



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

June 28, 2022

Burger King Corp 2920
PO 020783
Miami FL 33102-0783

Element Financial Corp
655 Business Center Dr
Horsham PA 19044

VIA MAIL

VIA MAIL

CT Lien Solutions
PO Box 29071
Glendale CA 91209-9071

VIA MAIL

Re: Remove or Repair of the Structure at 1600 Seventh Street

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on July 26, 2022 Legislative Hearing Officer Marcia Moermond recommended that the City Council **remove the building within 15 days with no option to repair.**

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

- 1. Past due real estate taxes must be brought current** (*currently taxes for 2021 are delinquent in the amount of \$503.37*);
- 2. Post a \$5,000 Performance Deposit with the Department of Safety & Inspections;**
- 3. 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;
- 4. apply for a Code Compliance inspection with the Department of Safety & Inspections**
Your code compliance application must include lock box code and box must be attached to door for use;



5. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued; and
6. **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
7. **the property must be maintained.**

The performance deposit and code compliance 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.

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

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

c: Rehabilitation & Removal staff