



**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  
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PHONE: (651) 266-8585 FAX: (651) 266-8574

February 17, 2023

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Heriberto Parra  
o/b/o Inkling Capital, LLC

VIA EMAIL: [inkling@gmail.com](mailto:inkling@gmail.com)

Re: Remove or Repair of the Structure at 46 Front Avenue

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on February 14, 2023, Legislative Hearing Officer Marcia Moermond laid the matter over to Legislative Hearing on **Tuesday, February 28, 2023 at 9:00 am in room 330 City Hall/Courthouse for further discussion on condition that:**

- 1. The \$5,000 Performance Deposit must be posted by no later than close of business Friday, February 24, 2023.** This is a basic requirement and no further extensions will be given to post it. It is refundable should the rehab not be approved or at the end of the rehabilitation process; and
- 2. The full purchase agreement is submitted by no later than February 24, including any addendums about title transfer.**

The performance deposit form can be found online here:

<https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. I have also included a copy again. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process.

**For your reference, the following items will also need to be completed before receiving a grant of time from the City Council to rehabilitate the property:**

- 1. 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;

2. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued; and
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; and
4. **the property must be maintained.**

Samples of these documents were sent with my January 27<sup>th</sup> letter. If you have any questions, please contact me at 651-266-8585.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

c:      Rehabilitation & Removal staff