



**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) 266-8560 FAX: (651) 266-8574

June 10, 2020

Brent G. Johnson & Judy Carvalho  
PO Box 4603  
St Paul MN 55104

Marcial Obregon  
Taylor Brock Corporation  
[marcial@taylorbrock.com](mailto:marcial@taylorbrock.com)  
[office@taylorbrock.com](mailto:office@taylorbrock.com)

Re: Follow-Up on the Existing Order to Raze and Remove the Structure(s) at 578 Lafond Avenue

Dear Mr. Johnson, Ms. Carvalho and Mr. Obregon:

After our Legislative Hearing yesterday, I further considered the matter of the failure to complete the rehabilitation of 578 Lafond Avenue within the 180-day grant of the City Council given on November 20, 2019. What follows are my findings and recommendations on this subject. Based on my conclusions, I believe we can dispense with a planned conference call on June 15, 2020. If you have additional commentary to add to the record, please let Mai Vang know by June 18, 2020, and you can be added to the Legislative Hearing agenda on **June 23, 2020 at 10 a.m.**

***Findings***

1. The rehabilitation of 578 Lafond Avenue did not begin, for all intents and purposes, until the date of our first follow-up Legislative Hearing – a building permit was issued May 26, 2020 for a stated project valuation of \$277,294.
2. Work has been initiated at the property which includes siding, framing and roof trusses.
3. Building Inspector Nathan Bruhn conducted an inspection of the property Monday June 8, 2020, in order to review specific progress on the building permit and assess progress on the project. He determined the rehabilitation is approximately 20% complete. This calculation is based on the tangible construction/trades work and estimated expenditures.
4. Chapter 33 of the Saint Paul Legislative Code provides that if the project is not 50% at the end of the 180-day grant of time, the \$5,000 performance deposit is subject to forfeiture. The Code also indicates the City Council may require up to an additional \$10,000 performance deposit.

***Recommendation to the City Council***

In order for me to recommend that the City Council grant an additional 180 days for the rehabilitation or removal of the property, the following conditions must be met by June 19, 2020

1. Post an additional \$5,000 performance deposit be posted with the Department of Safety and Inspections by June 19, 2020. (Note, I am recommending that the Council continue, rather than forfeit, the existing \$5,000 performance deposit posted October 3, 2019.)
2. Provide an updated scope of work / sworn construction statement indicating the contractors, bids and schedule of the work.
3. Provide updated documentation of financial capacity to complete the rehabilitation. This documentation should include information on payments already made which can be subtracted from the total cost of the project.

A public hearing on this matter will be scheduled for **June 24, 2020 at 3:30 p.m.**; however due to the pandemic, in-person hearing is not feasible. You may send in written testimony to [Councilhearing@ci.stpaul.mn.us](mailto:Councilhearing@ci.stpaul.mn.us) or call 651-266-6805 to have your recorded testimony transcribed. As indicated, if the above conditions are met, I will recommend that the Council grant an additional 180 days. If the items are addressed, reviewed and approved by Steve Magner and me prior to that date, we will request that the Building Official issue other permits for the project per his normal procedures.

If the above items are not addressed by June 19, 2020, I will ask the City Council to continue the public hearing to July 8, 2020 at 3:30 p.m., to give you additional time to address these items.

I note that additional permits for the project will not be issued until the above conditions have been met. Siding work may continue and be inspected. However, Building Inspector Bruhn and the Building Official Steve Ubl, have indicated to me that there will be no further framing inspections until appropriate trades' permits are pulled, as framing is greatly impacted by trades' work.

Please communicate your updated plans, questions and request(s) for hearing to Mai Vang at 651-266-8563 or [mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us), who will route them appropriately.

Sincerely,

*Marcia Moermond*

Marcia Moermond  
Legislative Hearing Officer

cc: Steve Magner, Code Enforcement Manager (DSI)  
Steve Ubl, Building Official (DSI)  
Nathan Bruhn, Building Inspector (DSI)  
Joe Yannarely, Vacant Building Supervisor (DSI)  
Christine Boulware, Heritage Preservation Planner  
Vicki Sheffer, Executive Assistant (DSI)  
Reid Soley