



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

September 25, 2020

Jay Mitchell
o/b/o Quality Residences
923 Payne Ave.
St. Paul, MN 55130

Daniel Gelb
Quality Residences, LLC
923 Payne Avenue
St. Paul, MN 55130

VIA EMAIL: jaymitchell93@gmail.com

VIA MAIL

RE: Remove or Repair of the Structure at 1355 Payne Avenue

Dear Mr. Mitchell:

This is to confirm that on September 22, 2020, Marcia Moermond, Legislative Hearing Officer will recommend that the City Council grant 180 days for rehabilitation of the building if the following conditions are met:

1. **Work Plan** - preliminary plans, with timelines, or sworn construction, noting that a certificate of code compliance shall be the measure used in determining whether the building has been rehabilitated and the nuisance and dangerous conditions have been addressed;
2. **Document Demonstrating Financial Capacity** - provide financial documentation, such as a construction loan, a line of credit or a bank statement which demonstrates the financial means to complete the project;
3. **Bids** – please resubmit bids with signatures;
4. **Performance Deposit** - post a \$5,000 performance deposit with the Department of Safety & Inspections (it was mentioned in hearing this was posted, we spoke with DSI staff, and they were unable to locate this. Please follow up with the Department of Safety and Inspections);
5. **Affidavit** - if using funds from a bank account, will need to provide an affidavit indicating the ability to pay for the work. The City currently estimates the rehabilitation exceeds \$50,000; and
6. **Property maintenance** – the property must be maintained

Please email documents to legislativehearings@ci.stpaul.mn.us. If you wish to contest to this recommendation and give live testimony remotely at the City Council Public Hearing on **October 21, 2020 between 3:30 p.m. and 5:00 p.m.**, please contact me at 651-266-8515

or Councilhearing@ci.stpaul.mn.us to let our staff know before noon. If I don't hear from you, I will assume you are not appealing further.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

Encl: sample work plan & affidavit

c: Rehabilitation & Removal staff
 Steve Magner – Department of Safety & Inspections, Housing and Code Enforcement
 Manager
 Vacant Building Staff