

From: [Julie Walters-Lee](#)
To: [CouncilHearing \(CI-StPaul\)](#)
Cc: [Mai Vang](#); [Tanya Panzer](#); [Julie Walters Lee](#)
Subject: City Council Meeting to Discuss Vacant Building Fee for 2130 Ivy Avenue East, VB2503
Date: Monday, February 3, 2025 2:06:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[Saint Paul Code Compliance Certificate.pdf](#)
[City of Saint Paul Resolution RLH VBR 24-25.pdf](#)
[Saint Paul City Council Public Hearing Notice Ratification of Assessment.pdf](#)

You don't often get email from jwalterslee@lyngblomsten.org. [Learn why this is important](#)

Dear St. Paul City Council,

This email is in regard to appealing the Vacant Building Fee for 2130 Ivy Ave East.

Per Mai Vang's email below, Ms. Moermond is recommending the vacant building fee be reduced from \$5,077 to \$2,815.

\$2,815 is the amount that was to be billed to us from the closing date of June 3, 2024 to December 28, 2024, per the Resolution.

Also, per the Resolution, it states, "...if appealed, it will be reduced 50% if the Code Compliance Certificate be issued by September 29, 2024"

My husband and I purchased the home on June 3, 2024 and the Certificate of Code Compliance was issued on September 12, 2024.

We sold the home on October 31, 2024 and \$5,077 was withheld from us and sent to the City of St. Paul to pay off the entire Vacant Building fee of \$5,077 (includes fees).

A copy of the Resolution and the Code Compliance Certificate are attached.

The calculation of the Vacant Building fee for the time period of June 3, 2024 to December 28, 2024 is below.

The last line of the calculation represents the 50% reduction in regards to the Resolution stating, "with the Legislative Hearing Officer noting that if an unpaid Registered Vacant Building fee comes forward as a

Proposed assessment, if appealed, it will be reduced by 50% if the Code Compliance Certificate be issued by September 29, 2024."

The Vacant Building fee did come forward as a proposed assessment (letter attached), the Certificate of Code Compliance was issued prior to September 29, 2024 and I have appealed the fee.

I did attend (via phone) the Legislative hearing on November 5, 2024.

Thank you for your time!

-Julie Walters-Lee

WHEREAS, the Legislative Hearing Officer recommends that if a Certificate of Code Compliance is not issued by June 29, 2024, that the City Council direct the Department of Safety and Inspections to issue a bill for Vacant Building fee for the time period of May 1, 2024 (or the closing date of the property's sale) to December 28, 2024, estimated currently to be \$3,300, with the Legislative Hearing Officer noting that if an unpaid Registered Vacant Building fee comes forward as a proposed assessment, if appealed, it will be reduced by 50% if the Code Compliance Certificate be issued by September 29, 2024; Now, Therefore, Be It

Calculation:

Vacant Building Renewal Fee = \$4,918

$\$4,918 / 365 = \$13.47 / \text{Day}$

Purchase Date: June 3, 2024

Jun 3 - 30 (Per Resolution) 28 Days

July 31 Days

Aug 31 Days

Sept 30 Days

Oct 31 Days

Nov 30 Days

Dec 1 - 28 (Per Resolution) 28 Days

Total Days = 209

$209 \times \$13.47 = \$2,815.23$

$\$2,815.23 / 2 = \$1,407.62$

From: Mai Vang <mai.vang@ci.stpaul.mn.us>

Date: January 27, 2025 at 3:27:35 PM CST

To: Julie Walters lee <numbnails@gmail.com>

Cc: Tanya Panzer <tanya.panzer@ci.stpaul.mn.us>, Joanna Zimny
<joanna.zimny@ci.stpaul.mn.us>, Lynn Rolf <Lynn.Rolf@ci.stpaul.mn.us>

Subject: RE: 2130 Ivy Avenue East, VB2503

Hello Ms. Walters-Lee,

I apologize for the lateness of this response. Ms. Moermond reviewed your appeal further and will recommend to the City Council that they reduce the vacant building fee from \$5077 to \$2815. If you are still looking for a different outcome, you may appeal before the Council on February 5, 2025 by way of:

1. Come in person to 300 City Hall/Courthouse, 15 W. Kellogg Blvd, St Paul MN 55102 (arrive 15 mins before 3:30 and check in with staff); or
2. Register online (active registration) on 1/30/25 and no later than noon 2/4.

<https://www.stpaul.gov/departments/city-council/city-council-public-hearing-live-testimony>

If you don't wish to appeal further, no action is needed.

Thanks.

Mai Vang

(She, her)

Legislative Hearing Coordinator | St Paul City Council

M: (651) 266-8585 ; D: (651) 266-8563

310 City Hall, 15 W. Kellogg Blvd, St Paul, MN 55102



SAINT PAUL
MINNESOTA



City of Saint Paul

Signature Copy

Resolution LH Vacant Building Registration: RLH VBR 24-25

City Hall and Court
House
15 West Kellogg
Boulevard
Phone: 651-266-8560

File Number: RLH VBR 24-25

Extension of Fee Waiver & Fee Modification for the Registered Vacant Building at 2130 IVY AVENUE EAST.

