



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
PHONE: (651) 266-8585 FAX: (651) 266-8574

February 26, 2021

Philip Schloss
PO Box 10496
Zephyr Cove NV 89448-2496

Barry Rohweder

VIA EMAIL: philip_4_u@yahoo.com

VIA EMAIL: barryris@gmail.com

Adam Soczynski
Usset, Weingarden & Liebo PLLP
o/b/o Nationstar Mortgage, LLC dba Mr.
Cooper
4500 Park Glen Road, Ste 300
Minneapolis MN 55416

VIA EMAIL: adam@uwilllaw.com

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

Dear Mr. Schloss, Mr. Rohweder, & Mr. Soczynski:

This is to confirm that on February 24, 2021 at the City Council meeting, Legislative Hearing Officer Marcia Moermond recommended the matter be referred back to Legislative Hearing on **March 9, 2021 via telephone between 10:00 and 11:30 am for further consideration.**

As mentioned previously, there are a number of conditions which must be met in order to receive a grant of time from City Council to rehabilitate the property. 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;
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.

I have enclosed samples for your reference. The performance deposit form can be found online here: <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process. You may submit the remaining documents to legislativehearings@ci.stpaul.mn.us prior to your hearing and they will be forwarded to Staff to review.

This matter will again go before City Council on **Wednesday, March 10, 2021**. Should you wish to contest the March 9th recommendation and give live testimony remotely at the City Council Public Hearing on **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 on Wednesday March 10. If I don't hear from you, I will assume you are not appealing further.

If you have any questions, please contact me at 651-266-8515.

Sincerely,

/s/

Joanna Zimny
Legislative Hearing Executive Assistant

Encl: Vacant building \$5,000 Performance Deposit form
Sample work plan
Sample affidavit
Sample sworn construction statement(s)

c: Rehabilitation & Removal staff
Steve Magner – DSI, Housing and Code Enforcement Manager
Kim O'Malley, Xome Field Services VIA EMAIL: kim.omalley@xome.com &
XFSCodeCompliance@xome.com
Nathan Erickson VIA EMAIL: natenje@gmail.com