



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

January 19, 2024

Hermanson Investments LLC
15 Gideons Point Rd
Excelsior MN 55331-9526

Merchants Bank, NA
18550 Joplin Ave
Lakeville MN 55044

VIA MAIL

VIA MAIL

James Irving
Grand Realty o/b/o Hermanson Investments
LLC
1521 Selby Ave.
St. Paul, MN 55104

VIA EMAIL: james@aptmn.com

Re: Remove or Repair of the Structure at 1262 MINNEHAHA AVENUE EAST

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on January 16, 2024 Legislative Hearing Officer Marcia Moermond continued the matter to Legislative Hearing on **Tuesday, January 30, 2024 at 9 am in room 330 City Hall/Courthouse for further discussion.**

By no later than close of business Friday, January 26 please:

- 1. submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$50,000. 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;
- 2. submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
- 3. submit work plan, sworn construction statement, or scope of work.** This should include **signed** subcontractor bids and a **schedule** for completion of the project;
- 4. taxes must be paid and brought current;** and
- 5. the property must be maintained.**



Samples are included. Those items can be emailed to me at Joanna.zimny@ci.stpaul.mn.us and will send to staff for review. Additionally, please note that 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. **Title cannot transfer until the rehabilitation is complete and nuisance abated.**

If you have any questions please contact our office at 651-266-8585.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

Encl: sample work plan/schedule

Sample affidavit

c: Rehabilitation & Removal staff