



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

June 28, 2024

Sandra and Robert Walsh
1678 Old Hudson Rd
St Paul MN 55106-6118

Ronald and Marlene Brothen
1579 Darlene St
St Paul MN 55119

VIA MAIL

VIA MAIL

Susan and Arthur Beisang
4 Falcon Lane
North Oaks MN 55127-6317

VIA MAIL

Re: Remove or Repair of the Structure at 303 CHARLES AVENUE

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on June 25, 2024, at which no one appeared, Legislative Hearing Officer Marcia Moermond recommended that the City Council **order the building removed within 15 days with no option to repair.**

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

1. 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;**
2. **\$5,000 Performance Deposit** posted with the Department of Safety & Inspections;
3. apply for a Code Compliance inspection with the Department of Safety & Inspections;
4. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$75,000. 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;
5. **taxes must be brought current** (*real estate taxes for 2022 and 2023 are delinquent in the amount of \$3,174.20, which includes penalty and interest. Taxes for the first half of*

2024 in the amount of \$3,174.20 have not been paid. The property is scheduled for tax forfeiture July 31, 2024);

6. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
7. **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
8. **the property must be maintained.**

The performance deposit and Code Compliance Inspection forms can be found online here: <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process.

This matter will go before the City Council at Public Hearing on **Wednesday, August 7, 2024 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation you may:

1. appear in person (please arrive before 3:30 p.m. and check in with staff outside Council chambers); or
2. **Should you wish to address Council directly but not appear in person, you must register no later than noon on Tuesday, August 6, 2024 here to testify via phone:**
<https://www.stpaul.gov/departments/city-council/city-council-public-hearing-live-testimony>.

If you don't wish to contest then no further action is needed and the Council will proceed with Ms. Moermond's recommendation above.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

- c: Rehabilitation & Removal staff
 Nick Hanson – Ramsey County, Property Records & Revenue Tax Forfeited Land