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

December 18, 2025

Kibong Fondungallah
25 North Dale St
The Academy Professional Bldg
St. Paul, MN 55102

VIA EMAIL: kfondungallah@trottlaw.com

Rayalen M Hassan
1368 High Site Dr Unit 221
St Paul MN 55121-2048

VIA MAIL

Loancare LLC
3637 Sentara Way
Virginia Beach VA 23452-4262

VIA MAIL

Guidance Residential LLC
11107 Sunset Hill Rd
Reston VA 20190

VIA MAIL

Kevin Vu
Vu Properties, LLC

VIA EMAIL: vuproperties@yahoo.com

Guardian Asset Management
2300 E Lincoln Hwy Suite 700
Longhorne PA 19047

VIA MAIL

Re: Second Making Finding for Remove or Repair of the Structure at 674 Magnolia Avenue East

Dear Owner and/or Interested Parties:

Legislative Hearings were conducted in the above-referenced matter before Marcia Moermond, Legislative Hearing Officer, and she recommended that the City Council grant an additional 180 days on July 23, 2025 for the nuisance building to be abated by razing and removal or rehabilitation, as evidenced by issuance of a Certificate of Code Compliance. Please note, the $5,000 performance deposit was also continued.

A Legislative Hearing is scheduled for **Tuesday, January 13, 2026 at 9:00 a.m. in Room 330 City Hall** at which DSI staff will present information on the current building conditions and progress toward abatement of the nuisance conditions.

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If you received the Certificate of Code Compliance prior to the hearing date, this hearing will be cancelled and a resolution will be forwarded to the City Council indicating the nuisance conditions have been abated and the matter is closed.

If a Certificate of Code Compliance has not been issued, you must contact Building Inspector Clint Zane at 651-266-9029 or his email at clint.zane@ci.stpaul.mn.us as soon as possible to schedule for a progress inspection prior to this hearing. For other vacant building related questions, contact James Hoffman at 651-266-1947.

The findings of the Legislative Hearing will be considered at a City Council Public Hearing on **Wednesday, January 28, 2026 at 3:30 p.m. in Room 300 Council Chambers.**

Any questions, please contact me at 651-266-8563.

Sincerely,
/s/
Mai Vang
Legislative Hearing Coordinator

cc: Steve Magner, Code Enforcement Manager (DSI)
Nathan Bruhn, Building Inspector (DSI)
Clint Zane, Building Inspector (DSI)
James Hoffman, Vacant Building Supervisor (DSI)
Christine Boulware, Heritage Preservation Planner
Vicki Sheffer, TISH Program Manager (DSI)
Robert Humphrey, Vacant Building Inspector (DSI)