



**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

November 29, 2023

BPH 1 LLC/Ideal Property Investments  
323 N Washington Ave 200  
Minneapolis MN 55401-1314

BPH 1 LLC  
PO Box 127  
Levittown NY 11756-0127

VIA MAIL

VIA MAIL

Wilmington Trust, NA,  
B2R Mortgage Trust 2015-2  
1100 N Market St  
Wilmington DE 19890

Shai Leibovich  
BPH 3 LLC  
55 – 39th St W, Rm 806  
New York NY 10018-0548

VIA MAIL

VIA EMAIL: [shai@rbkcapital.com](mailto:shai@rbkcapital.com)  
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Bernick Lifson  
600 Hwy 169 S.  
Minneapolis, MN 55423

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VIA EMAIL: [jpierce@bernicklifson.com](mailto:jpierce@bernicklifson.com)

VIA EMAIL: [bmichka@bernicklifson.com](mailto:bmichka@bernicklifson.com)

Re: Remove or Repair of the Structure at 1726 FOURTH STREET EAST

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on November 28, 2023 Legislative Hearing Officer Marcia Moermond continued the matter to **Tuesday, January 16, 2024 at 9 am in room 330 City Hall/Courthouse for further discussion.**

By no later than close of business Friday, January 12 owner or development partner must:

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;



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.**

**And, as mentioned, any transfer of the property must be approved by staff and must indicate that title cannot transfer until rehab is complete and nuisance is abated. Samples were sent previously. A copy of this, if applicable, should be sent in as well.**

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

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

c:     Rehabilitation & Removal staff  
Carolyn Brown via email: csp501dale@gmail.com