



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

August 11, 2023

Thomas Radio
Felhaber Larson
220 S. Sixth St.
Ste. 2200
Minneapolis, MN 55402

Jumil Wachau
Allstate Bk Real Estate Holdings Ltd
4415 Highway 6
Sugar Land, TX 77478-4476

VIA EMAIL: tradio@felhaber.com

VIA MAIL

Tarek Ellaicy
Tri City Foods
1400 Opus Pl.
Ste. 900
Downers Grove, IL 60515

VIA EMAIL: tellaicy@3cityfoods.com

Re: Remove or Repair of the Structure at 455 Robert Street South

Dear Interested Parties:

This is to confirm at the Legislative Hearing on August 8, 2023 **this matter was continued to Legislative Hearing on August 22, 2023 at 9 am in room 330 City Hall/Court House** for discussion of the marketing plan and selling of property with owner and continued maintenance of the site.

It is required that a formal representative will be participating in the hearing who is handling the marketing and sale of the property. Please let me know whether they will be attending in person or if they need to be called in (and provide their contact information). If they need background on what has happened in hearings, here is a link to the file:

<https://stpaul.legistar.com/LegislationDetail.aspx?ID=6298560&GUID=C581DD71-274A-44B0-8B61-AD97758F9AB0>

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. **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. **post a \$5,000 Performance Deposit with the Department of Safety & Inspections.** This will be a requirement before the August 2, 2023 Public Hearing for any future layovers;
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 the remaining documents will be sent at a later date, if you would like them sooner please let me know. If you have any questions, please contact me at 651-266-8585.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

- c: Rehabilitation & Removal staff
 Monica Bravo, WSCO via email: monica@wsco.org
 Bob Craft via email: bobcraft01@msn.com
 Joy Sorensen Navarre, WSCO, via email: joysn@wsco.org
 Sebastian Ellefson, WSCO, via email: sebastiane@wsco.org
 Janice Clark via email: jclark@felhaber.com