



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 13, 2024

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

VIA EMAIL: kfondungallah@trottlaw.com

Guidance Residential LLC
11107 Sunset Hill Rd
Reston VA 20190

VIA MAIL

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

VIA MAIL

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

Kevin Vu
Vu Properties, LLC

VIA EMAIL: vuproperties@yahoo.com

Re: Remove or Repair of the Structure at 674 MAGNOLIA AVENUE EAST

Dear Interested Parties:

This is to confirm that at the Legislative Hearing on December 10, 2024, Legislative Hearing Officer Marcia Moermond will recommend that the City Council grant 180 days to rehab the **property pending submission and approval of:**

1. **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. **signed documents indicating title won't transfer until rehab is complete;**
3. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
4. **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



5. the property must be maintained.

Those items can be emailed to me at joanna.zimny@ci.stpaul.mn.us and I will send to staff for review.

This matter will go before the City Council at Council Public Hearing on **Wednesday, January 22, 2025 at 3:30 pm. in room 300 City Hall**. If you are contesting Ms. Moermond's recommendation, or have not completed the above item(s), you may:

1. appear in person (*please arrive before 3:30 p.m. and check in with staff outside Council chambers*); or
2. **Should you wish to testify remotely (and not appear in person), you must register by no later than noon on Tuesday, January 21, 2025 to testify via phone here:**
<https://www.stpaul.gov/department/city-council/city-council-public-hearing-live-testimony>.

If you have any questions please email me or contact our office at 651-266-8585.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

c: Rehabilitation & Removal staff
Joe Steinmaus via email: joesteinmaus@comcast.net