



in

**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

April 14, 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 – 33<sup>rd</sup> Ave S Unit 11  
Minneapolis MN 55417-2864

VIA EMAIL & MAIL:  
[aychoeuntea@gmail.com](mailto: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 April 13, 2021 at the Legislative Hearing Ms. Moermond **required the following items be completed by close of business on Monday, April 19, 2021:**

1. **Complete a Vacant Building performance deposit form and submit to the Department of Safety & Inspections (DSI).** *Note: your \$5,000 check dropped at DSI was found and is noted in the system, however it cannot be processed until you complete and submit this form;*
2. **submit a new vacant building registration form to DSI** (attached); and
3. the property must be maintained

These items are required in order to continue the discussion on Tuesday, May 11, 2021 via phone between 9 and 11 a.m. If these are not completed, at the City Council meeting on **April 21, 2021 Ms. Moermond will recommend that the City Council order the building removed within 15 days, with no option to repair.**

As noted above, this matter will go before the City Council **on Wednesday, April 21, 2021 at 3:30 pm.** If you will wish to contest Ms. Moermond's recommendation and give live testimony remotely at the City Council Public Hearing please contact me at 651-266-8515 or [legislativehearings@ci.stpaul.mn.us](mailto:legislativehearings@ci.stpaul.mn.us) to let our staff know before noon on the 21<sup>st</sup>. If I don't hear from you, I will assume you are not appealing further.



As stated in my previous letter, 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.

The performance deposit form 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