

## Mai Vang

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**From:** Marcia Moermond  
**Sent:** Monday, March 10, 2025 12:17 PM  
**To:** Mitchell Imbertson; Clint Zane; Robert Humphrey; Mai Vang; Daniel Hesse; Matt Dornfeld; Chris Wiskur; Der Vue; Vicki Sheffer; David Hoban; Angie Wiese  
**Cc:** Joanna Zimny  
**Subject:** RE: Vacant Building Fee/Open Mechanical Permit - 575 University Ave W

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi All,

It looks like we will need to delete this VB Fee assessment by resolution amending the already ratified assessment roll. Then Real Estate/Financial Services will need to generate a refund check.

I'm not clear on how a Certificate of Occupancy was issued last October when there was an open warm air permit (R/I done, no final yet). Also, I appreciate it's easier to have the follow-up happen only through warm air inspections and not Fire C of O. Don't we traditionally issue the Fire C of O with corrections in this type of case? That way there are more enforcement tools to bring to bear, if needed.

We will notify the owner a resolution is being processed.

Best, Marcia

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**From:** Mitchell Imbertson <mitchell.imbertson@ci.stpaul.mn.us>  
**Sent:** Monday, March 10, 2025 9:51 AM  
**To:** Clint Zane <Clint.Zane@ci.stpaul.mn.us>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Mai Vang <mai.vang@ci.stpaul.mn.us>; Daniel Hesse <Daniel.Hesse@ci.stpaul.mn.us>; Matt Dornfeld <matt.dornfeld@ci.stpaul.mn.us>; Chris Wiskur <Chris.Wiskur@ci.stpaul.mn.us>; Der Vue <Der.Vue@ci.stpaul.mn.us>; Vicki Sheffer <vicki.sheffer@ci.stpaul.mn.us>  
**Cc:** Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>; Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>  
**Subject:** RE: Vacant Building Fee/Open Mechanical Permit - 575 University Ave W

Clint,

Thank you for the update. The Fire CofO has now been approved as well based on the building permit approval.

Sincerely,

**Mitch Imbertson**

Fire Safety Supervisor

Pronouns: he/him/his

Department of Safety & Inspections

375 Jackson St, Suite 220

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**SAINT PAUL  
MINNESOTA**

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**From:** Clint Zane <[Clint.Zane@ci.stpaul.mn.us](mailto:Clint.Zane@ci.stpaul.mn.us)>

**Sent:** Monday, March 10, 2025 9:00 AM

**To:** Robert Humphrey <[robert.humphrey@ci.stpaul.mn.us](mailto:robert.humphrey@ci.stpaul.mn.us)>; Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Daniel Hesse <[Daniel.Hesse@ci.stpaul.mn.us](mailto:Daniel.Hesse@ci.stpaul.mn.us)>; Matt Dornfeld <[matt.dornfeld@ci.stpaul.mn.us](mailto:matt.dornfeld@ci.stpaul.mn.us)>; Chris Wiskur <[Chris.Wiskur@ci.stpaul.mn.us](mailto:Chris.Wiskur@ci.stpaul.mn.us)>; Mitchell Imbertson <[mitchell.imbertson@ci.stpaul.mn.us](mailto:mitchell.imbertson@ci.stpaul.mn.us)>; Der Vue <[Der.Vue@ci.stpaul.mn.us](mailto:Der.Vue@ci.stpaul.mn.us)>; Vicki Sheffer <[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>

**Cc:** Marcia Moermond <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)>; Joanna Zimny <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>

**Subject:** RE: Vacant Building Fee/Open Mechanical Permit - 575 University Ave W

All,

I stopped by this one with Chris Wiskur Friday to speak with the owner about the open mechanical permit. We got the mechanical contractor and the sub-contractor on the phone while with the owners husband (I believe). The corrections are minimal and should be cleared up within a week or so.

I followed up with Mai regarding the mixup this morning in detail. If any questions let me know, but at this point the new building CofO is issued, Mitch Imbertson will be issuing the fire CofO likely today and the VB file has been closed.

