



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
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September 4, 2020

Amazing Homes Ecclesia LLC
o/b/o Michael Aderinkomi
2236 Marshall Avenue
Saint Paul MN 55104-5799

VIA EMAIL: aderinkomi1@comcast.net

RE: Potential Stay of City Removal Order of the Structure at 1179 Seventh Street East

Dear Mr. Aderinkomi:

I have reviewed the email communication between you, your realtor and my office and would like to clarify expectations regarding the potential stay of enforcement.

1. ***Participation in the Legislative Hearing scheduled for September 9, 2020.*** You have indicated you will be unable to attend the scheduled hearing on this date because you are under a COVID-19 quarantine. It was not clear to me whether you understood from Mai Vang's letter that this hearing will be conducted remotely, by phone, and that your appearance in person is not expected. Also, you may be represented in the hearing.

My obligation, per the Council's resolution referring the matter to me is to report back to them October 7, 2020. Given your current unavailability and in the interest of acting in a timely manner, I will go through my current concerns and expectations, which would otherwise be discussed in the hearing.

2. ***Cancellation of the Contract for Deed of the Apostolic Minnesota Church Assembly.*** It was my understanding from your communications with Mai Vang from my office that you were actively pursuing cancellation of this contract. I was under the impression that you were doing this at the time of your communication with Mai Vang and it was the principle reason the matter was paused to consider your request for a stay in the order to remove the structure. Later communication indicated you do not believe you can initiate the cancellation of the contract at this time because you are under a COVID-19 quarantine. I anticipate that you will proceed promptly in this process and that, if necessary, you will hire a representative in this matter, as you have with respect to hiring a real estate professional for the sale of the property. Clear title to the property is a pre-requisite for further consideration of your request to have a stay of demolition considered by the City.
3. ***Posting of performance deposit.*** I will be requiring the posting of a \$10,000 performance deposit by September 30, 2020 as another pre-requisite for further consideration of your request to have a stay of demolition considered by the City. The purpose of this deposit shall be to off-set potential City expenses associated with abating the nuisance/dangerous condition of this property.

You have stated it is your intention to sell this property. Any stay of demolition would be based on an approved scope of work/sworn construction statement and evidence of financing sufficient to execute this plan. This applies whether you, or another party, are undertaking the work.

4. **Scope of work or detailed sworn construction statement.** This is will need to be provided and approved for the intended use of the property. It should include information on zoning and licensing concerns, as well as a schedule and accepted bids.
5. **Funding.** There will need to be a demonstration of sufficient funds to execute rehabilitation of the property. The amount of funds will be determined by the approved scope of work/sworn construction and bids. The estimates developed for the proposals put forth by the owner ranged from \$500,000 to \$1.4 million. There is also a requirement for submission of an affidavit that the funds will remain dedicated to this project until completed.

You also indicated you wished to discuss City purchase of this property. To be clear, the City is not an interested purchaser. The Order to Remove the building is an enforcement action on a nuisance/dangerous structure and not connected to any real estate transaction with the City.

Finally, I understand you were surprised to receive notification of the Council's Order to Remove the building, as you said you were not receiving correspondence on this matter. Let me assure you that a good faith effort was made to include you in all communications related to this property. I have reviewed the sign-in sheet from November 26, 2019 when you appeared in person at the Legislative Hearing. It is attached. I believe when the email communication to you over the last year did not "bounce back" as undeliverable, staff had no way of knowing you were not receiving correspondence. Moving forward, I will be asking staff to use a "read receipt," so we will know if you don't respond to send our communication via US Mail.

Please communicate with Mai Vang or Joanna Zimny to confirm whether you or a representative(s) will be attending the telephone hearing which is scheduled for **Tuesday, September 8, 2020 via telephone between 9 and 10 a.m.** If you have questions, please contact Mai Vang at 651-266-8585 or Joanna Zimny at 651-266-8515.

Sincerely,

Marcia Moermond

Marcia Moermond
Legislative Hearing Officer

Enc.

- c: Steve Magner, Code Enforcement Manager, Department of Safety and Inspections (DSI)
Joe Yannarely, Vicki Sheffer and Reid Soley, Vacant Building Program, DSI
Christine Boulware, Heritage Preservation Commission Staff
Jonathan Oyinloye, jboyinloye@gmail.com