

**From:** [Zimny, Joanna \(CI-StPaul\)](#)  
**To:** ["J. Mitchell"](#)  
**Cc:** [Vang, Mai \(CI-StPaul\)](#); ["Jay Mitchell"](#); ["Jeanne Stoddard"](#)  
**Subject:** RE: Vacant Building Registration Fees -970 Reaney  
**Date:** Monday, June 6, 2022 11:10:00 AM  
**Attachments:** [image001.png](#)

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Good morning Jay,

We're reviewing files for tomorrow's hearings, and due to the short length of time 970 Reaney was in the program, Ms. Moermond will recommend this assessment is **deleted**.

We won't be calling you tomorrow, and you shouldn't hear anything further about this Vacant Building fee. If you do, of course email me.

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: 651-266-8515  
[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)  
[www.StPaul.gov](http://www.StPaul.gov)

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**From:** Zimny, Joanna (CI-StPaul)  
**Sent:** Wednesday, May 18, 2022 11:11 AM  
**To:** J. Mitchell <j.mitchell@uni-construction.com>  
**Cc:** Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Jay Mitchell <jaymitchell93@gmail.com>; Jeanne Stoddard <j.stoddard@uni-construction.com>  
**Subject:** RE: Vacant Building Registration Fees

Good morning Jay,

These notices just went out; I'll enter your Vacant Building appeal for 970 Reaney. It will be June 7, 2022 and expect a call between 9 and 11 am.

Do you want us to call your cell or office line?

Joanna

**Joanna Zimny**  
Legislative Hearing Executive Assistant  
Legislative Hearing Office  
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Saint Paul City Hall



**SAINT PAUL**  
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**From:** Zimny, Joanna (CI-StPaul)  
**Sent:** Friday, May 13, 2022 11:51 AM  
**To:** 'J. Mitchell' <[j.mitchell@uni-construction.com](mailto:j.mitchell@uni-construction.com)>  
**Cc:** Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Jay Mitchell <[jaymitchell93@gmail.com](mailto:jaymitchell93@gmail.com)>; Jeanne Stoddard <[j.stoddard@uni-construction.com](mailto:j.stoddard@uni-construction.com)>  
**Subject:** RE: Vacant Building Registration Fees

Hello,

No, they haven't been sent yet but it should be any day now. Please follow up with me next week, I can check again.

Thanks!  
Joanna

---

**From:** J. Mitchell <[j.mitchell@uni-construction.com](mailto:j.mitchell@uni-construction.com)>  
**Sent:** Friday, May 13, 2022 11:32 AM  
**To:** Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Cc:** Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Jay Mitchell <[jaymitchell93@gmail.com](mailto:jaymitchell93@gmail.com)>; Jeanne Stoddard <[j.stoddard@uni-construction.com](mailto:j.stoddard@uni-construction.com)>  
**Subject:** Re: Vacant Building Registration Fees

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

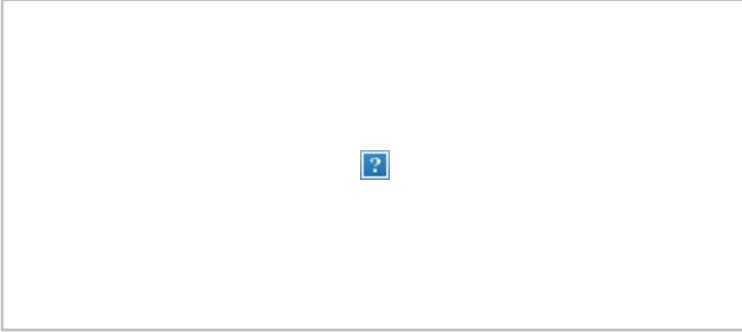
Good afternoon,

Do you know if the assessment letter has gone out for 970 Reaney yet?

Thank you for your help.