Thanks,



**Clint Zane**

**Code Compliance Officer**

**Building Inspector**

Department of Safety and Inspections

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[Clint.Zane@ci.stpaul.mn.us](mailto:Clint.Zane@ci.stpaul.mn.us)



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**From:** Robert Humphrey <[robert.humphrey@ci.stpaul.mn.us](mailto:robert.humphrey@ci.stpaul.mn.us)>

**Sent:** Friday, March 7, 2025 9:02 AM

**To:** Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Daniel Hesse <[Daniel.Hesse@ci.stpaul.mn.us](mailto:Daniel.Hesse@ci.stpaul.mn.us)>; Matt Dornfeld

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**Cc:** Marcia Moermond <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)>; Joanna Zimny <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Subject:** RE: Vacant Building Fee/Open Mechanical Permit

Good Morning Team,

This situation came to my attention yesterday. The VB file is now closed and the Fire CO should be issued. It was not yesterday. That piece, for whatever reason, was not completed.

I do not recall any discussion regarding the fee. I told her to file the appeal with LHO. I will call her now.

--Robert

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**From:** Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>  
**Sent:** Friday, March 7, 2025 6:22 AM  
**To:** Robert Humphrey <[robert.humphrey@ci.stpaul.mn.us](mailto:robert.humphrey@ci.stpaul.mn.us)>; Daniel Hesse <[Daniel.Hesse@ci.stpaul.mn.us](mailto:Daniel.Hesse@ci.stpaul.mn.us)>; Matt Dornfeld <[matt.dornfeld@ci.stpaul.mn.us](mailto:matt.dornfeld@ci.stpaul.mn.us)>; Chris Wiskur <[Chris.Wiskur@ci.stpaul.mn.us](mailto:Chris.Wiskur@ci.stpaul.mn.us)>; Clint Zane <[Clint.Zane@ci.stpaul.mn.us](mailto:Clint.Zane@ci.stpaul.mn.us)>; Mitchell Imbertson <[mitchell.imbertson@ci.stpaul.mn.us](mailto:mitchell.imbertson@ci.stpaul.mn.us)>; Der Vue <[Der.Vue@ci.stpaul.mn.us](mailto:Der.Vue@ci.stpaul.mn.us)>; Vicki Sheffer <[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>  
**Cc:** Marcia Moermond <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)>; Joanna Zimny <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Subject:** FW: Vacant Building Fee/Open Mechanical Permit

Hi All,

Can you look into this file and see if the vacant building file should have been closed back in October 2024. Ms. Ratsamy attached a certificate of occupancy issued on October 8, 2024 but VB file remains opened and vb fee went to assessment and got levied by Council on 2/19/25 (no one appealed). I see there is still a mechanical permit opened. Chris, in STAMP note, it says there is a correction required; otherwise, all permits had been finalized. This VB fee is for 8/24 to 8/25.

Thank you.

*Mai Vang*

(She, her)

Legislative Hearing Coordinator | St Paul City Council

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



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**From:** Tiffany Ratsamy <[585basilcafe@gmail.com](mailto:585basilcafe@gmail.com)>  
**Sent:** Thursday, March 6, 2025 3:27 PM

To: Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; William Ratsamy <[575zao@gmail.com](mailto:575zao@gmail.com)>

Subject: Vacant Building Fee/Open Mechanical Permit

You don't often get email from [585basilcafe@gmail.com](mailto:585basilcafe@gmail.com). [Learn why this is important](#)

**Think Before You Click: This email originated outside our organization.**

Hello Mai,

My name is Tiffany Ratsamy and we just spoke on the phone. I am writing in regards to a vacant building fee for property address 575 University Ave. W., St. Paul, MN 55103. My brother William Ratsamy, the owner of the business occupying the address above, is copied in this email.

We do not owe the City of St. Paul anything. I personally was in constant communication with the Vacant Building Project Facilitator, Robert Humphrey. Per to our discussion, we had until October 8, 2024 to have all open permits approved and closed. We complied with everything on our end and were ultimately issued a Certificate of Occupancy on 10/08/2024.

I am attaching a copy of the Certificate of Occupancy.

Please review this issue with all respective parties and let us know what needs to be done going forward.

Thank you for your time,

Tiffany Ratsamy