



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

July 16, 2021

Ernest Trower
2075 Scudder St
St Paul MN 55108

Byron Anfinson
Coldwell Banker

VIA MAIL

VIA EMAIL: byron@cbburnet.com

Kate Hyland
Keller Williams

Joe Whebbe

VIA EMAIL: khyland@kw.com

VIA EMAIL: jwhebbe@gmail.com

Steve Ling

VIA EMAIL: mpsling@yahoo.com

Re: Remove or Repair of the Structure(s) at 2062 Como Avenue, 1253 Cleveland Avenue, & 2075 Scudder Street

Dear Mr. Trower, Mr. Anfinson, Ms. Hyland, Mr. Whebbe & Mr. Ling:

This is to confirm that at the Legislative Hearing on July 13 2021 Marcia Moermond, Legislative Hearing Officer, recommended that laying the matter over to Legislative Hearing on **Tuesday, August 10, 2021 between 9:00 and 11:00 am via phone.**

As noted previously, if a third party intends to purchase the property, title cannot transfer until after the nuisance is abated, either through demolition or rehabilitation of the property. Below are the conditions that are required to be met to receive a grant of time by City Council to rehabilitate by any party. Note that should you wish to pursue demolition, a performance deposit is not required, but title still cannot transfer until the demolition is completed and the nuisance is abated.

By close of business Friday, August 6, 2021 the following conditions must be met should a party wish to rehabilitate:

1. Purchaser to post new post a \$5,000 performance deposits with the Department of Safety & Inspections for each property;



2. **submit evidence of financing sufficient to complete the rehabilitation(s).** Staff estimates cost to be \$50,000. 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;
 3. **submit affidavit(s) indicating the finances will be dedicated to completing the project(s)** and not diverted until a code compliance certificate is issued;
 4. **submit work plan(s), sworn construction statement(s), or scope(s) of work.** This should include **signed** subcontractor bids and a schedule for completion of the project(s);
 5. **if a third party does intend to do the rehab**, the contract used for this transaction needs to be submitted and approved by the Legislative Hearing Officer and **title cannot transfer until after the nuisance is abated;** and
- 5 the properties must be maintained.**

The performance deposit form can be found online here:

<https://www.stpaul.gov/departments/safety-inspections/vacant-buildings> however I have also attached one. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process.

I have included samples for your reference. Those documents can be emailed to me at Joanna.zimny@ci.stpaul.mn.us or dropped off in our office at 310 City Hall Monday through Friday between 9 am and 3 pm.

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

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

Encl: Sample work plan(s)
Sample affidavit
Sample sworn construction statement(s)
VB performance deposit form

c: Rehabilitation & Removal staff
Steve Magner – Department of Safety & Inspections, Housing and Code Enforcement Manager
Joe Weber via email: josephlweber@gmail.com
Sean Lindholm via email: slindholm@outlook.com