Best regards,  
**J. Mitchell**  
**Universal Construction, Inc.**  
612-251-9892  
[j.mitchell@uni-construction.com](mailto:j.mitchell@uni-construction.com)

2355 Highway 36 W, Suite 400, Roseville, MN 55113



On Wed, Apr 6, 2022 at 7:22 AM Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)> wrote:

Great, I printed out a copy of your letter for the front desk, so you don't need to bring that with you.

Thanks,  
Joanna

---

**From:** J. Mitchell <[j.mitchell@uni-construction.com](mailto:j.mitchell@uni-construction.com)>

**Sent:** Tuesday, April 5, 2022 3:06 PM

**To:** Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>

**Cc:** Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Jay Mitchell <[jaymitchell93@gmail.com](mailto:jaymitchell93@gmail.com)>; Jeanne Stoddard <[j.stoddard@uni-construction.com](mailto:j.stoddard@uni-construction.com)>

**Subject:** Re: Vacant Building Registration Fees

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

Good afternoon,

Thank you for your email.

I will bring in the Application for Appeal for 240 Cottage tomorrow.

Thanks again,

**J. Mitchell**

**Universal Construction, Inc.**

612-251-9892

[j.mitchell@uni-construction.com](mailto:j.mitchell@uni-construction.com)

2355 Highway 36 W, Suite 400, Roseville, MN 55113



On Tue, Apr 5, 2022 at 12:35 PM Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)> wrote:

Not a problem, see below.

1. 240 Cottage: We have not yet received the Warning Letter. Would you please email me a copy?  
**Attached. Get your appeal in ASAP since its past the 10 days.**
2. 970 Reaney: Has the assessment letter gone out for this property yet? **No, not sent yet.**
3. 609 Sims: I completed the virtual hearing on 3/22/22 and was granted an extension. Do you know the date of the extension? **At tomorrow's Council public hearing Ms. Moermond's recommendation is that they continue the hearing to May 4, 2022. If property has received its Code Compliance certificate the recommendation will be they reduce assessment from \$2,284 to \$1,142, otherwise approve in full.**

Let me know if you have questions,

Joanna



**Joanna Zimny**

Legislative Hearing Executive Assistant  
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**From:** J. Mitchell <[j.mitchell@uni-construction.com](mailto:j.mitchell@uni-construction.com)>

**Sent:** Tuesday, April 5, 2022 11:26 AM

**To:** Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>

**Cc:** Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Jay Mitchell <[jaymitchell93@gmail.com](mailto:jaymitchell93@gmail.com)>; Jeanne Stoddard <[j.stoddard@uni-construction.com](mailto:j.stoddard@uni-construction.com)>

**Subject:** Re: Vacant Building Registration Fees

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

Good morning once again,

And again, thank you for taking the time to assist me in navigating the Vacant Building registration processes. I truly appreciate your time and help.

I am hoping you can help me get some clarity on a few items.

1. 240 Cottage: We have not yet received the Warning Letter. Would you please email me a copy?
2. 970 Reaney: Has the assessment letter gone out for this property yet?
3. 609 Sims: I completed the virtual hearing on 3/22/22 and was granted an extension. Do you know the date of the extension?

Thank you again for your assistance. I look forward to speaking with you later today.

Best regards,

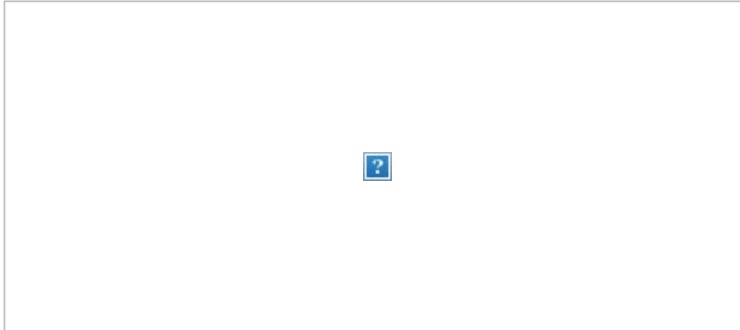
**J. Mitchell**

**Universal Construction, Inc.**

612-251-9892

[j.mitchell@uni-construction.com](mailto:j.mitchell@uni-construction.com)

2355 Highway 36 W, Suite 400, Roseville, MN 55113



On Mon, Mar 28, 2022 at 12:19 PM J. Mitchell <[j.mitchell@uni-construction.com](mailto:j.mitchell@uni-construction.com)> wrote:

Great. Thank you.

