



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Meeting Minutes - Action Only

Legislative Hearings

Marcia Moermond, Legislative Hearing Officer
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651-266-8585

Tuesday, April 14, 2026

9:00 AM

Room 330 City Hall & Court House/Remote

9:00 a.m. Hearings

Remove/Repair Orders

- 1 [RLH RR 26-5](#) Ordering the rehabilitation or razing and removal of the structures at 299 SHERBURNE AVENUE within fifteen (15) days after the April 15, 2026, City Council Public Hearing. (April 14, 2026 Legislative Hearing)

Sponsors: Bowie

Submit financing, have PD posted and CCI paid for and continue CPH to May 13. LH May 12, 2026 at 9 am. Waive VB fee for 90 days.

Rashad Kennedy, purchaser, appeared
Shelly Tesch, owner, appeared
Thomas Barter, owner, appeared

Moermond: The executive summary of what needs to be done we have. Mr. Kennedy, this is all you as general contractor?

Kennedy: yes.

Moermond: I just need proof of financing.

Kennedy: I'll send it in today.

Moermond: how are you guys coming out on this?

Tesch: well, it has to be done, so...

Kennedy: after the \$17,000 in taxes there is a little bit left over. The purchase agreement is \$27,000.

Moermond: so a little bit, that's good. I'm happy to do this. We have weeks outline on the work plan. Mr. Hoffman, have you reviewed this?

Hoffman: no concerns. No property maintenance concerns. Vehicles have been removed. I know you were talking to Mr. Humphrey about payment, we can't take credit

cards for these things. It has to be cash or check. What is here should be pretty close to what the Code Compliance Inspection Report will say.

Moermond: you don't have those two pieces.

Hoffman: we have the application, we just don't have payment due to the nature of how they were submitted.

Kennedy: I'll go there after this.

Moermond: this is on the Council agenda tomorrow. Get those documents to me no later than first thing in the morning, and I'll recommend the Council give 180 days. It looks like we have everything else in place.

Zimny: we are waiting for the Code Compliance though.

Moermond: let's talk about getting that fast tracked, that's right.

Zimny: it also needs to be cleaned out.

Kennedy: yeah, we haven't done that yet, I wanted to see how today went. But we can get it scheduled. It is a lot. We'll get it in motion. As far as the report, we're gutting everything. Nothing will be saved. As far as the Code Compliance Inspection Report so I don't know if its necessary.

Moermond: it is. We do have to do that unless you want to bring forward engineering plans or architectural specs. How long will the junk-out take?

Kennedy: at least a few days. Probably a week.

Moermond: when do you want to start swinging hammers?

Kennedy: as soon as we close.

Moermond: I'm trying to time this out. We put the closing on or before 30 days from the purchase agreement, which was signed Saturday. May 11th. It would be nice to have permits ready to go before then.

Let Clint Zane know when they can go in and do the team inspection, and have the lock box on ready to go. I'm happy to stand at Council tomorrow and say I have the financials, a plan, the piece missing is the Code Compliance Inspection Report. I want that before I recommend the Council grant time. We have a week for the junk-out, closing May 11, get Clint Zane in late next week. You have a 2 week window to get the Code Compliance done before closing. I'll ask Council to wrap up their recommendation on May 13th. We'll check in May 12th on the code compliance. We'll talk the day before.

I'll recommend a 90 day waiver of Vacant Building fee. If you're done by early August, no fee. If you done in six months, we'll be talking about pro-ration.

Referred to the City Council due back on 4/15/2026

2 RLH RR 26-2

Ordering the rehabilitation or razing and removal of the structures at 799 UNIVERSITY AVENUE WEST within fifteen (15) days after the February 18, 2026 City Council Public Hearing.

Sponsors: Bowie

Refer back to LH May 26, 2026 at 9 am for review of settlement statement and discussion of preliminary engineering plans.

