

**From:** [\\*CI-StPaul\\_LegislativeHearings](#)  
**To:** ["Jonathan Wilcox"](#)  
**Subject:** RE: Assessment - 1451 Thomas Avenue, J2519R  
**Date:** Tuesday, June 24, 2025 8:15:00 AM

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Good morning,

This email is to confirm that at the Legislative Hearing on June 12 for your appealed tax assessment for 1451 THOMAS AVENUE. (File No. J2519R, Assessment No. 258541), Legislative Hearing officer Marcia Moermond's recommendation is that the City Council reduce the assessment from \$389 to \$169 and continue the Council Public Hearing to October 1, 2025. If there are no same or similar violations the assessment will be deleted entirely.

This matter will go before the City Council at Public Hearing on Wednesday, July 9, 2025 at 3:30 pm. in room 300 City Hall. If you are contesting Ms. Moermond's recommendation you may:

1. appear in person (please arrive before 3:30 p.m. and check in with staff outside Council chambers when you arrive); or
2. Should you wish testify to Council directly by phone, you must register to do so online by no later than noon on Tuesday, July 8, 2025 here: <https://www.stpaul.gov/departments/city-council/city-council-public-hearing-live-testimony>.

As discussed in the hearing, any non-owner occupied properties in St. Paul require a Fire Certificate of Occupancy, you can find more about that information online here: <https://www.stpaul.gov/departments/safety-inspections/rent-buy-sell-property/maintaining-your-property/one-and-two-family-residential>

Additionally should you wish to give your son(s) ownership interest in the property, you would do that with Ramsey County here: <https://www.ramseycounty.us/residents/property/records-office>

If you don't wish to contest then no further action is needed and the Council will proceed with Ms. Moermond's recommendation above without discussion. If you have any questions, please contact our office at 651-266-8585.

Thank you,  
Joanna

Joanna Zimny  
Legislative Hearing Executive Assistant  
Legislative Hearing Office  
Pronouns: she/her/hers  
Saint Paul City Hall  
Suite 310  
15 W. Kellogg Blvd.  
Saint Paul, MN 55102  
P: 651-266-8585  
[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)  
[www.StPaul.gov](http://www.StPaul.gov)

-----Original Message-----

From: \*CI-StPaul\_LegislativeHearings  
Sent: Wednesday, June 11, 2025 3:11 PM  
To: Jonathan Wilcox <[jackpwilcox@mac.com](mailto:jackpwilcox@mac.com)>  
Subject: RE: Assessment - 1451 Thomas Avenue, J2519R

Hello Mr. Wilcox,

Please see attached packet for your hearing on June 17. You will receive a call between 9am-11:30 am. to discussion your matter. The incoming line will be from 612-315-7905.

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

-----Original Message-----

From: Jonathan Wilcox <jackpwilcox@mac.com>  
Sent: Wednesday, May 28, 2025 4:31 PM  
To: \*CI-StPaul\_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>  
Subject: Re: Assessment - 1451 Thomas Avenue, J2519R

[You don't often get email from jackpwilcox@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Ok thank you.

> On May 28, 2025, at 3:41 PM, \*CI-StPaul\_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us> wrote:  
>  
> Hi Mr. Wilcox,  
> You missed the hearing on May 20. I will reschedule you to June 17, 2025 via telephone between 9am-11:30am.  
> A packet will be put together and send to you before the hearing.

>  
>  
> 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

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> -----Original Message-----

> From: Jonathan Wilcox <jackpwilcox@mac.com>  
> Sent: Wednesday, May 28, 2025 10:35 AM  
> To: \*CI-StPaul\_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>  
> Subject: Assessment

>

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>

> Hello, I am Jonathan Wilcox the owner of 1451 Thomas Avenue in St. Paul

>

> I just became aware of an assessment for a cleanup that was never done at my house. I cleaned up the clutter in my backyard before the due date and there was no crew that came out to clean anything.

>

> I would like to get this assessment removed from the property

>

> Thank you

> Jonathan Wilcox

> 6122142902