



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
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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 17, 2024

Sharon Compton
Sharon Compton Guardian Services Inc.
11356 Flintwood Street NW
Coon Rapids Minnesota 55448

Clark County Public Guardian
515 Shadow Lane
Las Vegas NV 89106

VIA EMAIL: sjcompton4@yahoo.com

VIA MAIL

Gary J Mcwilliams
515 Shadow Lane
Las Vegas NV 89106-4116

VIA MAIL

Re: Remove or Repair of the Structure at 1156 Lincoln Avenue

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on Tuesday, May 14 Legislative Hearing officer Marcia Moermond continued the matter to Legislative Hearing on **Tuesday, June 11, 2024 at 9:00 a.m.** in room 330 City Hall/Courthouse (or via phone between 9 and 11 am) **for discussion of a remediation plan for ongoing property maintenance and timeline for clearing out property.**

For your reference, the following must eventually be completed in order to receive a grant of time to rehabilitate the property:

- 1. submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$200,000. 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. property taxes must be brought current;**
- 3. submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
- 4. 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
- 5. the property must be maintained.**

Note that 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. **Please note that title cannot transfer until the rehabilitation is complete and nuisance abated.** If you would like samples of these documents please let me know. If you have any questions, please contact me at 651-266-8585

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

- c: Rehabilitation & Removal staff
Jesse McWilliams VIA EMAIL: nighthawk7771@yahoo.com
Dana Henjum via email: danamhenjum@gmail.com
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