



**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

November 25, 2020

Paul Hanson  
2351 Edgcumbe Road  
St. Paul, MN

*Sent via*  
email: [phanson6699@outlook.com](mailto:phanson6699@outlook.com)  
U.S. Mail  
Personal Service  
Posting on Property

Re: Remove or Repair of the Structure at 2531 Edgcumbe Road

Dear Mr. Hanson:

There was a hearing on November 24, 2020 to discuss a proposed order to remove or repair your property at 2531 Edgcumbe Road. You did not attend this hearing. You also did not attend the previous hearing held on November 10, 2020. Although you did not attend these hearings, a legal representative of your mortgage company, Nationstar Mortgage LLC d/b/a/Mr. Cooper, did attend both. His name is Craig Barbee and he is with the law firm of Usset, Weingarden & Leibo, PLLP. He indicated he will be reaching out to communicate with you. This will happen as a separate process to the City's discussion regarding the condition of the house and its potential demolition.

We strongly encourage you to reach out to the City. **Please contact the City's Vacant Building program supervisor, Joe Yannarely at [joe.yannarely@ci.stpaul.mn.us](mailto:joe.yannarely@ci.stpaul.mn.us) or 651-266-1920 or myself at 651-266-8585.**

The matter of whether the City will pursue demolition of your property will be considered by the City Council on December 9, 2020. At that time, the Legislative Hearing, Marcia Moermond, will recommend that they refer the matter back to Legislative Hearing on **January 12, 2021. That hearing will be conducted via phone between 9:00 and 10:00 am. This extension is to give you a chance to reach out to us. Please do so. We can help you put together plans which may avert a demolition.**

I have enclosed copies of your previous abatement and hearing notices for your reference, as well. Again, please contact me at 651-266-8585.

Sincerely,

/s/

Joanna Zimny  
Legislative Hearing Executive Assistant



Encl: Background on Fixing Buildings Declared as Public Nuisances  
Order(s) to Abate  
Hearing Notice(s)

c: Rehabilitation & Removal staff  
Steve Magner – Department of Safety & Inspections, Housing and Code Enforcement  
Manager  
Craig Barbee, o/b/o Nationstar Mortgage d/b/a Mr. Cooper VIA EMAIL:  
[craig@uwillaw.com](mailto:craig@uwillaw.com)  
PHH Home Loans LLC  
7550 France Ave S #340, Edina MN 55435 (Via US Mail)  
Nationstar Mortgage LLC d/b/a Mr. Cooper  
8950 Cypress Waters Blvd, Dallas TX 75019 (via US Mail)  
St Paul Regional Loan Center, US Dept. of Veterans Affairs  
1 Federal Drive, Fort Snelling St Paul MN 55111 (via US Mail)  
MERS, PO Box 2026 Flint MI 48501-2026 (via US Mail)

EXPLANATION OF WHAT THE CITY COUNCIL LOOKS FOR TO  
GRANT TIME FOR A PROPERTY DECLARED TO BE A PUBLIC NUISANCE

For your reference, in order to rehabilitate the property, the following conditions will need to be met in order to receive a grant of time:

1. post a \$5,000 performance deposit with the Department of Safety & Inspections.
2. apply for a Code Compliance inspection with the Department of Safety & Inspections  
Your code compliance application must include lock box code and box must be attached to door for use.
3. submit evidence of financing sufficient to complete the rehabilitation. Staff estimates a cost of \$50,000. If total for bids are more than 20% less than staff estimate, a high level of detail will be required. Financing could be business or personal accounts, a line of credit, or construction loan. Other types of financing will be reviewed on a case by case basis;
4. submit an affidavit indicating the finances will be dedicated to completing the project and not diverted until a code compliance certificate is issued;
5. submit work plan, sworn construction statement, or scope of work. This should include subcontractor bids and a schedule for completion of the project; and
6. if you are intending to have a third party rehabilitate the property, pending transfer of title, the contract used for this transaction will need to be approved by the Legislative Hearing Officer; and
7. the property must be maintained.

The Code Compliance and performance deposit forms can be found online here:

<https://www.stpaul.gov/departments/safety-inspections/vacant-buildings..> **Application for Code Compliance Inspection must include lock box code and box must be attached to door for use.**