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

May 12, 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 May 9, 2023 Legislative Hearing Officer Marcia Moermond continued the matter to Legislative Hearing on **Tuesday, June 13, 2023 at 9:00 am in room 330 City Hall/Courthouse for further discussion and an update on foreclosure filing.**

The $5,000 Performance Deposit was originally to have been posted by 4/21/23. **This must be done by no later than close of business June 1, 2023.** The form was sent with your April 14 letter. 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.

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. 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