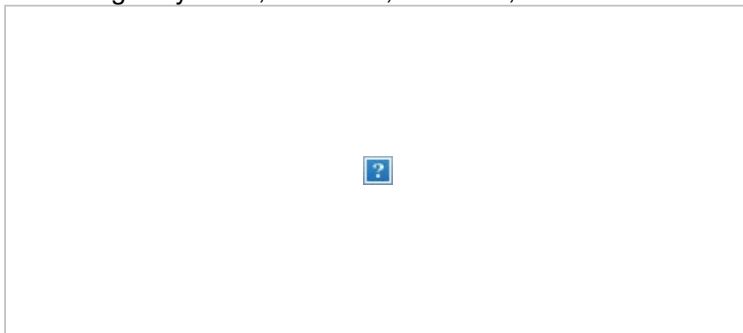
**J. Mitchell**

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612-251-9892

[j.mitchell@uni-construction.com](mailto:j.mitchell@uni-construction.com)

2355 Highway 36 W, Suite 400, Roseville, MN 55113



On Mon, Mar 28, 2022 at 12:02 PM Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)> wrote:

Looks like it went out Friday, so I'd expect you'd get it today or tomorrow at the latest.

Thanks,  
Joanna

**Joanna Zimny**

Legislative Hearing Executive Assistant

Legislative Hearing Office

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**From:** J. Mitchell <[j.mitchell@uni-construction.com](mailto:j.mitchell@uni-construction.com)>  
**Sent:** Monday, March 28, 2022 11:51 AM  
**To:** Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Cc:** Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Jay Mitchell <[jaymitchell93@gmail.com](mailto:jaymitchell93@gmail.com)>;  
Jeanne Stoddard <[j.stoddard@uni-construction.com](mailto:j.stoddard@uni-construction.com)>  
**Subject:** Re: Vacant Building Registration Fees

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

Good afternoon,

I hope you enjoyed your weekend and thank you again for your help.

Do you have any idea when the Warning Letter for 240 Cottage will be sent out?

Thanks again,

**J. Mitchell**

**Universal Construction, Inc.**

612-251-9892

[j.mitchell@uni-construction.com](mailto:j.mitchell@uni-construction.com)

2355 Highway 36 W, Suite 400, Roseville, MN 55113



On Wed, Mar 23, 2022 at 10:39 AM Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)> wrote:

Mr. Mitchell, see responses below in red.

1. I would like to file an appeal for the vacant building registration fee for **240 Cottage**. According to the letter received, the vacant building renewal date is 3/25/22. Am I able to file an appeal online with you? Or how does that work? **You can appeal the Warning letter once you receive it; the Registration renewal went out February 23 and we are well past the 10 day time period**

to appeal. You appeal the same way you do any appeal except tax assessments, by filling out the appeal form (attached) and paying the \$25 fee (you can mail if done timely or bring into our office).

2. We received the warning letter for **16 Acker St W** in the mail. I would like to file an appeal. Am I able to schedule the hearing online? Or who should I contact? **This can be appealed, same process as noted in item one. Note you will need to do this today or by close of business tomorrow** because it was sent March 14.
3. Do you know if the warning letter for **743 3rd St E** has been mailed out yet? We have been keeping an eye out for it, but have not seen it. **Yes it was sent March 18; a copy is attached. Same process as above for appealing.**
4. Last week you informed me that **970 Reaney** went into assessment on 3/2/22. Any idea if the assessment letter for 970 Reaney has been mailed out yet? Again, we have not received it yet and just want to ensure we didn't miss it. **No, these have not been scheduled yet.**
5. We received the 'Notice of Hearing' letter for **706 Conway**. The legislative hearing is scheduled for April 5th at 9am. Will you please add me to the schedule, so that I may appeal? The number I would like to be called on for that hearing is 651-251-7125. **Yes, I will enter a TA for this pending tax assessment. We'll call you at the number you noted between 9 and 11 am.**

