



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 15, 2025

Linda Carrero
10340 4th Ave S.
Minneapolis, MN 55420

VIA EMAIL: missnitag@gmail.com

Kristina Kaluza
Dykema
4000 Wells Fargo Center
Minneapolis, MN 55402

VIA
EMAIL: kkaluza@dykema.com

Ximena Carreno
3529 Longfellow Ave.
Minneapolis, MN 55407

VIA EMAIL: bezzylady@gmail.com

Re: Remove or Repair of the Structure at 670 SIMS AVENUE

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on August 12, 2025, Legislative Hearing Officer Marcia Moermond continued the matter to Legislative Hearing on **Tuesday, August 26, 2025 at 9 am in room 330 City Hall/Court House for further discussion.**

For your reference, the following items would 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 \$150,000. 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.**

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