



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

July 14, 2023

Jess Zeletes
Attorney o/b/o Towd Point Mortgage

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 EMAIL: j.zeletes@gmail.com

VIA MAIL

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

Dear Interested Parties:

This is to confirm that at the Council Public Hearing on July 12, 2023 **the matter was continued to Council Public Hearing on August 2, 2023 at 3:30 p.m.**

By no later than close of business July 28, 2023 the \$5,000 Performance Deposit must be posted and application for a Code Compliance inspection must be made with the Department of Safety & Inspections or the recommendation on August 2 will be to remove the building within 15 days with no option to repair.

If posted, the matter will be referred back to Legislative Hearing on **Tuesday, August 22, 2023 at 9 am in room 330 City Hall/Court House.**

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. **The code compliance application must include lock box code and box must be attached to door for use;** it isn't sufficient to just apply without ability for staff to conduct the inspections.

This matter will again go before the City Council at Public Hearing on **Wednesday, August 2, 2023 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation, or do not have the above items completed by deadline, you may:

1. appear in person (please arrive before 3:30 p.m. and check in with staff outside Council chambers); or



2. **Should you wish to address Council directly but not appear in person, you must register in person by noon on Tuesday, August 1, 2023 here to testify via phone:**
<https://www.stpaul.gov/departments/city-council/city-council-public-hearing-live-testimony>.

If you don't wish to contest then no further action is needed and the Council will proceed with Ms. Moermond's recommendation above.

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. 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;**
2. **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;
3. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued; and
4. **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
5. **the property must be maintained.**

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
Marco Landoni o/b/o Center for Energy and Environment VIA EMAIL:
imlandoni@mncee.org