



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 25, 2023

Thomas Radio
Felhaber Larson
220 S. Sixth St.
Ste. 2200
Minneapolis, MN 55402

Jumil Wachau
Allstate Bk Real Estate Holdings Ltd
4415 Highway 6
Sugar Land, TX 77478-4476

VIA EMAIL: tradio@felhaber.com

VIA MAIL

Tarek Ellaicy
Tri City Foods
1400 Opus Pl.
Ste. 900
Downers Grove, IL 60515

VIA EMAIL: tellaicy@3cityfoods.com

Re: Remove or Repair of the Structure at 455 Robert Street South

Dear Interested Parties:

This is to confirm at the Legislative Hearing on August 22, 2023 **this matter was continued to Legislative Hearing on September 12, 2023 at 9 am in room 330 City Hall/Court House** to discuss any potential plans for rehab with a purchaser.

This matter will again go before the City Council at Public Hearing on **Wednesday, September 20, 2023 at 3:30 pm. in room 300 City Hall**. If you are contesting Ms. Moermond's recommendation from the September 12 hearing 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 in person by noon on Tuesday, September 19, 2023 here to testify via phone:**
<https://www.stpaul.gov/departments/city-council/city-council-public-hearing-live-testimony>.

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

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. **post a \$5,000 Performance Deposit with the Department of Safety & Inspections.** This will be a requirement before the August 2, 2023 Public Hearing for any future layovers;
3. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued; and
4. **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
5. **the property must be maintained.**

Samples of the remaining documents will be sent at a later date, if you would like them sooner 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
Monica Bravo, WSCO via email: monica@wsco.org
Bob Craft via email: bobcraft01@msn.com
Joy Sorensen Navarre, WSCO, via email: joysn@wsco.org
Sebastian Ellefson, WSCO, via email: sebastiane@wsco.org
Janice Clark via email: jclark@felhaber.com