Thank you,  
Joanna



**Joanna Zimny**  
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Legislative Hearing Office  
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[www.StPaul.gov](http://www.StPaul.gov)

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**From:** J. Mitchell <[j.mitchell@uni-construction.com](mailto:j.mitchell@uni-construction.com)>  
**Sent:** Tuesday, March 22, 2022 12:45 PM  
**To:** Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Cc:** Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Jay Mitchell <[jaymitchell93@gmail.com](mailto:jaymitchell93@gmail.com)>; Jeanne Stoddard <[j.stoddard@uni-construction.com](mailto:j.stoddard@uni-construction.com)>  
**Subject:** Re: Vacant Building Registration Fees

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

Good afternoon Ms. Zimny,

First, I want to say thank you for all the information you have provided me with in the past few weeks. It has been extremely helpful. Again, thank you.

Once again, I have a few questions for you...

1. I would like to file an appeal for the vacant building registration fee for **240 Cottage**. According to the letter received, the vacant building renewal date is 3/25/22. Am I able to file an appeal online with you? Or how does that work?
  2. We received the warning letter for **16 Acker St W** in the mail. I would like to file an appeal. Am I able to schedule the hearing online? Or who should I contact?
  3. Do you know if the warning letter for **743 3rd St E** has been mailed out yet? We have been keeping an eye out for it, but have not seen it.
  4. Last week you informed me that **970 Reaney** went into assessment on 3/2/22. Any idea if the assessment letter for 970 Reaney has been mailed out yet? Again, we have not received it yet and just want to ensure we didn't miss it.
  5. We received the 'Notice of Hearing' letter for **706 Conway**. The legislative hearing is scheduled for April 5th at 9am. Will you please add me to the schedule, so that I may appeal? The number I would like to be called on for that hearing is 651-251-7125.
- Again, thank you so much for your assistance with these matters. It is greatly appreciated.

Have a wonderful day.

Best regards,

**J. Mitchell**

**Universal Construction, Inc.**

612-251-9892

[j.mitchell@uni-construction.com](mailto:j.mitchell@uni-construction.com)

2355 Highway 36 W, Suite 400, Roseville, MN 55113



On Mon, Mar 14, 2022 at 3:43 PM Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)> wrote:

Mr. Mitchell,

1. 609 Sims – we can enter a file for you on this. We'll schedule it for 3/22 via phone between 9 and 11 am. **Please confirm the best number to reach you (or whoever wants to participate) that morning.**
2. It does not appear those notices have been mailed or scheduled for hearings yet. Please contact our office to appeal once you receive the notice and we'll schedule it.
3. When you paid the Vacant Building fee you were agreeing to it. There is no way to prorate a fee that has been paid, unfortunately. That is only an option if it is an assessment.

Thanks,  
Joanna

Joanna Zimny





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Legislative Hearing Office  
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**From:** J. Mitchell <[j.mitchell@uni-construction.com](mailto:j.mitchell@uni-construction.com)>

**Sent:** Monday, March 14, 2022 2:41 PM

**To:** Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>

**Cc:** Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Jay Mitchell <[jaymitchell93@gmail.com](mailto:jaymitchell93@gmail.com)>;  
Jeanne Stoddard <[j.stoddard@uni-construction.com](mailto:j.stoddard@uni-construction.com)>

**Subject:** Re: Vacant Building Registration Fees

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

Good afternoon,

Thank you for getting back to me so quickly. I just have a couple of follow up questions for you.