WHEREAS, in the matter of an extension of the Vacant Building Fee Waiver & Fee Modification for the Registered Vacant Building at 2130 Ivy Avenue East, the Legislative Hearing Officer has reviewed the matter of the Vacant Building Fee Waiver relative to the pending ownership transfer from the U.S. Veteran's Administration to Julie Walters-Lee; and

WHEREAS, a 90-day Vacant Building Registration Fee Waiver to March 29, 2024 was granted to Ms. Lee in Council File RLH VBR 24-3, said waiver allowing that permits may be pulled for work at the property without prior payment of the fee and that if the Certificate of Code Compliance were to have been issued by March 29, 2024, no Vacant Building Registration fee and bill would have been forthcoming; and

WHEREAS, the U.S. Veteran's Administration currently is the fee simple owner of the property, which was demonstrated to the City on April 3, 2024; and

WHEREAS, the Legislative Hearing Officer recommends that the City Council give consideration to the prospective owner with a pending closing on the property May 1, 2024;

WHEREAS, the Legislative Hearing Officer recommends that the City Council grant an additional 90-day waiver to June 29, 2024 allowing that permits may be pulled for work at the property without prior payment of the fee and that if the Certificate of Code Compliance is issued by June 29, 2024, no Vacant Building Registration fee will be forthcoming; and

WHEREAS, the Legislative Hearing Officer recommends that if a Certificate of Code Compliance is not issued by June 29, 2024, that the City Council direct the Department of Safety and Inspections to issue a bill for Vacant Building fee for the time period of May 1, 2024 (or the closing date of the property's sale) to December 28, 2024, estimated currently to be \$3,300 with the Legislative Hearing Officer noting that if an unpaid Registered Vacant Building fee comes forward as a proposed assessment, if appealed, it will be reduced by 50% if the Code Compliance Certificate be issued by September 29, 2024; Now, Therefore, Be It

RESOLVED, that the Saint Paul City Council hereby accepts and adopts the Legislative Hearing Officer's recommendation in this matter.

At a meeting of the City Council on 4/17/2024, this Resolution LH Vacant Building Registration was Passed.

Yea: 5 Councilmember Noecker, Councilmember Jalali, Councilmember Kim,
Councilmember Jost, and Councilmember Johnson

Nay: 0

Absent: 2 Councilmember Yang, and Councilmember Bowie

Vote Attested by Shari Moore
Council Secretary Shari Moore

Date 4/17/2024

Approved by the Mayor Melvin Carter III
Melvin Carter III

Date 4/18/2024



Saint Paul City Council Public Hearing Notice Ratification of Assessment

OWNER OR TAXPAYER

Bernard Lee
Julie Walters-Lee
1235 Lakewood Dr N
Maplewood MN 55119-7600

FILE # VB2503
ASSESSMENT # 258802

PROPERTY ADDRESS
2130 IVY AVE E

PARCEL ID #
23-29-22-43-0002

ASSESSMENT Collection of Vacant Building Registration Fee billed during the time period of November 8, 2023 to May 20, 2024.

The proposed assessment for the above property is **\$5,077.00**

LEGISLATIVE HEARING TIME: Tuesday, November 5, 2024 at 9:00 AM
HEARING If you are contesting, hearings will be conducted via teleconference.
Contact by email legislativehearings@ci.stpaul.mn.us or call **651-266-8585** within 5 days of the Legislative Hearing to be put on the schedule.

CITY COUNCIL PUBLIC HEARING TIME: Wednesday, February 5, 2025 at 3:30 PM
PLACE: City Council Chambers, 3rd FL City Hall-Court House, 15 W Kellogg Blvd.
Written or oral statements by any owner will be considered as further appeal after first attending a Legislative Hearing by: 1) submitting written objections by US mail to City Clerk, 15 W. Kellogg Blvd., 310 City Hall, St. Paul, MN 55102 or by email to legislativehearings@ci.stpaul.mn.us, or 2) providing objections by voice mail 651-266-6805.

Information is also available on the Council's website
www.stpaul.gov/department/city-council/city-council-public-hearing-live-testimony or on the Council's agenda at stpaul.legistar.com/.

ASSESSMENT	Vacant Building Fee	=	\$4,918.00
CALCULATION	DSI Admin Fee	=	\$124.00
	Assessment Admin Fee	=	\$35.00

ASSESSMENT INFORMATION You will receive an invoice after the public hearing specifying the amount approved with complete instructions on how to pay this assessment. If the City Council approves the assessment you will have 30 days to pay without interest. Any unpaid balance will be collected with your property taxes over 1 year at 5.65% interest. **THIS IS NOT A BILL.**

Invoice will be sent to the taxpayer

QUESTIONS If you have questions about your assessment prior to the City Council public hearing, call 651-266-8858 Option 1.

INTERPRETERS Tenemos a su disposición servicios de intérpretes gratuitos 651-266-8858.
Adeegyada tarjumaada oo lacag la'aan ah ayaad helaysaa 651-266-8858.
Yog koj xav tau tus neeg pab txhais lus dawb 651-266-8858.

VIEW/PAY ASSESSMENTS To view assessments online or make a payment by checking or savings account visit our website at www.stpaul.gov/assessments. Properties can be looked up either by street address or by parcel identification number.

PAYMENT OPTIONS 1. Pay on-line at www.stpaul.gov/assessments.
2. Mail payment to the address below and include your name and property address.
Note: We do not accept payment by phone.

**NOTICE SENT BY
OFFICE OF FINANCIAL SERVICES - ASSESSMENTS
700 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1658**

**CUSTOMER LOBBY HOURS: 8:00 AM - 4:00 PM
MONDAY - THURSDAY**



SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

September 12, 2024

Bernard Lee
1235 Lakewood Dr N
Maplewood MN 55119-7600

To Whom It May Concern:

The building or portion of building identified below has been inspected and is in compliance with applicable code requirements for the occupancy classification and use listed below.

Certificate of Code Compliance

Property Address	2130 IVY AVE E
Property Owner	Bernard Lee
Owner's Address	1235 Lakewood Dr N Maplewood MN 55119-7600
Use of Building	Single Family Residential
If occupancy is restricted, describe the portion of the building approved for occupancy or any conditions limiting use of the building in the box to the right:	

Sincerely,

Steve J. Ubl
Building Official