



CITY OF SAINT PAUL
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March 23, 2015

John Dockry, Esq.
Shapiro & Zielke, LLP
o/b/o Bank of America
12550 West Frontage Rd, Ste. 200
Burnsville MN 55337

VIA EMAIL: jdockry@logs.com

Re: Request of owner to have Council reconsider its Order to Remove or Repair the
Structures at 349 Curtice Street East

Dear Mr. Dockry:

Per your email, I have scheduled your Legislative Hearing for Tuesday, April 14, 2015 at 9:00 a.m. in Room 330 City Hall. I also left you a voice mail to this effect. In order to consider the Bank of America's request for a grant of time to rehabilitate the structures, I typically ask that the following conditions are met:

Code Compliance Inspection – a code compliance inspection was completed January 17, 2014 and has now since expired. Your client will need to obtain a new code compliance inspection.

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

Permits – there need to be one building permit for the entire project, and the various trades' permits would be pulled separately. The building permit cannot be pulled until the code compliance inspection is complete.

Document Demonstrating Financial Capacity to Complete the Project – your client needs to submit available funds for the project. The city estimated the cost to repair this structure as exceeding \$50,000. I understand you believe the cost will be less. I 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 \$50,000.

Performance Deposit/Bond – usually a \$5,000 performance deposit must be posted with the Department of Safety and Inspections. In your case, I must consider whether to recommend a \$10,000 performance deposit, as the first one was forfeited.

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.

Please contact me with questions, comments, etc. I look forward to seeing you on April 14, 2015.

Sincerely,

Marcia Moermond

Marcia Moermond
Legislative Hearing Officer

c: Steve Magner
Joe Yannarely
Amy Spong
Christine Boulware
Vicki Sheffer