



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

June 14, 2024

Sharon Compton
Sharon Compton Guardian Services Inc.
11356 Flintwood Street NW
Coon Rapids Minnesota 55448

VIA EMAIL: sjcompton4@yahoo.com

Gary J Mcwilliams
515 Shadow Lane
Las Vegas NV 89106-4116

VIA MAIL

Karen Kelly
Clark County Public Guardian
515 Shadow Lane
Las Vegas NV 89106

VIA EMAIL:
PGAdmin@ClarkCountyNV.Gov

Re: Remove or Repair of the Structure at 1156 Lincoln Avenue

Dear Interested Parties:

This is to confirm that at the Council Public Hearing on June 12, 2024 the City Council referred the matter back to Legislative Hearing on **Tuesday, July 9, 2024 at 9:00 a.m.** in room 330 City Hall/Courthouse (or via phone between 9 and 11 am) **for discussion and update on status of cleanout, inspection readiness, and partnership with a third party.**

For your reference, the following must eventually be completed in order to receive a grant of time to rehabilitate the property:

- 1. submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$200,000. 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. property taxes must be brought current;**
- 3. submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
- 4. submit work plan, sworn construction statement, or scope of work.** This should include **signed** subcontractor bids which address all items in the Code Compliance Inspection Report and a **schedule** for completion of the project; and
- 5. the property must be maintained.**

Note that if you are intending to have a third party 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.** If you would like samples of these documents 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
Jesse McWilliams VIA EMAIL: nighthawk7771@yahoo.com
Josh Williams josh.williams@ci.stpaul.mn.us
George Gause George.Gause@ci.stpaul.mn.us
Yasmine Robinson Yasmine.Robinson@ci.stpaul.mn.us
Dana Henjum via email: danamhenjum@gmail.com
Daniel Brown via email: dbrown1123@comcast.net
Gina McCabe via email: mccabefamily2@yahoo.com
David Burke via email: dmburke1348@gmail.com
Lois Fillmore via email: lafillmore1958@gmail.com
Fritz Kreiser via email: fKreiser@comcast.net