*Hai Truong, owner o/b/o Coaster Dreams Properties LLC, appeared
Adam Hagedorn, attorney for Truong, appeared
Robert Polski, attorney o/b/o Cuong Pham, appeared
Cuong Pham, purchaser/Khue's Kitchen, appeared
Blaine Kirchert, contractor and future owner, appeared*

Moermond: I'm a little concerned because I didn't get any materials at all from anyone.

Kirchert: we've had tremendous trouble. It was difficult accessing the building. We're still working on getting that together. I'm here to ask for some grace and timing. I have a long history with the City, I was one of the developers that help put in Phalen Boulevard and Phalen Crossing. We're restoring 261 West Seventh with the Phams as well. No one really knew what was going on until we finally reached some resolution. It is already horrific what happened, but I'd like to turn it into something good. More time to evaluate the asset rather than tearing it down. I know you've already been patient with the situation.

Moermond: I don't understand the difficulty accessing the building that the door can't be opened.

Kirchert: there was lack in communication between both our parties obviously after the situation happened, with some natural tensions.

Moermond: what situation?

Kirchert: some disagreements between the fire and the present seller and buyer. It left communication broken down and handled between attorneys.

Moermond: so the inability of you guys who have the vested interest in getting it rehabbed didn't actually get you talking to each other?

Polski: we have.

Moermond: this needs to be taken care of and I'm not eager to let this draw out while conversation continues maybe. Even access to the building? That's insane to me.

Kirchert: I understand. I don't think it is what either seller or buyer wanted. I'm just being transparent of how this transpired. As you know with disagreements it takes a while for everyone to calm down. We've now found a resolution. I'm not just a contractor, I'll be one of the owners of the building.

Polski: a lot of things have transpired since our last meeting. The parties entered into mediation with a judge. It took about 7 hours to come to an agreement. Going forward my clients are going to take over ownership, and their idea is to turn it into a restaurant with the help of Mr. Kirchert, as opposed to tearing it down. My client has paid for the engineering plans; they aren't ready yet and part of the trouble was the parties didn't have an agreement at the time as to who will own in. Now we do. Mr. Kirchert is going to step in and help get this off the ground. The parties hadn't agreed on how to proceed

forward, and it is in writing and we have 30 days to complete transfer of the property to my client among other items. We're almost there. Once we get that transfer done the engineering plans will be put together and put pressure on the company to get it done. We want it to be a restaurant not a parking lot.

Moermond: you keep talking about parking lot and I would say the other option we need to be mindful of is you don't yet own the building. They do and they have the option to seek a different purchaser. They hold an asset right now. I think there's a distance between you having a deal and a building getting knocked down.

Hagedorn: I don't think there's too much distance. We have reached an agreement and we just need to close on the building to transfer title.

Moermond: when is that happening?

Hagedorn: within the next 30 days. We just had the mediation. We've explored whether or not we could even rehab if this falls through, and this side doesn't have the finances to do it. Ultimately it would likely end up with the City and be demolished. We can't get the funds to do what needs to be done.

Moermond: and you don't have any other purchasers interested?

Hagedorn: we have only been talking to them since they expressed interest and would continue with it being a restaurant for decades. Their intention is to do that. We did talk at length about how this will happen. Since last week Mr. Kirchert has stepped in as a partner, things are moving but we don't have another purchaser lined up. We've already committed in principle in a mediated settlement.

Moermond: we're 90 days in from when we started this conversation. I do see the Performance Deposit was posted. We aren't going for the Code Compliance inspection because it will be a total renovation so there will be engineering plans. You are saying those are paid for. I'd like more information on that. I'd like a time certain.

Kirchert: can we say the 30 days? As a drop dead date.

Moermond: I can live with that, but I don't want it to be indeterminate.

Moermond: that makes it May 14th which is a Thursday. Let's have them to my office by first thing Monday morning, May 18th. I just need the signed statements. Not a copy of the deed, just the settlement statement. I don't want to be penny pinching around the time it takes to get it rehabbed, I'm trying to push now to get us locked into a rehab plan so we all have a very clear path forward.

Kirchert: after we close we'll have unlimited access to the building and I would say within 60ish days--we need those architectural renderings and once we get that I can get bids so can put everything together.

