



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
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SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
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PHONE: (651) 266-8585 FAX: (651) 266-8574

February 26, 2021

John Ray

Shelly Myers

VIA EMAIL: golferjohn1962@gmail.com

VIA EMAIL: shellymyers1@gmail.com

Re: Remove or Repair of the Structure at 655 Jessamine Avenue East

Dear Mr. Ray & Ms. Myers:

This is to confirm that at the City Council hearing on March 3, 2021 at 3:30 pm, Legislative Hearing Officer Marcia Moermond, **will recommend that the City Council refer the matter back to Legislative Hearing on March 9, 2021** for reconsideration of a potential stay of enforcement for the demolition of the above-named property. **This hearing will take place via phone between 10:00 a.m. and 12:00 p.m.** Please let me know all interested parties who should be called for this hearing, including any legal representation.

In spite of the Council adopting the order to remove or repair the property on February 10, 2021, Ms. Moermond will review information Tuesday, March 9 with the goal of determining whether the Council should stay enforcement, in order that the property may be rehabilitated.

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. Should you wish to sell the property, 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 \$5,000 performance deposit must be posted** with the Department of Safety & Inspections;
3. **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;
4. **Become Current with Property Taxes.** The standard expectation is that property taxes be current. Your situation in this regard is very complicated and it appears the property



may forfeit prior to the March 9, 2021 hearing. Please note, that at the February 10, 2021 hearing, staff reported real estate taxes for 2020 were delinquent in the amount of \$2,776.68, which includes penalty and interest. A Confession of Judgment was signed with Ramsey County on July 25, 2019 for unpaid taxes for the following years: 2010, 2011, 2012, 2013, 2014 and 2018. The annual payment due as of February 10 was \$1,373.57 plus 20-months interest at 7%. Should the 2020 taxes not be paid, along with the CJ payment for 2020 by March 1, 2021, the Confession of Judgment will be void. The property is eligible for tax forfeiture July 31, 2021;

5. **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;
6. **Submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates cost \$75,000. 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.
7. **Submit an affidavit** indicating the finances will be dedicated to completing the project and not diverted until a code compliance certificate is issued; and
8. 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>. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process. **Please include the lock box code in your Code Compliance Application.**

Ms. Moermond will 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, March 9, 2021 via telephone between 10:00 a.m. and 12:00 p.m.** Again, any party wishing to participate in Tuesday's hearing should let me know as soon as possible.

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

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

c: Rehabilitation & Removal staff
 Steve Magner – DSI, Housing and Code Enforcement Manager