



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 16, 2023

Jess Zeletes
Attorney o/b/o Towd Point Mortgage

Towd Point Mortgage Trust,
US Bank NA, as trustee
c/o Select Portfolio Servicing
3217 Decker Lake Dr
West Valley City UT 84119-23284

VIA EMAIL: j.zeletes@gmail.com

VIA MAIL

Re: Remove or Repair of the Structure at 901 FULLER AVENUE

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on June 13, 2023 Legislative Hearing Officer Marcia Moermond continued the matter to Legislative Hearing on **Tuesday, July 11, 2023 at 9:00 am in room 330 City Hall/Courthouse for further discussion and an update on foreclosure filing.**

By no later than close of business July 10, 2023 the \$5,000 Performance Deposit must be posted and application for a Code Compliance inspection must be made with the Department of Safety & Inspections The code compliance application must include lock box code and box must be attached to door for use; it isn't sufficient to just apply without ability for staff to conduct the inspections.

The Code Compliance and performance deposit 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.

This matter will go before the City Council at Public Hearing on **Wednesday, July 12, 2023 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation from the July 11 hearing (or do not have the above items completed by deadline) you may:

1. appear in person (please arrive before 3:30 p.m. and check in with staff outside Council chambers)
2. send written testimony to be added to the record to legislativehearings@ci.stpaul.mn.us or by voicemail at 651-266-6805.

3. **Should you wish to address Council directly but not appear in person, you must register in person by noon on Tuesday, July 11, 2023 here to testify via phone:**
<https://www.stpaul.gov/departments/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 from the July 11 Legislative Hearing.

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 a third party is intending to 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 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
 Marco Landoni o/b/o Center for Energy and Environment VIA EMAIL:
 imlandoni@mncee.org