

## Mai Vang

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**From:** Alexander Delendik <adelendik@homesteadroad.com>  
**Sent:** Friday, July 19, 2024 12:25 PM  
**To:** Mai Vang  
**Cc:** Robert Humphrey; Joe Yannarely  
**Subject:** cat3 advertising for 929 YORK AVE

**Think Before You Click: This email originated outside our organization.**

Thank you Mai and Robert

I realize the cat3 process needs to be completed based on the code compliance repair before the title transfer is allowed by the city.

My question is - if advertising of the property for sale with the notes that there is a cat3 process required before the title transfer is finalized is allowed or prohibited by the statute anywhere and what statute that is?

The reason I am double checking it again is because I want to find a buyer and then bring the buyer to the hearing on Aug 12th and I see how dozens of other cat3 properties are handled

- SO is there a statute prohibiting advertising it for sale as long as it is mentioning the cat3 process and approval requirement by city staff???

For your information here below are dozens of cat3 advertised online by licensed realtors before they submitted a buyer and an application to the city - all these sales did happen so the city did approve it afterwards.

Click on the realtor link below to see the cat3 MLS sales:

<https://portal.onehome.com/en-US/properties?token=eyJPU04iOiJOU1RBUIlSnR5cGUiOiIwliwiY29udGFjdGlkljo0ODQ0NTg4LCJzZXRpZCI6IjEwNDcyNDkyOCIsInNldGtleSI6IjkyZW1haWwiOiJpbmZvQGhvbWVzdGVhZHZhYVY2VpZCI6MCwiYWdlbnRpZCI6NjczODQsIlZpZXdNb2RlIjoMSJ9&SMS=0>

<https://portal.onehome.com/en-US/properties?token=eyJPU04iOiJOU1RBUIlSnR5cGUiOiIwliwiY29udGFjdGlkljo0ODQ0NTg4LCJzZXRpZCI6IjEwNDcyNDkyMSIsInNldGtleSI6IjkyZW1haWwiOiJpbmZvQGhvbWVzdGVhZHZhYVY2VpZCI6MCwiYWdlbnRpZCI6NjczODQsIlZpZXdNb2RlIjoMSJ9&SMS=0>

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<https://portal.onehome.com/en-US/properties?token=eyJPU04iOiJOU1RBUIlSnR5cGUiOiIwliwiY29udGFjdGlkljo0ODQ0NTg4LCJzZXRpZCI6IjEwNDcyMDg5>

Alex Delendik  
cell: 6126442757  
4820 minnetonka Blvd. Suite 402  
Minneapolis Mn 55416

On Fri, Jul 19, 2024 at 7:03 AM Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)> wrote:

Hello Mr. Delendik,

Here is link to the Vacant Building Program. <https://www.stpaul.gov/departments/safety-inspections/rent-buy-sell-property/vacant-buildings/vacant-building-program>

A Legislative Hearing has been scheduled as below. A letter will be sent soon, if not already.

Please be advised the Public Hearing before the Legislative Hearing Officer is :

**Tuesday, August 13, 2024, at 9:00 a.m. in Room 330, City Hall, 15 V  
Boulevard, Saint Paul, MN 55102**

The Legislative Hearing Officer will hear the evidence and make a recommend  
to the full City Council:

**Wednesday, September 18, 2024, at 9:00 a.m. in the City Council**

**If Minnesota Housing is the owner for this property, Minnesota Housing is not restricted by the provisions in City Code §33.03(f)(6) regarding transfer of title of Category 3 properties in St. Paul.**  
However, the purchaser is subject to the provisions contained therein.

**For reference, the following items will need to be completed before receiving a grant of time from the City Council to rehabilitate the property:**

1. post a \$5,000 performance deposit with the Department of Safety & Inspections (*this will be required to be posted by any potential purchaser*);

2. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$65,000. 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.**

If Minnesota Housing is NOT the owner, title cannot be transferred unless there is a contractual purchase agreement, noting such and must be approved by staff.

All of this will be discussed at the August 13 hearing.

*Mai Vang*

(She, her)

Legislative Hearing Coordinator | St Paul City Council

M: (651) 266-8585 ; D: (651) 266-8563

310 City Hall, 15 W. Kellogg Blvd, St Paul, MN 55102



**SAINT PAUL**  
**MINNESOTA**

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**From:** Alexander Delendik <[adelendik@homesteadroad.com](mailto:adelendik@homesteadroad.com)>

**Sent:** Thursday, July 18, 2024 5:57 PM

**To:** Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>

**Cc:** Robert Humphrey <[robert.humphrey@ci.stpaul.mn.us](mailto:robert.humphrey@ci.stpaul.mn.us)>; Clint Zane <[Clint.Zane@ci.stpaul.mn.us](mailto:Clint.Zane@ci.stpaul.mn.us)>

**Subject:** Re: FW: Code Compliance Letter for 929 YORK AVE

**Think Before You Click: This email originated outside our organization.**

ok

that is what i was told by code compliance too-

also do u have a process description for this process so that i can give to my realtor - so that she can explain potential buyers?

On Thu, Jul 18, 2024, 15:59 Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)> wrote:

Hello Mr. Delendik,

The building CANNOT be sold, until hearings and grant of time is granted for the rehab of the building.

