



**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](mailto:legislativehearings@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

September 13, 2024

Shawn Nelson  
25430 98th St  
Zimmerman MN 55398

Carrie Nelson

VIA EMAIL: [shawnsrepair@gmail.com](mailto:shawnsrepair@gmail.com)

VIA EMAIL: [cnelson71@aol.com](mailto:cnelson71@aol.com)

Re: Remove or Repair of the Structure at 291 STINSON STREET

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on September 10, 2024, Legislative Hearing Officer Marcia Moermond's current recommendation is **removal of the building within 15 days with no option to repair, unless Code Compliance Inspection Report applied for and \$5,000 Performance Deposit is posted no later than close of business Monday, September 23, 2024. If those conditions are met,** it will be referred back to Legislative Hearing on **Tuesday, October 8, 2024 at 9 am in room 330 City Hall for further discussion.**

The performance deposit and Code Compliance Inspection forms 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 matter will go before the City Council at Public Hearing on **Wednesday, September 25, 2024 at 3:30 pm. in Room 300 City Hall.** If you are contesting Ms. Moermond's recommendation **(or do not have the above items completed)** you may:

1. appear in person (*please arrive before 3:30 p.m. and check in with staff outside Council chambers when you arrive*); or
2. Should you wish to address Council directly but not appear in person, you must register in person by no later than noon on Tuesday, September 24, 2024 here to testify via phone: <https://www.stpaul.gov/departments/city-council/city-council-public-hearing-live-testimony>.

If you don't wish to contest then **no further action is needed** and the Council will proceed with Ms. Moermond's recommendation above without discussion.

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

1. 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 \$75,000. 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. **property must go through probate and be owned by the person doing the rehab (or transferring to third party);**
4. **taxes must be brought current** (*Real estate taxes for 2021-2023 are delinquent in the amount of \$15,829.29 which includes penalty and interest. Taxes for the first half of 2024 are due in the amount of \$2,942.11 which also includes penalty and interest. The property is scheduled for tax forfeiture on July 31, 2025*);
5. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
6. **submit work plan, sworn construction statement, or scope of work.** This should include **signed** subcontractor bids which address all items in the Code Compliance Inspection Report and a **schedule** for completion of the project; and
7. **the property must be maintained.**

If you have any questions please contact our office at 651-266-8585.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

c:      Rehabilitation & Removal staff