1. 609 Sims Ave - We did receive the tax assessment notification. However, for some reason, we did not receive the letter regarding the legislative hearing that was set for March 1st until March 1st. I am unsure if it was an issue with mail delivery or came late for some other reason. However, we were not able to contest this via a legislative hearing on the originally scheduled date. Is it possible to schedule a legislative hearing for this property now?
2. 970 Reaney - Since the registration fee went to assessment on 3/2/22, I believe we should have already received the notice. However, we still have not received it. Will you please email us a copy of the letter? We would like to appeal the fee for this property.
3. 225 Winifred - We would like to ask to have the fee that we paid on 7/14/21 prorated? What is the process for doing so?

Thank you very much for your time and assistance with these matters. Have a great day.

Best regards,

**J. Mitchell**

**Universal Construction, Inc.**

612-251-9892

[j.mitchell@uni-construction.com](mailto:j.mitchell@uni-construction.com)

2355 Highway 36 W, Suite 400, Roseville, MN 55113



On Mon, Mar 14, 2022 at 7:51 AM Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)> wrote:

Good morning Mr. Mitchell,

1. 609 Sims Ave – both the main and rear unit are Category 2 Vacant Buildings. These went to assessment on 12/1/21. Nothing can be appealed until the owner receives the tax assessment notification. Looks like this just went through sale review for the main building.
2. 16 W Acker - this was made a Category 2 Vacant Building 2/9/22. The warning letter just went out today, so you can appeal that if you want once it arrives.
3. 743 3rd St E – this is a Category 1 Vacant Building on 2/15. Because it's a cat 1 once it has its Certificate of Occupancy back you'll be released from the program. It is too late to appeal the registration letter, but you/owner should be getting the warning letter within a week or so.
4. 970 Reaney – this registration has already got to assessment as of 3/2 (for 2022 to 2023). The assessment can be appealed once that notice is received. This is a Category 2 and has been in the program since 2017.

For 716 Sims, Ms. Moermond won't give a further extension, but once the fee goes unpaid and is processed as an assessment it can be appealed and if you are done can request that the fee be prorated/reduced for your time in the program.

225 Winifred is no longer in the Vacant Building program. Looks like the Code Compliance was just approved 2/7/22. You are correct, this is a prospective fee. Nothing to appeal here.

Thanks,  
Joanna



**Joanna Zimny**  
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[www.StPaul.gov](http://www.StPaul.gov)

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**From:** J. Mitchell <[j.mitchell@uni-construction.com](mailto:j.mitchell@uni-construction.com)>  
**Sent:** Friday, March 11, 2022 4:14 PM  
**To:** Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Cc:** Jay Mitchell <[jaymitchell93@gmail.com](mailto:jaymitchell93@gmail.com)>; Jeanne Stoddard <[j.stoddard@uni-construction.com](mailto:j.stoddard@uni-construction.com)>  
**Subject:** Vacant Building Registration Fees

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

Good afternoon Joanna,

I hope this email finds you well.

I would like to talk to you about several properties that are on the vacant building list.

I would like to appeal the Vacant Building Registration fee for the following properties:

1. 609 Sims Ave
2. 16 W Acker
3. 743 3rd St E
4. 970 Reaney

Also, I have been granted an extension on the Vacant Building Registration for 716 Sims until April 5, 2022. Is it possible to get a 30 extension on this?

I also want to ensure that I will no longer be charged the annual vacant building fee for 225 W Winifred. I paid the annual fee on July 14th, 2021. When I paid the fee in July, was that for the upcoming 12 months, or was it for the previous year?

Will you please give me a call at your earliest convenience to discuss these properties? My direct line is 612-251-9892.

Thank you in advance for your time and assistance. It is greatly appreciated.

Have a great weekend.

Kind regards,

**J. Mitchell**

**Universal Construction, Inc.**

612-251-9892

[j.mitchell@uni-construction.com](mailto:j.mitchell@uni-construction.com)

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