



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

December 12, 2025

Lane J Rapp Jr
52 Elizabeth Street E
St Paul MN 55107

VIA MAIL

Re: Remove or Repair of the Structure at 52 ELIZABETH STREET EAST

Dear Lane J Rapp Jr:

This is to confirm that at the Legislative Hearing on December 9, 2025, at which no one appeared, Legislative Hearing Officer Marcia Moermond recommended that the City Council **order the building removed within 15 days with no option to repair.**

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. **\$5,000 Performance Deposit** posted with the Department of Safety & Inspections;
3. apply for a Code Compliance inspection with the Department of Safety & Inspections;
4. **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;
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.**

The performance deposit and Code Compliance Inspection forms can be found online here: <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. I have also included a



copy. 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, January 14, 2026 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation you may: appear in person (*please arrive before 3:30 p.m. and check in with staff outside Council chambers*).

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

Sincerely,

/s/

Joanna Zimny
Legislative Hearing Executive Assistant

c: Rehab and Removal Staff