



**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](mailto:legislativehearings@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

September 13, 2024

Alexander Delendik  
Minnesota Housing Corp  
4820 Minnetonka Blvd #400  
St Louis Park MN 55416-2263

VIA EMAIL: [adelendik@homesteadroad.com](mailto:adelendik@homesteadroad.com)

Re: Remove or Repair of the Structure at 929 YORK AVENUE

Dear Alexander Delendik:

This is to confirm that at the Council Public Hearing on September 18, 2024 Legislative Hearing Officer Marcia Moermond will ask they **refer the matter back to Legislative Hearing on Tuesday, October 8, 2024 at 9 am on condition the \$5,000 Performance Deposit is posted by no later than close of business Monday, September 16, 2024.**

The performance deposit form 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, September 18, 2024 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation (or have not posted the Performance Deposit) 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 17, 2024 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 above without discussion.

**You should work on putting together the remaining items listed below for the October 8 hearing (if held):**

1. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$75,000. 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 which address all items in the Code Compliance Inspection Report and a **schedule** for completion of the project; and
4. **the property must be maintained.**

Samples of these documents can be sent if requested. Note, 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 and **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

c:      Rehabilitation & Removal staff