Moermond: no access to the building until closing?

Hagedorn: no, they can access whenever they want.

Kirchert: I'm giving myself 90 days because I'm in the industry so I know how sub-contractors work transparently. Even though I own the company.

Moermond: I'm glad you're giving yourself 90 days, the engineer has already been paid.

Kirchert: correct. For example, 261 West 7th, I paid for my engineering plans the City requested and I'm now six months out and I still don't have them. We have approvals for everything else on the building. Engineering is difficult it is kind of a chicken and the egg situation. Until I approach the City with plans and a maximum occupancy, those drawings, especially with HVAC, will change. Multiple steps.

Moermond: is the issue really that you're doing another project?

Kirchert: I have projects going in 3 different states. It has to do with the subs.

Moermond: I am pretty sure the price reflects it is a Category 3 Vacant Building too. You're making it work at the price you settled on and I'm struggling. Getting engineering access to the building?

Kirchert: we can now have that started now we've reached an agreement.

Moermond: let's get started. I'm not willing to look at 90 days to get engineering plans, to be clear. I'm not going to rush getting it done if we have a clear plan with steps to follow. This is the most basic thing.

Kirchert: you're talking about conceptual plans, right? Not the City's approval of those plans?

Moermond: no.

Kirchert: ok, then we're on the same page.

Moermond: if this was a residential building we'd be looking at a Code Compliance Inspection Report with the checklist to get it habitable again. That's the level I'm operating at. No permits pulled. I need to know what it will take. Then, based on that engineering, what is the timing. I need those pieces: money, plans. If your scope takes us further I'm happy to work together but we need it out the door.

Kirchert: understood, thank you.

Moermond: can we get the engineer inside the building if not some plans?

Kirchert: I can do that. By closing we'll have a better estimate of a timeline.

Moermond: we'll talk again May 26. The Performance Deposit was done. We'll talk about engineering plans, contractors you'll be using, and ultimately I'm looking for a sworn construction statement and a nice layout of who is involved, the cost, and timing. I would also want confirmation that there are funds available to do the cost from the bids.

Referred to the City Council due back on 4/15/2026

3 [RLH RR 26-7](#)

Ordering the rehabilitation or razing and removal of the structures at 633 CAPITOL BOULEVARD within fifteen (15) days after the May 20, 2026, City Council Public Hearing.

Sponsors: Bowie

Layover to LH April 28, 2026 at 9 am for follow up.

Laid Over to the Legislative Hearings due back on 4/28/2026

10:00 a.m. Hearings

- 4 [RLH TA 25-421](#) Ratifying the Appealed Special Tax Assessment for property at 1846 MONTREAL AVENUE. (File No. VB2601, Assessment No. 268900) (Refer to March 31, 2026 Legislative Hearing)

Sponsors: Jost

Approve the assessment and make payable over 3 years.

Referred to the City Council due back on 4/22/2026

Special Tax Assessments-ROLLS

- 5 **RLH AR 26-27** Ratifying the assessment for Demolition of Vacant, Nuisance and/or Hazardous Structure from the month of January 2026. (File No. J2604C, Assessment No. 262003)

Sponsors: Noecker

Referred to the City Council due back on 5/20/2026

- 6 **RLH AR 26-29** Ratifying the assessment for Securing and/or Emergency Boarding June 2025. (File No. J2602B1, Assessment No. 268108)

Sponsors: Noecker

Referred to the City Council due back on 5/20/2026

- 7 **RLH AR 26-28** Ratifying the assessment for Securing and/or Emergency Boarding fees billed during July 2025. (File No. J2603B3, Assessment No. 268112)

Sponsors: Noecker

Referred to the City Council due back on 5/20/2026

- 8 **RLH AR 26-30** Ratifying the assessment for Securing and/or Emergency Boarding September 2025. (File No. J2605B1, Assessment No. 268113)

Sponsors: Noecker

Referred to the City Council due back on 5/20/2026

11:00 a.m. Hearings

Summary & Vehicle Abatement Orders

- 9 **RLH SAO 26-28** Appeal of Emmett Owens, Jr. to a Summary Abatement Order, Vehicle Abatement Order and Correction Notice at 233 BATES AVENUE.

