



**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

January 16, 2026

Hai Truong  
Coaster Dreams Properties LLC  
712 Aurora Ave  
Saint Paul MN 55104-4811

Adam Hagedorn  
Livgard, Lloyd & Christel PLLP  
P.O. Box 14906  
Minneapolis, MN 55414

VIA EMAIL: [htphotography@gmail.com](mailto:htphotography@gmail.com)

VIA EMAIL: [adam@livgard.com](mailto:adam@livgard.com)

Robert J. Polski, Jr.  
Attorney at Law  
101 E. 5<sup>th</sup> Street, Suite 1500  
St. Paul, MN 55101

VIA EMAIL: [polskilaw@aol.com](mailto:polskilaw@aol.com)

Re: Remove or Repair of the Structure at 799 University Avenue West

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on January 13, 2026, Legislative Hearing Officer Marcia Moermond continued the matter to Legislative Hearing on Tuesday, February 10<sup>th</sup>, 202 at 9 am in room 330 City Hall/Court House for further discussion **including** (potential) purchaser.

**For your reference, the following items would eventually need to be completed before receiving a grant of time from the City Council to rehabilitate the property:**

1. **\$5,000 Performance Deposit** posted with the Department of Safety & Inspections;
2. apply for a Code Compliance inspection with the Department of Safety & Inspections;
3. **submit evidence of financing sufficient to complete the rehabilitation.** 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;
4. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;



5. **submit work plan, sworn construction statement, or scope of work.** This should include **signed** subcontractor bids which address all items in the Code Compliance Inspection Report and a **schedule** for completion of the project; and
6. **the property must be maintained.**

The Code Compliance Inspection requirement is waived as code analysis will be needed for the rehab. The performance deposit form can be found online here:

<https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process.

This matter will go before the City Council at Public Hearing on **Wednesday, January 14, 2026 at 3:30 pm. in room 300 City Hall**. If you are contesting Ms. Moermond's recommendation you may: appear in person (*please arrive before 3:30 p.m. and check in with staff outside Council chambers*).

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

c: Rehab and Removal Staff