



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 28, 2023

Janet Smith
Director of Conveyance
Freedom Mortgage

Amber Stone
Convey Account Manager
Safeguard Properties

VIA EMAIL:
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VIA EMAIL:
Amber.Stone@safeguardproperties.com

Re: Remove or Repair of the Structure at 621 BIDWELL STREET

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on July 25, 2023 Legislative Hearing Officer Marcia Moermond continued the matter to Legislative Hearing on **Tuesday, August 8, 2023 at 9 am in room 330 City Hall/Court House for further discussion.**

The \$5,000 Performance Deposit must be posted with the Department of Safety & Inspections by no later than close of business August 4, 2023. The Performance Deposit form 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. This money is fully refundable upon completion of the project (or demolition, etc).

For your reference, the following items will (eventually) need to be completed before receiving a grant of time from the City Council to rehabilitate the property:

1. Note that 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. **Please note that title cannot transfer until the rehabilitation is complete and nuisance abated;**
2. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$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. Banks/finance companies often submit a written statement in lieu of this from upper-level management indicating as such;
3. submit an affidavit indicating the **finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued; and

4. **submit work plan, sworn construction statement, or scope of work.** This should include **signed** subcontractor bids and a **schedule** for completion of the project; and
5. **the property must be maintained.**

If you have any questions, please contact me at 651-266-8585.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

c: Rehabilitation & Removal staff
Helen O'Brien via email: wellsobrien@gmail.com
James Burnham via email: jameswburnham@gmail.com
Stephen Neal, Stephen.Neal@safeguardproperties.com