



**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

December 9, 2019

Erik Stadstad  
39 Clarence Avenue SE  
Minneapolis, MN 55414

VIA EMAIL: [stad0042@gmail.com](mailto:stad0042@gmail.com)

Re: Appeal for Property at 412 Holly Avenue

Dear Mr. Stadstad:

Per our earlier correspondence, Marcia Moermond, the Legislative Hearing Officer recommended that the City Council continue your \$5,000 performance deposit and allow 180 to finish rehabilitation of the 412 Holly Avenue, conditioned upon you providing an updated timeline and work plan by December 14, 2019. You provided this workplan via email Tuesday December 3, 2019. Ms. Moermond has reviewed your most recent timeline in the context of the previously provided Sworn Construction Statement.

She noted estimated project cost is \$228,750 per the sworn construction statement (statement). To date, permits have been pulled for approximately \$59,000 worth of work. However, the building inspector reported you were 70%-80% done with the project. Of particular note were the following items:

1. The building permit for the interior work shows a value of \$20,000, as does the building permit for the exterior. However, the building related items in the statement minimum total \$116,750 – rather than \$40,000. Please explain this discrepancy and adjust project costs or permitted work values for project.
2. The building permits were pulled by you. However, the statement indicates the work will be performed by SCI. It is not clear if you applied on their behalf, if you are a representative or investor in SCI, or if they are no longer involved. If SCI is not involved, the previous signed statement you provided has been invalidated
3. The plumbing permit was pulled by Spriggs and indicates a value of \$12,000. The statement shows plumbing work will be performed by SCI/Anderson with a value of \$35,000. Please explain this discrepancy and adjust project costs or permitted work values for project.

4. The electrical permit was pulled by Cascade and indicates a value of \$7,000. The statement shows a value of \$45,000. Please explain this discrepancy and adjust project costs or permitted work values for project.
5. HVAC-related permits have not been pulled yet and this work has not commenced.

**A revised sworn construction statement will be needed, in addition to the updated calendar of work provided by close of business on Monday December 16, 2019.** The City Council Public Hearing is currently scheduled on **December 11, 2019 at 3:30 p.m. in Room 300 City Hall.** Ms. Moermond will ask the Council to continue the Public Hearing to the following Council Meeting on Wednesday, December 18, 2019.

Finally, Ms. Moermond consulted with the City's Building Official, Steve Ubl, on the above. Mr. Ubl is requesting you communicate with John Skradski, a Plan Examiner at the City, to review and revise the value of permitted work. His contact information is [john.skradski@ci.stpaul.mn.us](mailto:john.skradski@ci.stpaul.mn.us) or 651-266-9075.

If you have any questions, please contact me at 651-266-8585.

Sincerely,  
/s/

Joanna Zimny  
Executive Assistant, Legislative Hearings

c: Steve Magner  
Steve Ubl  
John Skradski  
Joe Yannarely