

**DATE:** December 19, 2011  
**TO:** Legislative Hearing Officer  
**FROM:** Albert & Adlyne Mangine, Property Owner  
Marjorie Mangine, Owner's Daughter  
**RE:** 1191 Earl Street, Wong's Kitchen (Chinese take-out)  
Certificate of Occupancy, File #CRT1202, Assessment #128201

We have been property owners of the building at 1191 Earl Street on the East Side of Saint Paul for over 50 years and have always been in full compliance with all city rules and regulations and plan to continue to do so. We want to pay the fee due for the Certificate of Occupancy but question the additional fees as we willingly worked with inspection department staff to reach compliance in a timely manner in making the upgrades and changes that were required.

1191 Earl Street has operated as Wong's Kitchen since 1960 under the management of only three different family owners and as the records will show, has always been compliant with the city ordinances and rules. In 2011 the inspection found plumbing and venting issues, previously acceptable by the city, now unacceptable and orders were written to make changes.

Initially inspection orders were completed as understood by us and the Wong's owner but found not acceptable by inspection staff. After getting additional information from city inspection staff, the required upgrades and changes were made at a cost of roughly \$6,000 a large sum for anyone let alone a small business owner, especially when not a budgeted item.

It has become extremely difficult to get good decent, legitimate renters and so we keep the rent as low as possible so a business such as Wong's Kitchen can operate and make a living, especially in these tougher economic times.

We believe the intent and goal of the City of Saint Paul is to work in keeping properties safe and in compliance to avoid blight and preserve neighborhoods. Our goal too is to keep our property stable and functional in spite of the constant increase in costs and fees. We have never been, and are not now, problem property owners. Our property is in full compliance and we ask your consideration in accepting the Certificate of Occupancy fee without penalty.

