



# 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](mailto:legislativehearings@ci.stpaul.mn.us)

PHONE: (651) 266-8585 FAX: (651) 266-8574

June 30, 2023

Thomas Radio  
Felhaber Larson  
220 S. Sixth St.  
Ste. 2200  
Minneapolis, MN 55402

Jumil Wachau  
Allstate Bk Real Estate Holdings Ltd  
4415 Highway 6  
Sugar Land, TX 77478-4476

VIA EMAIL: [tradio@felhaber.com](mailto:tradio@felhaber.com)

VIA MAIL (w/o enclosures)

Tarek Ellaicy  
Tri City Foods  
1400 Opus Pl.  
Ste. 900  
Downers Grove, IL 60515

VIA EMAIL: [tellaicy@3cityfoods.com](mailto:tellaicy@3cityfoods.com)

Re: Remove or Repair of the Structure at 455 Robert Street South

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on June 27, 2023 Legislative Hearing Officer Marcia Moermond continued the matter to Legislative Hearing on **Tuesday, July 11, 2023 at 9:00 am in room 330 City Hall/Courthouse for further discussion.**

**By no later than close of business July 7, 2023 application for a Code Compliance inspection must be made** with the Department of Safety & Inspections 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.

The Code Compliance form can be found online here:

<https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. I have also attached one for your reference. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process. I have also attached the \$5,000 Performance Deposit form as well as a Vacant Building registration form should you wish to choose who future City Orders (such as orders to cut grass or remove trash from the property) go to.



Per your request also attached are all orders related to the property since January 2022, noting that there is one graffiti work order not included as that is recent and still pending.

**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. 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;
- 2. post a \$5,000 Performance Deposit with the Department of Safety & Inspections.** This will be a requirement before the August 2, 2023 Public Hearing for any future layovers;
- 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. Also enclosed are the police call log and DSI orders you requested. If you have any questions, please contact me at 651-266-8585.

Sincerely,

/s/

Joanna Zimny  
Legislative Hearing Executive Assistant

Encl: Commercial Code Compliance Inspection application  
Vacant Building Performance Deposit form  
Vacant Building registration form  
Police Call log (5 years)  
DSI records (2022 to current)

c: Rehabilitation & Removal staff