



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Minutes - Final

Legislative Hearings

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651-266-8585

Tuesday, June 10, 2025

9:00 AM

Room 330 City Hall & Court House/Remote

11 [SR 25-106](#)

Review Request of Ratifying the Appealed Special Tax Assessment for Collection of Vacant Building Registration fees billed during March 11 to October 17, 2024 at 1003 ARCADE STREET. (File No. VB2508, Assessment No. 258807)

Sponsors: Yang

Approve the assessment as ratified on May 14, 2025.

la Ly, owner, appeared via phone

[Moermond gives background of appeals process]

Moermond: we're revisiting this case; it has already been ratified. I agreed to do that. This is unusual.

Staff report by Supervisor James Hoffman: this is the 2024 to 2025 fee. September 7, 2025 anniversary date. Renewal letter August 8, 2024 and given a 90-day waiver by Legislative Hearing officer. Warning letter went out November 7, 2024. Appellant stated she was told to change address at Ramsey County at previous hearing which she indicated she did. Nothing was mentioned about address change at last hearing. Property owner stated she did not receive notice of assessment hearings. Notice of hearing went to 1003 Arcade St, which is the address of record with Ramsey County. The 3 Vacant Building letters were sent to 1) Mai Tria Archibald, 8255 - 9th Street North, Oakdale, MN 55128; 2) Mai Tria Archibald/La Ly, 1003 Arcade Street, St Paul 55106; and 3) la On Ly, 2230 Oak Glen Crescent, Stillwater MN 55082. The Stillwater address was reflected in the mailing because a Vacant Building form was filled and filed with the Department of Safety & Inspections on March 7, 2024 but was not changed with Ramsey County. Staff emailed Ramsey County to confirm date of address change and response was that the address was updated on May 16, 2025. The Vacant Building file is still open.

Ly: First of all, we haven't been getting notices. I am not sure where they are going to. I asked for email and received an email after the last appeal in September. She gave us 90 days to bring our building back up to move out of Vacant Buildings. However, the building is in a shape where realistically it could not be done in 3 months. We leave it up to the contractors to work on it because there is a list of 100 items to do. As they are working there are permits being pulled, it goes in sequence. That's why we couldn't get it up to code by the November date. If you pull records you can see the Contractor is licensed and working with the City for permits and inspections. However, we did get

good news it finally passed all inspections last week. HVAC was the last item, it had 3 inspections. I only found about the assessment when I went to pay the property taxes. I think it was May 16th. I asked her if the address was changed, and she said yes I already have a mailing address in their system. I'm asking it to be waived. We've spent so much money on the building already.

Moermond: First, I DID recommend to the Council that you had a 90-day waiver, so if you had finished in that period we wouldn't be looking at any fee. You indicated it was harder than anticipated. I believe I would have told you that the Department of Safety & Inspections doesn't have the computer ability to send emails. My office does, but that isn't something their system can do. When they send out the Vacant Building registration letters, like the one you appealed, those go to BOTH the owner of record with Ramsey County AND whoever filled out the Vacant Building registration form.

With respect to the Ramsey County change of address, when we reviewed the record it looks like your City Council Public Hearing, when they ratified, was May 14 and it wasn't until May 16 that the County reflected a change in address. The assessment being mailed to the addresses it was WAS consistent with the address on record of the tax owner with Ramsey County. I am hearing your appeal today. I don't believe there was any notice issues. It is a courtesy to do this appeal today.

I see 5 open permits still at the property and 2 finalized. The majority of the work hasn't been signed off on. This is September 8, 2024 through September 7, 2025. We're 3 months away from another year passing. We're 9 out of 12 months and counting.

Ly: I'd like to talk to the Council about this. I'm asking for the Certificate of Occupancy before I sign off on the contracting work.

Moermond: my recommendation is the appeal be denied. Council Public Hearing June 24, 2025.

Received and Filed