



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 23, 2024

BPH 1 LLC/Ideal Property Investments
323 N Washington Ave 200
Minneapolis MN 55401-1314

VIA MAIL

Wilmington Trust, NA,
B2R Mortgage Trust 2015-2
1100 N Market St
Wilmington DE 19890

VIA MAIL

Jack Pierce
Bernick Lifson
600 Hwy 169 S.
Minneapolis, MN 55423

VIA EMAIL: jpierce@bernicklifson.com

BPH 1 LLC
PO Box 127
Levittown NY 11756-0127

VIA MAIL

Shai Leibovich
BPH 3 LLC
55 – 39th St W, Rm 806
New York NY 10018-0548

VIA EMAIL: shai@rbkcapital.com
Leibovich.shai@gmail.com

Brice Michka
Bernick Lifson
600 Hwy 169 S.
Minneapolis, MN 55423

VIA EMAIL: bmichka@bernicklifson.com

RE: Making Finding for the Substantial Abatement at 1726 Fourth Street East

Dear Interested Parties:

Legislative Hearings were conducted in the above-referenced matter before Marcia Moermond, Legislative Hearing Officer, and she recommended that the City Council grant an additional 180 days for the nuisance building to be abated by razing and removal or rehabilitation, as evidenced by issuance of a Certificate of Code Compliance.

There will be a Legislative Hearing scheduled for **Tuesday, August 13, 2024 at 10:00 a.m. in Room 330 City Hall** at which DSI staff will present information on the current building conditions and progress toward abatement of the nuisance conditions.



If you received the Certificate of Code Compliance by August 13, 2024, this hearing will be cancelled and a resolution will be forwarded to the City Council indicating the nuisance conditions have been abated and the matter is closed.

If you have *not* received the Certificate of Code Compliance by August 13, 2024, **please contact Building Inspector, Clint Zane, at 651-266-9029 as soon as possible to schedule an appointment for a progress inspection** prior to this hearing. For other vacant building related questions, contact Joe Yannarely at 651-266-1920.

The City Council Public Hearing will be on **Wednesday, August 28, 2024 at 3:30 p.m. in Room 300 Council Chambers.**

Sincerely,
/s/
Mai Vang
Legislative Hearing Coordinator

cc: Steve Magner, Code Enforcement Manager (DSI)
Steve Ubl, Building Official (DSI)
Nathan Bruhn, Building Inspector (DSI)
Clint Zane, Building Inspector (DSI)
Joe Yannarely, Vacant Building Supervisor (DSI)
Christine Boulware, Heritage Preservation Planner
Vicki Sheffer, TISH Program Manager (DSI)
Robert Humphrey, Vacant Building Inspector (DSI)
Carolyn Brown