*Mai Vang*

(She, her)

*Legislative Hearing Coordinator* | St Paul City Council

M: (651) 266-8585 ; D: (651) 266-8563

310 City Hall, 15 W. Kellogg Blvd, St Paul, MN 55102

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**From:** Alexander Delendik <[adelendik@homesteadroad.com](mailto:adelendik@homesteadroad.com)>

**Sent:** Thursday, July 18, 2024 3:56 PM

**To:** Robert Humphrey <[robert.humphrey@ci.stpaul.mn.us](mailto:robert.humphrey@ci.stpaul.mn.us)>

**Cc:** Clint Zane <[Clint.Zane@ci.stpaul.mn.us](mailto:Clint.Zane@ci.stpaul.mn.us)>; Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>

**Subject:** Re: FW: Code Compliance Letter for 929 YORK AVE

**Think Before You Click: This email originated outside our organization.**

Thank you for the clarification.

so I can list it for sale but note that the buyer needs to proceed using cat3 process...

Alex Delendik

Founder and COO

cell: 6126442757

[www.Homesteadroad.com](http://www.Homesteadroad.com)

4820 minnetonka Blvd. Suite 402

Minneapolis Mn 55416

On Thu, Jul 18, 2024 at 3:30 PM Robert Humphrey <[robert.humphrey@ci.stpaul.mn.us](mailto:robert.humphrey@ci.stpaul.mn.us)> wrote:

Good Afternoon,

The only way this could come about is to have a contract drawn up where the deed transfers upon completion of the code compliance repairs. The Legislative Hearing Officer would need to approve this transaction. Copying Mai Vang as once they transfer to Cat. Ills DSI is no longer in control.

--Robert

**Robert Humphrey**

Vacant Building Project Facilitator  
Department of Safety and Inspections  
375 Jackson St, Suite 220

Saint Paul, MN 55101

P: 651-266-9123

F: 651-266-1919

[robert.humphrey@ci.stpaul.mn.us](mailto:robert.humphrey@ci.stpaul.mn.us)

[www.StPaul.gov](http://www.StPaul.gov)

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**From:** Alexander Delendik <[adelendik@homesteadroad.com](mailto:adelendik@homesteadroad.com)>

**Sent:** Thursday, July 18, 2024 3:07 PM

**To:** Clint Zane <[Clint.Zane@ci.stpaul.mn.us](mailto:Clint.Zane@ci.stpaul.mn.us)>; Robert Humphrey <[robert.humphrey@ci.stpaul.mn.us](mailto:robert.humphrey@ci.stpaul.mn.us)>

**Subject:** Re: FW: Code Compliance Letter for 929 YORK AVE

**Think Before You Click: This email originated outside our organization.**

Hi Clint and Robert

can i list cat3 for sale withthe code compliance report and have the buyer come to the property hearing for cat3 ?

or What is the process to move it back to cat2 to sell it as I believe cat3 can not be listed for sale?

Alex Delendik

cell: 6126442757

4820 minnetonka Blvd. Suite 402

Minneapolis Mn 55416

On Thu, Jul 18, 2024 at 2:35 PM Alexander Delendik <[adelendik@homesteadroad.com](mailto:adelendik@homesteadroad.com)> wrote:

Thank you for your help!

Alex Delendik

Founder and COO

cell: 6126442757

[www.Homesteadroad.com](http://www.Homesteadroad.com)

4820 minnetonka Blvd. Suite 402

Minneapolis Mn 55416

On Thu, Jul 18, 2024 at 7:20 AM Clint Zane <[Clint.Zane@ci.stpaul.mn.us](mailto:Clint.Zane@ci.stpaul.mn.us)> wrote:

Hello Alexander,

I have attached the code compliance report for this property. Feel free to contact me with any questions.

Best -

Clint Zane  
Code Compliance Officer  
Building Inspector  
Department of Safety and Inspections  
375 Jackson Street, Suite 300  
Saint Paul, MN 55101  
P: 651-266-9029  
C: 651-248-3860  
[Clint.Zane@ci.stpaul.mn.us](mailto:Clint.Zane@ci.stpaul.mn.us)

Making Saint Paul the Most Livable City in America

DSI's Mission: "To preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all."

-----Original Message-----

From: [OTC-AmandaCrystalReports@ci.stpaul.mn.us](mailto:OTC-AmandaCrystalReports@ci.stpaul.mn.us) <[OTC-AmandaCrystalReports@ci.stpaul.mn.us](mailto:OTC-AmandaCrystalReports@ci.stpaul.mn.us)>

Sent: Thursday, July 18, 2024 7:06 AM

To: Paul Zellmer <[Paul.Zellmer@ci.stpaul.mn.us](mailto:Paul.Zellmer@ci.stpaul.mn.us)>

Cc: Clint Zane <[Clint.Zane@ci.stpaul.mn.us](mailto:Clint.Zane@ci.stpaul.mn.us)>; Randy Klossner <[randy.klossner@ci.stpaul.mn.us](mailto:randy.klossner@ci.stpaul.mn.us)>; Paul Zellmer <[Paul.Zellmer@ci.stpaul.mn.us](mailto:Paul.Zellmer@ci.stpaul.mn.us)>; Aaron Havlicek <[Aaron.Havlicek@ci.stpaul.mn.us](mailto:Aaron.Havlicek@ci.stpaul.mn.us)>; Quan Dang <[quan.dang@ci.stpaul.mn.us](mailto:quan.dang@ci.stpaul.mn.us)>; \*CI-StPaul\_DSITechnology <[DSITechnology@ci.stpaul.mn.us](mailto:DSITechnology@ci.stpaul.mn.us)>

Subject: Code Compliance Letter for 929 YORK AVE

See attached for your Code compliance letter. Please print and send it out.