



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

July 17, 2025

Greg Ryan
Ryan Plumbing
811 University Ave W.
St. Paul, MN 55104

VIA MAIL & EMAIL:
Ryanplumbing@comcast.net

Re: Special Tax Assessment for property at 815 UNIVERSITY AVENUE WEST. (File No. J2523R, Assessment No. 258557)

Dear Greg Ryan:

This is to confirm that at after the Legislative Hearing on Tuesday, July 8, 2025 Legislative Hearing officer Marcia Moermond reviewed the file and learned your conversation with Officer Huang Phan occurred April 8, 2025. Subsequently, you interacted with the Department of Safety & Inspections team as well as Officer Phan and orders were issued April 14 for you to abate the nuisance conditions on your property. Those orders gave a deadline of April 21. When the work was not completed on April 21 a crew abated those conditions. As you received written notice that the clean-up was ordered and there would be a cost associated with it, and no subsequent appeal of those orders, Legislative Hearing officer will recommend the City Council approve the assessment.

This matter will go before the City Council at Public Hearing on **Wednesday, August 20, 2025 at 3:30 pm. in room 300 City Hall**. If you are contesting Ms. Moermond's recommendation you may:

1. appear in person (*please arrive before 3:30 p.m. and check in with staff outside Council chambers when you arrive*); or
2. **Should you wish testify to Council directly by phone, you must register to do so online by no later than noon on Tuesday, August 19, 2025 here:**
<https://www.stpaul.gov/departments/city-council/city-council-public-hearing-live-testimony>.

If you don't wish to contest then **no further action is needed** and the Council will proceed with Ms. Moermond's recommendation above without discussion. If you have any questions, please contact our office at 651-266-8585.



Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant