



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

August 16, 2024

Shawn Nelson
25430 98th St
Zimmerman MN 55398

Carrie Nelson

VIA EMAIL: shawnsrepair@gmail.com

VIA EMAIL: cnelson71@aol.com

Re: Remove or Repair of the Structure at 291 STINSON STREET

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on August 13, 2024, Legislative Hearing Officer Marcia Moermond continued the matter to Legislative Hearing on **Tuesday, September 10, 2024 at 9 am in room 330 City Hall to further discuss plans for property.** If you wish to rehab and/or time to probate, a \$5,000 Performance Deposit and Code Compliance Inspection was to be applied for and posted no later than August 9, 2024, so should be done before the September 10 hearing.

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. **property must go through probate and be owned by the person doing the rehab (or transferring to third party);**
6. **taxes must be brought current** (*Real estate taxes for 2021-2023 are delinquent in the amount of \$15,829.29 which includes penalty and interest. Taxes for the first half of 2024 are due in owing the in amount of \$2,942.11 which also includes penalty and interest. The property is scheduled for tax forfeiture on July 31, 2025;*);

7. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
8. **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
9. **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. **If you have any questions please contact our office at 651-266-8585.**

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

c: Rehabilitation & Removal staff