



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
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PHONE: (651) 266-8585 FAX: (651) 266-8574

June 17, 2026

State of MN Trust Exempt
PO Box 64097
St Paul MN 55164-0097

VIA MAIL

Peter Musty
Capitol Area Architectural and Planning Board
625 Robert St. N
St. Paul, MN 551155

VIA EMAIL: peter.musty@state.mn.us

Nicholas Hanson
Ramsey County – Tax Forfeit Land
90 Plato Blvd W
St Paul MN 55107

VIA EMAIL:
nicholas.hanson1@co.ramsey.mn.us

Re: Remove or Repair of the Structure at 633 Capitol Boulevard

Dear Interested Parties:

This is to confirm that at Council Public Hearing on May 20th, the City Council referred the matter back to Legislative Hearing on **Tuesday, October 27, 2026 at 9 am** in room 41/42 City Hall/Court House.

It is our office's understanding the property will be auctioned off. Please make sure the purchaser knows all items required by the City Council before any rehab of the property can begin:

1. a \$5,000 performance deposit must be posted with the Department of Safety & Inspections.
2. a Code Compliance inspection must be applied for with the Department of Safety & Inspections;
3. submit a work plan, sworn construction statement, or scope of work that addresses all items on the Code Compliance Inspection report. This should include **signed** subcontractor bids and a schedule for completion of the project;
4. submit evidence of financing sufficient to complete the rehabilitation. 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. Submit an affidavit indicating the finances will be dedicated to completing the project and not diverted until a code compliance certificate is issued;

- 6 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.**
- 7 Property must be maintained.

Note that if a purchaser wishes to proceed with rehab sooner than the October date outlined above, we are happy to do so, they simply need to contact our office. If you have any questions please contact the Legislative Hearing office at 651-266-8585.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

c: Rehab and Removal Staff
Goerge Gause – HPC