



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

March 26, 2021

Oudam Tun Tea
PO Box 17004
Minneapolis MN 55417

Oudam Tun Tea
5761 33rd Ave S Unit 11
Minneapolis MN 55417

Aychoeun Tea
5761 – 33rd Ave S Unit 11
Minneapolis MN 55417-2864

VIA EMAIL & MAIL:
aychoeuntea@gmail.com

Re: Remove or Repair of the Structure at 318 Edmund Avenue East

Dear Mr. Tea & Ms. Tea:

This is to confirm that on March 23, 2021 at the City Council Public Hearing, Ms. Moermond recommended the matter laid over to Legislative Hearing on **Tuesday, April 13, 2021 via phone between 9:00 a.m. and 11:00 a.m.** By close of business April 9, 2021, the following conditions must be met:

1. post a \$5,000 performance deposit with the Department of Safety & Inspections (DSI);
2. submit a new vacant building registration form to DSI (attached);
3. **make building accessible by normal means for completion of the Code Compliance Inspection, including a lock box on the door;** and
4. the property must be maintained

Once the property is open and accessible, please contact Inspector Nathan Bruhn at 651-266-9033 or nathan.bruhn@ci.stpaul.mn.us to let him know and **provide the lock box code.**

For your reference, in order to rehabilitate the property (in addition to the above items), the following conditions will need to be met in order to receive a grant of time to rehabilitate the property:

1. Should you wish to sell the property, because this is a Category 3 vacant building **title of the property cannot transfer until the rehabilitation is complete and a Certificate of Code Compliance has been received.** Pending transfer of title, **the contract used for**



this transaction will need to be approved by the Legislative Hearing Officer;

2. **Submit a work plan, sworn construction statement, or scope of work.** This should include **signed** subcontractor bids and a schedule for completion of the project;
3. **Submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates cost \$75,000. If total for bids are more than 20% less than staff estimate, a high level of detail will be required. 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; and
4. **Submit an affidavit** indicating the finances will be dedicated to completing the project and not diverted until a code compliance certificate is issued.

Samples will be sent with a forthcoming letter, once they have been discussed in hearing.

The performance deposit forms can be found online here:

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

If you have any questions, please contact me at 651-266-8515.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

Encl: Vacant Building registration form
\$5,000 Performance Deposit form

c: Rehabilitation & Removal staff
Steve Magner – DSI, Housing and Code Enforcement Manager
Nathan Bruhn - Department of Safety & Inspections, Building Inspector