



# 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

October 11, 2024

Kibong Fondungallah  
25 North Dale St  
The Academy Professional Bldg  
St. Paul, MN 55102

VIA EMAIL: [kfondungallah@trottlaw.com](mailto:kfondungallah@trottlaw.com)

Guidance Residential LLC  
11107 Sunset Hill Rd  
Reston VA 20190

VIA MAIL

Guardian Asset Management  
2300 E Lincoln Hwy Suite 700  
Longhorne PA 19047

VIA MAIL

Rayalen M Hassan  
1368 High Site Dr Unit 221  
St Paul MN 55121-2048

VIA MAIL

Loancare LLC  
3637 Sentara Way  
Virginia Beach VA 23452-4262

VIA MAIL

Re: Remove or Repair of the Structure at 674 MAGNOLIA AVENUE EAST

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on October 8, 2024, Legislative Hearing Officer Marcia Moermond will recommend that the City Council refer the matter back to Legislative Hearing November 12, 2024 for further discussion on condition that by no later than November 4, 2024:

1. **A \$5,000 Performance Deposit** is posted with the Department of Safety & Inspections; and
2. a **Code Compliance inspection** with the Department of Safety & Inspections has been applied for



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

**This matter will Council at Public Hearing on November 6, and the expectation will be the Performance Deposit posted and Code Compliance Inspection applied for before then or the building will be ordered removed within 15 days with no option to repair.**

This matter will go before the City Council at Council Public Hearing on **Wednesday, November 6, 2024 at 3:30 pm. in room 300 City Hall**. If you are contesting Ms. Moermond's recommendation, or have not completed the above item(s) but do not wish to demo, 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 testify remotely (and not appear in person), you must register by noon on Tuesday, November 5, 2024 to testify via phone here:**  
<https://www.stpaul.gov/departments/city-council/city-council-public-hearing-live-testimony>.

If you have any questions please email me or contact our office at 651-266-8585.

Sincerely,

/s/

Joanna Zimny  
Legislative Hearing Executive Assistant

c:     Rehabilitation & Removal staff