



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

September 27, 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

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 September 24, 2024, Legislative Hearing Officer Marcia Moermond continued the matter to Legislative Hearing on **Tuesday, October 8, 2024 at 10 am (or via phone between 10 am and 12 pm) in room 330 City Hall for update on foreclosure status.**

The following items need to be completed before a grant of time can be given to rehab the property:

1. If you are intending to have a third party rehabilitate the property, pending transfer of title, the contract used for this transaction will need to be approved by the Legislative Hearing Officer. **Please note that title cannot transfer until the rehabilitation is complete and nuisance abated;**



2. **\$5,000 Performance Deposit** posted with the Department of Safety & Inspections;
3. apply for a **Code Compliance inspection** with the Department of Safety & Inspections;
4. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates costs to exceed \$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;
5. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
6. **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
7. **the property must be maintained.**

Samples of these documents can be sent if requested. The performance deposit and Code Compliance Inspection Report forms can be found online here:

<https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. Remember to include the lock box combination on your Code Compliance Inspection Report application. Please contact the Department of Safety and Inspections directly at 651-266-8989 for questions regarding the application or payment process.

This matter will go before the City Council at Public Hearing on November 6, and the expectation will be the Performance Deposit posted and Code Compliance Inspection applied for before then. If you have any questions please contact our office at 651-266-8585.

Sincerely,

/s/

Joanna Zimny
Legislative Hearing Executive Assistant

c: Rehabilitation & Removal staff