

From: [Zimny, Joanna \(CI-StPaul\)](#)
To: [Viviane Vang](#)
Cc: [*CI-StPaul_LegislativeHearings](#)
Subject: RE: appealed tax assessment for 1153 Central Ave W.
Date: Wednesday, January 4, 2023 2:59:00 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)

Ms. Vang,

You are correct, title is irrelevant since you clearly were aware of the issue; I had brought it up originally simply to alert you to a discrepancy with the County's records and what you told me. Your private property contracts are just that, between you and the seller.

Additionally, I am not here to dispute or argue with you what was or wasn't said, but I will let you know that Mr. Kedrowski's voicemail has been transcribed and attached to the record for your assessment. How he explained the fee is:

The issue with the fee you received is that a work order had been sent out to our Parks clean-up crew because they hadn't been taken care of by the due date. The fact that you pulled them out before they came out, they do what they call a "done by owner" fee. That is a fee generated because they were dispatched there, and is an expense of dispatching them.

This is the cost of dispatching the crew because you didn't have the items removed by deadline when the inspector went to check, then they were gone when the crew did show up to abate the nuisance. You are not getting a "fine" because it was done by the owner. This amount is the cost of dispatching the crew to do the work. But again, I'm not the decision-maker in this situation, and all emails as well as that voicemail will be attached to the record for Council's review and consideration.

This matter will go before the City Council on **Wednesday, February 8, 2023 at 3:30 p.m.** in room 300 City Hall. If you are contesting the recommendation you may appear in person or send written testimony to be added to the record to legislativehearings@ci.stpaul.mn.us. **Should you wish to address Council directly but not appear in person, you must register in person by noon on Tuesday, February 7, 2023 here:** <https://www.stpaul.gov/department/city-council/city-council-public-hearing-live-testimony>.

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
www.StPaul.gov

 Please consider the environment before printing this email

From: Viviane Vang <viviane.vang@yahoo.com>
Sent: Tuesday, January 3, 2023 12:23 PM
To: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Cc: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Subject: Re: appealed tax assessment for 1153 Central Ave W.

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

Hi Joanna,

(Please see attached voice message and letter)

Please listen to the voice message about "Done by Owner" FEE from Richard. I'm getting a fine because it was done by owner.

According to the letter attached. **That is not the following condition was not abated.**



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
www.stpaul.gov/dsi

6/30/22

320 22 060442

Customer #:1771251
Bill #: 1666195

Hung Tu Inc
1153 Central Ave
St Paul MN

Dear Hung Tu Inc:

1153 CENTRAL AVE W

On June 10, 2022 a Notice was mailed to you of the violation, listed below. The Notice ordered you to abate the violation prior to the reinspection date of June 17, 2022. On, or after, that reinspection date the property was reinspected and the following condition was not abated.

Garbage Rubbish

The St. Paul Legislative Code, Chapter 34.24, authorizes the city to collect fees for inspection services when the property owner has not abated the violations by the date given in the Summary Abatement Order. In order to recover the city cost for the reinspection on June 17, 2022, you are hereby billed \$124.00 for Excessive Consumption of City Services.

You may pay this fee online by going to online.stpaul.gov and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this invoice.

Otherwise, please make your check payable to the "City of Saint Paul" and mail your payment to:

Department of Safety and Inspections, Code Enforcement
Excessive Consumption Unit
375 Jackson Street, Suite 220
St. Paul, MN 55101-1806

Payment is due upon receipt of this letter. If payment is not received within 30 days of this letter, administrative costs will be added to the cost of this bill and the entire amount will be assessed to your property taxes.

Richard Kedrowski
Code Enforcement Inspector

Copies of this letter have been sent to:
Hung Tu Inc 1153 Central Ave St Paul MN

On Tuesday, January 3, 2023 at 11:23:07 AM CST, Viviane Vang <viviane.vang@yahoo.com> wrote:

As far as I know about a contract for deed the owner is like the bank.
I took over the property in April 2022 as a contract for deed. Title is not an issue because I was contacted by the inspector.

The main issue is that I was in communication with the inspector who send out the dispatch after I discuss the property is being cleaned up.
I still get a fine. The timeline can be worked out between myself and the inspector. There is such thing as a "Done by owner." Work order and I know that every situation is different. I'm asking for a waiver due to being compliant. As I was in compliance with the inspector.

The Next legislation date with city counsel is what time? Please let me know as I would like to attend the hearing. Thank you.

Best regards,

Viviane

On Tuesday, January 3, 2023 at 10:42:51 AM CST, Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us> wrote:

Has that deed been recorded with the County? It doesn't appear so.

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

www.StPaul.gov

Please consider the environment before printing this email

From: Viviane Vang <viviane.vang@yahoo.com>
Sent: Tuesday, January 3, 2023 10:15 AM
To: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Cc: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Subject: Re: appealed tax assessment for 1153 Central Ave W.

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Hi Joanna,

I've purchased the property as a contract for deed.

Best regards,

Viviane

On Friday, December 9, 2022 at 11:05:55 AM CST, Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us> wrote:

Good morning,

This is to confirm your Legislative Hearing for your appealed Tax assessment has been scheduled for **Tuesday, January 3, 2023 via phone between 10 am and 12 pm.** Attached are orders related to your appeal.

Note, you indicated in our conversation that you purchased the property in 2022. I wanted to confirm this, as the last transaction recorded with Ramsey County is in 2019:

Date	eCRV #	Sale Price
6/16/1999	-	\$75,500
10/26/2002	-	\$199,900
9/9/2019	1010522	\$305,000

We will call you at 651-703-8988 during the time-frame noted above.

Please note that the incoming number from the City shows up as **612-315-7905 so please make sure to answer.**

Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310



SAINT PAUL
MINNESOTA

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Saint Paul, MN 55102
P: 651-266-8585

joanna.zimny@ci.stpaul.mn.us

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