



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

November 29, 2023

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

BPH 1 LLC
PO Box 127
Levittown NY 11756-0127

VIA MAIL

VIA MAIL

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

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

VIA MAIL

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

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

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

VIA EMAIL: jpierce@bernicklifson.com

VIA EMAIL: bmichka@bernicklifson.com

Re: Remove or Repair of the Structure at 1726 FOURTH STREET EAST

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on November 28, 2023 Legislative Hearing Officer Marcia Moermond continued the matter to **Tuesday, January 16, 2024 at 9 am in room 330 City Hall/Courthouse for further discussion.**

By no later than close of business Friday, January 12 owner or development partner must:

1. **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;
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 plan, sworn construction statement, or scope of work.** This should include **signed** subcontractor bids and a **schedule** for completion of the project; and
4. **the property must be maintained.**

And, as mentioned, any transfer of the property must be approved by staff and must indicate that title cannot transfer until rehab is complete and nuisance is abated. Samples were sent previously. A copy of this, if applicable, should be sent in as well.

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

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

c: Rehabilitation & Removal staff
Carolyn Brown via email: csp501dale@gmail.com