



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

September 17, 2021

Susan A Stangland
909 35th St E
Sioux Falls SD 57105-5038

Bruce Nelson

VIA EMAIL:
brucenelsonrealestate@outlook.com

VIA MAIL

Alan Tang
CommonGrowth LLC.
1056 Highway 96 East
#270583
Vadnais Heights, MN 55127

VIA EMAIL: alan2575@gmail.com

Re: Remove or Repair of the Structure at 1514 Van Buren Avenue

Dear Ms. Stangland, Mr. Nelson, & Mr. Tang :

This is to confirm that at the Legislative Hearing on September 24, 2021 Legislative Hearing Officer Marcia Moermond recommended laying the matter over to Legislative Hearing on **Tuesday, October 12, 2021 between 9:00 and 11:00 am via phone to discuss the status of ownership of the above-named property. The following items must be completed by ownership prior to the October 13, 2021 City Council Meeting:**

- 1. post a \$5,000 performance deposit with the Department of Safety & Inspections (DSI);**
- 2. 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; and**
- 3. 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>. I have also attached a copy of the performance deposit form. 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.**

For your reference, in order to rehabilitate the property, in addition to the above items, the following conditions will need to be met in order to receive a grant of time from the City Council:

1. submit evidence of financing sufficient to complete the rehabilitation. Staff estimates cost to repair exceeding \$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;
2. submit an affidavit indicating the finances will be dedicated to completing the project and not diverted until a code compliance certificate is issued;
3. submit work a plan, sworn construction statement, or scope of work. This should include signed subcontractor bids and a schedule for completion of the project; and
4. if you are intending to have a third party rehabilitate the property, **pending transfer of title, the contract used for this transaction will need to be approved by the Legislative Hearing Officer.**

Samples of these documents will be sent at a later date.

This matter will go before City Council on Wednesday, October 13, 2021. If you will wish to contest to the recommendation Ms. Moermond will give at the October 12 Legislative Hearing, and give live testimony remotely at the City Council Public Hearing on **October 13, 2021 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. **If the performance deposit is posted Code Compliance Inspection Report ordered and you won't be contesting, then no further action is needed.**

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

Sincerely,

/s/

Joanna Zimny
Legislative Hearing Executive Assistant

Encl: \$5,000 performance deposit form

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