



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

May 14, 2021

Lorie Miller
Tranquil Holdings, LLC
3046 Bryant Ave. S
Minneapolis, MN 55408

VIA MAIL & EMAIL:
moonlightdancingonwaves@gmail.com

Re: Remove or Repair of the Structure at 975 Hudson Road

Dear Lorrie Miller:

This is to confirm that at the Legislative Hearing on April 27, 2021 at which you did not attend but left a voicemail later that day, Legislative Hearing Officer Marcia Moermond recommended continuing the above-referenced matter to Legislative Hearing on **Tuesday, May 25, 2021 between 9:00 and 11:00 am via phone. The following items must be completed:**

- 1. apply for a Code Compliance inspection with the Department of Safety & Inspections by close of business May 18, 2021.** Note that a Code Compliance Inspection was done on August 15, 2016 but is now expired. Your code compliance application must include lock box code and box must be attached to door for use.;
- 2. post a \$5,000 performance deposit with the Department of Safety & Inspections (DSI) by close of business on May 24, 2021;**
- 3. the property must be maintained.**

The Code Compliance and performance deposit forms can be found online here: <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. I have also attached them. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process. **Please include the lock box code in your Code Compliance Application.**

For your reference, in order to rehabilitate the property, in addition to the above items, the following conditions will need to be met in order to receive a grant of time to do so:

1. Real estate taxes for 2020 are delinquent in the amount of \$4,522.38, which includes penalty and interest. These must be brought current before moving forward;



2. submit evidence of financing sufficient to complete the rehabilitation. Staff estimates cost \$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;
3. submit an affidavit indicating the finances will be dedicated to completing the project and not diverted until a code compliance certificate is issued; and
4. submit work plan, sworn construction statement, or scope of work. This should include subcontractor bids and a schedule for completion of the project.

This matter will go before City Council on Wednesday, May 26, 2021. If items 1 through 3 above are not done, Ms. Moermond **will recommend that the building is demolished within 15 days with no option for repair.** If you wish to contest to the recommendation Ms. Moermond will give at the May 25, Legislative Hearing, and give live testimony remotely at the City Council Public Hearing on **May 26, 2021 between 3:30 p.m. and 5:00 p.m.**, please contact me at 651-266-8515 or legislativehearings@ci.stpaul.mn.us to let our staff know before noon. If you won't be contesting, then no further action is needed.

If you have any questions, please contact me at 651-266-8515.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

Encl: \$5,000 performance deposit form
SFH/Duplex Code Compliance Inspection form

c: Rehabilitation & Removal staff
Steve Magner – Department of Safety & Inspections, Housing and Code Enforcement
Manager