



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

December 28, 2018

Dennis Winge
1055 Everett Ct
St Paul MN 55108

Neal Christopherson
5657 Otter View Trail
White Bear Township MN 55110

RE: Remove or Repair of the Structure at 667 Ohio Street

Dear Mr. Winge & Mr. Christopherson:

This is to confirm that on December 27, 2018 at the Legislative Hearing, Marcia Moermond, Legislative Hearing Officer recommended that the City Council refer the matter from January 2, 2019 at 3:30 p.m. in Room 300 Council Chambers to **Legislative Hearing on January 15, 2019 at 9:00 a.m. in Room 330 City Hall.**

Referring the matter back to Legislative Hearing is intended to provide you with a *second* opportunity to meet the conditions listed below, which would result in her recommending that the City Council grant you time to rehabilitate the property. Please note, *both* of you missed the December 27th hearing at 9:00 a.m. and the conditions listed below were to have been met by the time of the hearing - which was discussed at the hearing on November 27 and confirmed by letter dated November 29, 2018. All of these conditions should be met by the time of the Legislative Hearing on January 15, 2019.

1. provide contractual agreement between Dennis Winge and the owner. This will be a contractual agreement which must stipulate that Dennis Winge, as the purchaser, will be undertaking the rehabilitation of the property while the property is still owned by Mr. Neal Christopherson 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;
2. A detailed work plan or sworn construction statement, including timelines, for completing the work required in the code compliance inspection report will need to be provided, including subcontractor bids;
3. Documentation of financing sufficient to execute the above work plan will need to be demonstrated (line of credit, construction loan, personal bank account). The City estimates the cost to repair to exceed \$50,000; however, Dennis Winge has estimated the work to be \$80,000; documentation of financing must show funds commensurate with the bids and construction statements;

4. If the funds being used are not tied to the project (such as a construction loan), an affidavit is required that states the necessary funds will be set aside from other business or personal accounts; and
5. The property must continue to be maintained.

If these conditions are not met, Ms. Moermond will recommend that the City Council order the building razed and removed. The City Council Public Hearing will be January 23, 2019 at 3:30 p.m. in Room 300 City Hall.

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

Sincerely,

/s/

Mai Vang
Legislative Hearing Coordinator

c: Steve Magner
Joe Yannarely
Vicki Sheffer
Reid Soley