



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

March 3, 2023

Petr Gnatyk
4605 Prior Avenue N.
St. Paul, MN 55112

Lenna Gnatyk
4605 Prior Avenue N.
St. Paul, MN 55112

VIA EMAIL: petrgnatyk@gmail.com

VIA EMAIL: lennagnatyk@gmail.com

Re: Remove or Repair of the Structure at 46 Front Avenue

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on February 28, 2023, Legislative Hearing Officer Marcia Moermond laid the matter over to Legislative Hearing on **Tuesday, March 28, 2023 at 9:00 am in room 330 City Hall/Courthouse for further discussion.**

By close of business March 24 the following items must be completed or submitted:

- 1. The \$5,000 Performance Deposit must be posted. This is a basic requirement and no further extensions will be given to post it. It can be posted by either the owner or development partner. It is refundable should the rehab not be approved or at the end of the rehabilitation process; The full purchase agreement is submitted, including any addendums about title transfer;**
- 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;
 - 1. submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
 - 2. 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
 - 3. the property must continue to be maintained.**

Those documents can be emailed to me at Joanna.zimny@ci.stpaul.mn.us or dropped off in person to our office at 15 W Kellogg Blvd, room 310. The performance deposit form can be found online here: <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. A copy was sent with previous letters as well. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process.



A reminder that if the owner is 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.**

Samples of these documents were sent with my January 27th letter. If you would like them again, 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
Rashad Kennedy via email: rashad@thatpropertyplace.net