



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

December 29, 2023

David Marks & Rebecca Marks
97 S. Leech Street
St Paul MN 55102

Dennis Faust
Central Towers
20 Exchange St E, Unit B710
St Paul MN 55101

VIA EMAIL: david.marks2@comcast.net

VIA US MAIL

Re: Remove or Repair of the Structure at 195 Goodrich Avenue

Dear David & Rebecca Marks and Mr. Faust:

This is to confirm that at the Legislative Hearing on December 28, 2023, Marcia Moermond recommended continuing the matter to Legislative Hearing on **March 12, 2024 at 9:00 a.m. in Room 330 City Hall** to further discuss the outcome of the clean-out, the code compliance inspection report and potential purchase agreement for the property.

Below are conditions to be met if the intention is to rehabilitate the property:

Code Compliance Inspection – a code compliance inspection was completed December 11, 2023.

Work Plan – submit plan and this should incorporate the items covered in the code compliance inspection report with greater level of detail, including timelines. (see samples)

Permits – there need to be one building permit for the entire project, and the various trades' permits would be pulled separately.

Document Demonstrating Financial Capacity to Complete the Project – submit available funds for the project. The city estimated the cost to repair this structure as exceeding \$100,000. If you believe the cost will be less, Ms. Moermond will be looking for a scope of work, sworn construction statement and/or bids based on the new code compliance inspection to confirm the costs are less than the estimated \$100,000.

Affidavit – an affidavit dedicating the funds for this project (see samples)

Performance Deposit/Bond – a \$5,000 performance deposit must be posted with the Department of Safety and Inspections.

Property Taxes and Vacant Building Fees – must be current.

Property Maintenance – the owners must continue to maintain the exterior areas of the property; e.g. pick up trash, shovel the walk, mow the lawn; etc

Contractual Agreement - provide contractual/purchase agreement between potential purchaser and the owner. This will be a contractual agreement which must stipulate that [potential purchaser], will be undertaking the rehabilitation of the property while the property is still owned by Mr. Dennis Faust and that title is not transferred until the rehabilitation is completed and a code compliance certificate is issued. This agreement is subject to approval by the City (See attached loan agreement samples);

The City Council Public Hearing is on **January 17, 2024 at 3:30 p.m.** in which Ms. Moermond will ask the City Council to refer the matter to the date mentioned above. You do not have to attend this hearing since it's being referred back to Legislative Hearing, unless you want to object to this recommendation. You may appear in person or send written testimony to be added to the record to legislativehearings@ci.stpaul.mn.us. **Should you wish to address Council directly but not appear in person, you must register by noon on the Tuesday immediately prior to your Public Hearing here: <https://www.stpaul.gov/department/city-council/city-council-public-hearing-live-testimony>.**

If you have any questions, please contact me at 651-266-8563.

Sincerely,

/s/

Mai Vang
Legislative Hearing Coordinator

Attachments: Loan Agreement Samples
Work plan Samples
Affidavit of Financing

c: Rehabilitation & Removal staff
Andrea Hinderaker
Clint Zane