



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 16, 2024

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 that at the Legislative Hearing on August 13, 2024, Legislative Hearing officer Marcia Moermond's recommendation to grant 180 days to rehab is forthcoming pending submission and approval of the following by purchaser:

- 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;
- 4. title/closing documents;**
- 5. the property must be maintained; and**
- 6. post a new \$5,000 Performance Deposit with the Department of Safety & Inspections***



*Please note that the party pulling the permits to do the work is in most cases the party to post the \$5,000 Performance Deposit. If you will be handling it in a different manner please specify this in your closing agreement and submit for the record. The performance deposit form 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.

Those items can be emailed to me at Joanna.zimny@ci.stpaul.mn.us and I will send to staff for review. Samples of these documents can also be sent if needed.

This matter will go before the City Council at Public Hearing on **Wednesday, August 28, 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 approved, 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, August 17, 2024 here to testify via phone:** <https://www.stpaul.gov/department/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. 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
 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
 O. Pilar Escobar via email: pescobar@felhaber.com
 Jeff Hogue via email: jeff@wakota.com
 Scott Owen via email: sowen@gulshaninc.com