



**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

February 13, 2026

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

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

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

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

Eric Pham  
Khue's Kitchen  
3321 Twin Lake Court  
Little Canada, MN 55127

VIA EMAIL: [khueskitchen@gmail.com](mailto:khueskitchen@gmail.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 February 10th, 2026, Legislative Hearing Officer Marcia Moermond will recommend that the City Council refer the matter back to Legislative Hearing on Tuesday, April 14, 2026 at 9 am in room 330 City Hall/Court House **on condition the Performance Deposit is posted no later than close of business February 13, 2026.**

**Bid(s) are to be submitted by no later than close of business March 13, 2026.** Please email to me at [Joanna.zimny@ci.stpaul.mn.us](mailto:Joanna.zimny@ci.stpaul.mn.us) to send to staff for review.

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

- 1. 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;
- 2. submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;

3. **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
4. **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 payment process.

This matter will go before the City Council at Public Hearing on **Wednesday, February 18, 2026 at 3:30 pm. in room 300 City Hall**. If you are contesting Ms. Moermond's recommendation (or do not have the Performance Deposit posted as required) 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  
George Gause  
Christine Boulware  
Paul Hardt via email: [paul\\_hardt@yahoo.com](mailto:paul_hardt@yahoo.com)  
Karen Sieber via email: [karenlynnsieber@gmail.com](mailto:karenlynnsieber@gmail.com)  
Sonja Mason via email: [sonjalmason@gmail.com](mailto:sonjalmason@gmail.com)