



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

January 27, 2023

Petr Gnatyk
4605 Prior Avenue N.
St. Paul, MN 55112

VIA EMAIL: petrghnatyk@gmail.com

Lenna Gnatyk
4605 Prior Avenue N.
St. Paul, MN 55112

VIA EMAIL: lennagnatyk@gmail.com

Re: Remove or Repair of the Structure at 46 Front Avenue

Dear Petr Gnatyk & Lenna Gnatyk:

This is to confirm that at the Legislative Hearing on January 24, 2023, Legislative Hearing Officer Marcia Moermond laid the matter over to Legislative Hearing on **Tuesday, February 14, 2023 at 9:00 am in room 330 City Hall/Courthouse for further discussion on condition that:**

The \$5,000 Performance Deposit must be posted by close of business Friday, February 3, 2023 before this goes to Council Public Hearing on February 8, 2023. That can be posted by yourself, or a potential partner, and is refundable should the rehab not be approved.

The performance deposit form 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.

For your reference, the following items must (eventually) 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 \$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;
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.**

Samples of these documents are attached. If you have any questions, please contact me at 651-266-8585.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

Encl: Vacant Building Performance Deposit form

Sample work plan(s)

Sample affidavit

c: Rehabilitation & Removal staff