



**CITY OF SAINT PAUL**  
OFFICE OF THE CITY COUNCIL  
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SAINT PAUL, MN 55102-1615  
Marcia Moermond, Legislative Hearing Officer  
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PHONE: (651) 266-8585 FAX: (651) 266-8574

September 9, 2024

Thomas Radio  
Felhaber Larson  
220 S. Sixth St.  
Ste. 2200  
Minneapolis, MN 55402

Jumil Wachau  
Allstate Bk Real Estate Holdings Ltd  
4415 Highway 6  
Sugar Land, TX 77478-4476

VIA EMAIL: [tradio@felhaber.com](mailto:tradio@felhaber.com)

VIA MAIL

Tarek Ellaicy  
Tri City Foods  
1400 Opus Pl.  
Ste. 900  
Downers Grove, IL 60515

Hye Young Shin  
[Hosannahinc@gmail.com](mailto:Hosannahinc@gmail.com)

VIA EMAIL: [tellaicy@3cityfoods.com](mailto:tellaicy@3cityfoods.com)

Re: Remove or Repair of the Structure at 455 Robert Street South

Dear Mr. Radio, Mr. Ellaicy, Ms. Shin & Interested Parties:

This is to confirm that at the City Council Public Hearing, this matter was being referred to a Legislative Hearing on **October 22, 2024 at 9:00 a.m. in Room 330 City Hall** in order for the Nuisance Abatement Plan to be completed no later than October 21, 2024. The plan approved by the City Council includes the following: 1) installation of black vinyl-coated fence along the southern border of the parcel, at least a 20-foot setback from the northern side of the structure, and along the parcel boundaries to the east and west extending to at least the 20-foot setback established for the fencing on the north; and 2) installation of alarm system, including cameras; and, 3) installation of non-motion detector lighting system for parcel.

If the nuisance abatement plan is completed by the Legislative Hearing on October 22, 2024, Ms. Marcia Moermond will recommend that the City Council grant an extension of 60 days to December 23, 2024 to complete the following:

1. **submit work plan, sworn construction statement, or scope of work.** This should include **signed** subcontractor bids and a **schedule** for completion of the project;

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;
3. **submit an affidavit (see attached) indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
4. **the property must be maintained;**
5. **apply immediately for a Team Inspection (see attached); and**
6. **Buyer/redeveloper to post a new \$5,000 Performance Deposit with the Department of Safety & Inspections after which seller may request return of initial \$5,000 deposit (see attached).**

The City Council Public Hearing is scheduled for October 23, 2024 at 3:30 p.m. in Room 300 Council Chambers which is the day after the Legislative Hearing.

Sincerely,

/s/

Mai Vang

Legislative Hearing Coordinator

Attachments: Affidavit sample  
Team inspection application  
Performance deposit application

c: Rehabilitation & Removal staff  
Mike Fidler, [CPSRE@comcast.net](mailto:CPSRE@comcast.net)  
Monica Bravo, WSCO via email: [monica@wsko.org](mailto:monica@wsko.org)  
Bob Craft via email: [bobcraft01@msn.com](mailto:bobcraft01@msn.com)  
Joy Sorensen Navarre, WSCO, via email: [joysn@wsko.org](mailto:joysn@wsko.org)  
Sebastian Ellefson, WSCO, via email: [sebastiane@wsko.org](mailto:sebastiane@wsko.org)  
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