

**From:** [Andrew McNattin](#)  
**To:** [\\*CI-StPaul\\_LegislativeHearings](#)  
**Cc:** [Zimny, Joanna \(CI-StPaul\)](#)  
**Subject:** File No. VB2110, Assessment No. 218816  
**Date:** Tuesday, August 10, 2021 2:05:04 PM  
**Attachments:** [Payne Appeal Letter.docx](#)

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

Good afternoon,

I am writing to contest the assessment further. I have attached a letter to this email.

Please let me know if you have any questions or if there is anything further that I need to do.

Thank you for your assistance with this matter.

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Emsa Properties, LLC  
1384 Raymond Ave  
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Re; 1323 Payne Ave, St Paul

St Paul City Council

I recently had a hearing with Ms Moermond and Inspector Yanarelli regarding my property at 1323 Payne Ave in St Paul. This was regarding the Registered Vacant fee that has been imposed on this property.

This was a follow-up hearing from November 2020 where Ms Moermond ruled that the fee should stand and I would be responsible for the entire Registered Vacant fee.

I am writing this as an appeal to emphasize the issues I faced in bringing this property into compliance.

The property had been rented to an individual who was using the property within the Certificate of Occupancy guidelines as well as zoning for this property. During a recertification inspection the fire inspector noted that it appeared someone was living at the property as evidenced by a mattress in the back office and some toiletries in the bathroom.

I requested that the tenant remove the mattress and the toiletries which were considered to be consistent with someone inhabiting the property.

Unfortunately at this time the tenant was no longer communicative and was not responding to my requests to comply with the Fire Inspectors corrections. Because this involved the tenants personal property I could not physically remove these items myself which added to additional delay in becoming compliant. I was in contact with Sebastian Migdal along with James Hoffman and informed them I would need additional time to pursue an eviction due to the lack of communication and compliance with the tenant.

The eviction process took a long time and was only finalized earlier this year at which time I removed all the items that were of concern to the Fire Inspector and the Certificate of Occupancy. Inspector Migdal re-visited the property and approved the C of O.

The property is currently compliant and up to date with respect to city requirements.

During the process of trying to remove the tenant and comply with the city requirements I was sure to keep the property maintained and safe while the process sorted itself out. I was not able to do anything about the personal property of the tenant but I did ensure no violations or complaints were lodged due to the delinquency of the tenant.

This is a neighborhood that has struggled with absentee landlords and property neglect. That has never been the case with my property at 1323 Payne. The only issue with the city was due to a tenant that seems to have gotten in over his head and decided to shut down rather than work with me and the city to make things work as intended.

I never envisioned this property being an issue for the city, neighbors, tenants, or anyone else who may have business with it. This period on the Registered Vacant list was through no fault of my own and given the opportunity to correct the delinquent city requirements, I did so as soon as I was legally able.

Please reconsider Ms Moermonds decision to impose the Registered Vacant fee. This has been an expensive process to remedy and I feel that I have been a cooperative partner through it all while continuing to be a good neighbor to Payne Ave.



Andrew McNattin  
Emsa Properties, LLC