



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 11, 2023

Derrick T Malone
326 Charles Ave
St Paul MN 55103-2007

VIA EMAIL: dmalone132@gmail.com

Re: Remove or Repair of the Structure at 326 CHARLES AVENUE

Dear Derrick Malone:

This is to confirm that at the Council Public Hearing on August 16, 2023 Legislative Hearing Officer Marcia Moermond will ask the matter to be continued to Council Public Hearing on September 16, 2023. **If the \$5,000 Performance Deposit is posted by no later than close of business Friday, September 8, 2023 she will have the matter referred back Legislative Hearing on October 10, 2023 at 9 am in room 330 City Hall/Court House** to discuss work plans and financing based on completed Code Compliance Inspection Report.

The Code Compliance Inspection application was to have been made to the Department of Safety & Inspections by no later than close of business July 25, 2023. Per my August 9 email, this was never received by Department of Safety & Inspections staff. The Code Compliance Inspection application form can be found online here: <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. I have also attached one again. **This must also be done by no later than close of business August 14, 2023.**

This matter will go before the City Council at Public Hearing on **Wednesday, September 13, 2023 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation, 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); or
2. **Should you wish to address Council directly but not appear in person, you must register in person by noon on Tuesday, September 12, 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 (and have the above items completed) then no further action is needed and the Council will proceed with Ms. Moermond's recommendation above.

For your reference, the following items will (eventually) 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. **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;
3. **outstanding taxes must be brought current** (*Real estate taxes for the second half of 2022 are delinquent in the amount of \$1,296.69, which includes penalty and interest. Taxes for the first half of 2023 have not been paid*);
4. submit an affidavit indicating the **finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued; and
5. **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
6. **the property must be maintained.**

If you have any questions, please contact me at 651-266-8585.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

Encl: Code Compliance Inspection report application
Vacant Building Performance Deposit application

- c: Rehabilitation & Removal staff
Affinity Plus Credit Union 175 W Lafayette Frontage Road St Paul MN 55107 (via mail w/o enclosure)
Five Brothers 12220 E 13 Mile Road Warren MI 48093 (via mail w/o enclosure)