



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
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SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

February 12, 2021

Philip Schloss
PO Box 10496
Zephyr Cove NV 89448-2496

Barry Rohweder

VIA EMAIL: barryris@gmail.com

Re: Remove or Repair of the Structure at 1033 Galtier Street

Dear Mr. Schloss and Mr. Rohweder,

This is to confirm that on February 9, 2021 at the City Council meeting, Marcia Moermond, will recommend that the City Council order the building be removed within 15 days with no option for repair. At that hearing, the Hearing Officer indicated our office would follow-up with specific instructions on how to contest to this recommendation and give live testimony remotely at the City Council Public Hearing on **February 24, 2021 between 3:30 p.m. and 5:00 p.m.** Please contact me at 651-266-8515 or legislativehearings@ci.stpaul.mn.us to let our staff know before noon.

In spite of the recommendation being of record and the referral to Council for public hearing having been made, Ms. Moermond will review information Tuesday, February 23 with the goal of determining whether this recommendation should be amended. This is because our office learned after the Legislative Hearing on Tuesday, February 9, 2021 that ownership of the above-named property may have remained with Philip Schloss. We will need confirmation on whether that has occurred.

In the normal course of events, there are a number of conditions which must be met should a party wish to rehabilitate a Category 3 Registered Vacant Building. These include the following:

1. Because this is a Category 3 vacant building **title of the property cannot transfer until the rehabilitation is complete and a Certificate of Code Compliance has been received.** Pending transfer of title, **the contract used for this transaction will need to be approved by the Legislative Hearing Officer;**
2. A new \$5,000 performance deposit must be posted with the Department of Safety & Inspections (this form can be found online here: <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>);
3. submit a work plan, sworn construction statement, or scope of work. This should include **signed** subcontractor bids and a schedule for completion of the project;

4. submit evidence of financing sufficient to complete the rehabilitation. Staff estimates cost \$100,000. 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.
5. Submit an affidavit indicating the finances will be dedicated to completing the project and not diverted until a code compliance certificate is issued; and
6. The property must be maintained.

Ms. Moermond review any request for a change in recommendation in the context of these conditions being met. As indicated, she will review this matter on her agenda on **Tuesday, February 23, 2021 via telephone between 9:00 and 11:00 am**, prior to the City Council hearing on February 24. If you wish to rehabilitate the property, the above items must be submitted to our office by **12:00 p.m. CST Monday, February 22**. If you, or any other party, wish to participate in Tuesday's hearing please let me know as soon as possible.

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

Sincerely,

/s/

Mai Vang

- c: Rehabilitation & Removal staff
 Steve Magner – DSI, Housing and Code Enforcement Manager
 Adam Soczynski, Usset, Weingarden & Liebo VIA EMAIL: adam@uwlaw.com
 Kim O'Malley, Xome Field Services VIA EMAIL: kim.omalley@xome.com &
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