Sponsors: Johnson

Grant to May 15, 2026 for compliance.

Referred to the City Council due back on 5/6/2026

Making Finding on Nuisance Abatements

- 10 [RLH SAO 26-24](#) First Making finding on the appealed nuisance abatement ordered for 399 BLAIR AVENUE in Council File RLH SAO 26-16. (April 14, 2026 Legislative Hearing)

Sponsors: Bowie

The nuisance is not abated.

Nyar Pwo, owner, appeared via phone

Voicemail left for Hadler at 12:03 pm: this is Marcia Moermond from St. Paul City Council calling Mitchell Hadler into a hearing. Called a min ago and it got disconnected. I'm going to go ahead and start this process and talk to Mr. Pwo.

Staff update by Supervisor Lisa Martin: the owner got the tow-truck removed which is great. There are still some scrap wood, auto parts, and debris in the driveway and stacked up against the east side of the garage. We have photos in the file.

Moermond: not all the work has been done. Some has. Any comments?

Pwo: all those are going away but I need more time to get compliance. I'm also trying to build a shed and working on a permit for that as well. I also wanted the inspector to contact me so I can talk to them and explain better.

Moermond: we gave you an extra month after your original deadline of April 1. We have it partially addressed. Future deadlines of May 1 and August 1. I don't want to get off on a pattern when we aren't enforcing when we already tried hard to put together a plan that was understanding of your situation. I'm going to report to Council tomorrow it isn't in compliance and let them allow Department of Safety and Inspections to finish the work you haven't done. You are welcome to testify at Council. The hearing is at 3:30 tomorrow, as the letter you received indicates.

Pwo: I have to go to court tomorrow?

Moermond: I'm going to find that the work is only partially done, and that the Council authorize a clean-up. If you want to ask for something else you can come and do that.

Pwo: you gave me until May 1.

Moermond: that was for item things.

Pwo: I will try to get it all done. Can the inspector let me know whenever they're here so I know what exactly needs to get done.

Moermond: you should give them a call and try and schedule a time. This is an exterior inspection so they don't really need an appointment.

Referred to the City Council due back on 4/15/2026

1:00 p.m. Hearings

Vacant Building Registrations

- 11 RLH VBR 26-6** Appeal of Lynda Thurstin to a Notice of Condemnation and Order to Remain Vacant plus vacant building status at 767 MARYLAND AVENUE EAST.

Sponsors: Yang

Make a Cat 1 VB, waive the VB fee for 90 days (to July 4, 2026) and allow permits.

Referred to the City Council due back on 5/6/2026

- 12 RLH VBR 26-7** Appeal of Lori Kroeger to a Notice of Condemnation and Order to Remain Vacant plus vacant building designation at 1066 MATILDA STREET.

Sponsors: Kim

Deny the appeal.

Referred to the City Council due back on 5/6/2026

1:30 p.m. Hearings

Orders To Vacate - Fire Certificate of Occupancy

- 13 RLH VO 26-18** Appeal of Ashray Gupta to a Fire Inspection Correction Notice, which includes vacate order, at 251 MARIA AVENUE.

Sponsors: Yang

Grant to October 1, 2026 for orders related to windows and grant to June 15, 2026 for balance of orders.

Referred to the City Council due back on 5/6/2026

- 14 [RLH VO 26-19](#)** Appeal of Darren Bergstrom, Occupant, to a Notice of Condemnation and Order to Vacate at 306 SIDNEY STREET EAST.

Sponsors: Noecker

Property must be vacated by no later than April 30, 2026.

mins pending

Referred to the City Council due back on 4/22/2026

2:00 p.m. Hearings

Fire Certificates of Occupancy

- 15 RLH FCO** Appeal of Sei Korti to Inspection Orders at 561 VAN BUREN AVENUE.
26-33

Sponsors: Bowie

Grant to October 1, 2026 for compliance.

Referred to the City Council due back on 5/6/2026