapolis MN 55401

VIA EMAIL: mlandoni@mncee.org

Safeguard Properties
7887 Safeguard Circle
Valley View OH 44125

VIA MAIL

Re: Remove or Repair of the Structure at 901 FULLER AVENUE

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on April 26, 2023 Legislative Hearing Officer Marcia Moermond continued the matter to Legislative Hearing on **Tuesday, May 9, 2023 at 9:00 am in room 330 City Hall/Courthouse for further discussion.**

The $5,000 Performance Deposit must be posted and must be done no later than close of business May 5, 2023 *(this was originally to be done by 4/21/23).* This a basic requirement to continue discussing the matter and is refundable upon completion of the project, or should the property be demolished it can be request back in writing. I have attached the form for your reference.

For your reference, the following items must (eventually) be completed before receiving a grant of time from the City Council to rehabilitate the property:

1. apply for a Code Compliance inspection with the Department of Safety & Inspections The code compliance application must include lock box code and box must be attached to door for use;
2. If a third party is intending to 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;**

3. **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;
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.**

The Code Compliance and performance deposit forms can be found online here: https://www.stpaul.gov/departments/safety-inspections/vacant-buildings. A copy was also sent with your April 14 letter. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process. Samples of the remaining documents will be sent at a later date, if you would like them sooner please let me know.

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

Sincerely,

/s/
Joanna Zimny
Legislative Hearing Executive Assistant

c: Rehabilitation & Removal staff
Paul Weingarden via email: paul@minnesotamortgagelaw.com