



**CITY OF SAINT PAUL**  
OFFICE OF THE CITY COUNCIL  
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PHONE: (651) 266-8585 FAX: (651) 266-8574

April 30, 2021

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](mailto: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 April 27, 2021, Marcia Moermond, Legislative Hearing Officer, recommended laying the matter over **to Tuesday May 11, 2021 via telephone between 10:00 a.m. and 12:30 p.m.** for further discussion. At the May 12, 2021 City Council Public Hearing MS. Moermond will recommend that the Council grant an additional 90 days (to August 12, 2021) to complete the rehab on the condition the following conditions are met:

1. **Submit a revised work plan and schedule for completing the project;**
2. **Submit updated financial documents showing there is sufficient funds for completing the rehabilitation.** It may be necessary to submit updated bids or proof of completed contractor payments; and
3. **The property must continue to be maintained.**

Please email documents to me at [Joanna.zimny@ci.stpaul.mn.us](mailto:Joanna.zimny@ci.stpaul.mn.us). If you wish to contest the recommendation Ms. Moermond gives at the May 11 hearing and give live testimony remotely at the City Council Public Hearing on May 12, 2021 **between 3:30 p.m. and 5:00 p.m.**, please contact me at 651-266-8515 or [legislativehearings@ci.stpaul.mn.us](mailto:legislativehearings@ci.stpaul.mn.us) to let our staff know before noon.

Please contact me at 651-266-8515 with any questions.

Sincerely,

/s/

Joanna Zimny  
Legislative Hearing Executive Assistant

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