



**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](mailto:legislativehearings@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

April 16, 2021

Xuandiem Tran  
11117 SE Steele Street  
Portland OR 97266-4179

VIA MAIL

Re: Remove or Repair of the Structure at 1128 MACKUBIN ST

Dear Xuandiem Tran:

This is to confirm that at the Legislative Hearing on April 13, 2021 at which you did not attend, Marcia Moermond, recommended continuing the above-referenced matter to Legislative Hearing on **Tuesday, April 27, 2021 between 9:00 and 11:00 am via phone** to attempt to reach you.

If you wish to attend this teleconference, please contact me as soon as possible at 651-266-8515 or [Joanna.zimny@ci.stpaul.mn.us](mailto:Joanna.zimny@ci.stpaul.mn.us) with your contact information. Staff found a contact number of 503-803-1772 but it was no longer in service when tried on April 13<sup>th</sup>.

For your reference, in order to rehabilitate the property the following conditions will need to be met in order to receive a grant of time to do so:

1. post a \$5,000 performance deposit with the Department of Safety & Inspections (DSI);
2. submit evidence of financing sufficient to complete the rehabilitation. Staff estimates cost \$50,000. 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;
3. submit an affidavit indicating the finances will be dedicated to completing the project and not diverted until a code compliance certificate is issued;
4. submit work plan, sworn construction statement, or scope of work. This should include subcontractor bids and a schedule for completion of the project; and
5. the property must continue to be maintained

This matter will go before City Council on Wednesday, May 12, 2021. If we do not receive contact from you, Ms. Moermond **will recommend that the building is demolished within 15 days with no option for repair.** If you wish to contest to the recommendation Ms. Moermond

will give at the April 27 Legislative Hearing, and give live testimony remotely at the City Council Public Hearing on **May 12, 2021 between 3:30 p.m. and 5:00 p.m.**, please contact me at 651-266-8515 or [legislativehearings@ci.stpaul.mn.us](mailto:legislativehearings@ci.stpaul.mn.us) to let our staff know before noon. If I don't hear from you, I will assume you are not appealing further and the building will be removed.

If you have any questions, please contact me at 651-266-8515.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

- c:     Rehabilitation & Removal staff  
       Steve Magner – Department of Safety & Inspections, Housing and Code Enforcement  
       Manager