



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

Scott Fergus
CAG National Fund I, LLC
11008 Cavell Circle
Bloomington, MN 55438

Eden Spencer | President & CEO |
Greater Metropolitan Housing Corporation
970 Raymond Ave, Suite 201
St. Paul, MN 55114

VIA EMAIL: scott.fergus@ppm.us.com

VIA EMAIL: espencer@gmhchousing.org

Re: Remove or Repair of the Structure at 1117 Jenks Avenue

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:

- 1. evidence of financing sufficient to complete the rehabilitation.** 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. an affidavit indicating the finances will be dedicated to completing the project and not diverted until a code compliance certificate is issued;**
- 3. copy of purchase agreement.**

It is an ongoing requirement that the property continue to be maintained. Those items can be emailed to me at Joanna.zimny@ci.stpaul.mn.us and I will send to staff for review. *Generally, the party doing the rehab posts the \$5,000 Performance Deposit, which is refundable upon completion of the project, however, should you wish to work that out in the purchase agreement that is a private matter. If the party who posted the original \$5,000 wishes to request it back, you may do so in writing to Robert Humphrey at robert.humphrey@ci.stpaul.mn.us.

This matter will go before the City Council at Public Hearing on **Wednesday, September 11, 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, September 10, 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
 Lisa Proechel VIA EMAIL: lisaproechel@kw.com