## Mai Vang

**From:** Mai Vang
**Sent:** Thursday, July 3, 2025 7:39 AM
**To:** Joanna Zimny; Lisa Proechel
**Cc:** Matt Heimann; Robert Humphrey; James Hoffman
**Subject:** RE: Vacant property demolished

Hi Ms. Proechel,
Since you or the owner missed the hearing on June 10th, I will create a file and put this on the July 15, 2025 Legislative Hearing via teleconference call between 10-noon. If your request is to make it payable over number of years, you don't need to attend and the hearing officer will put something on the record. The Cit Council public hearing will be the next day, July 16 as indicated below.


**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
SAINT PAUL
MINNESOTA


---

**From:** Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
**Sent:** Wednesday, July 2, 2025 3:41 PM
**To:** Lisa Proechel <lisaproechel@kw.com>
**Cc:** Matt Heimann <mheimann88@gmail.com>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; James Hoffman <james.hoffman@ci.stpaul.mn.us>; Mai Vang <mai.vang@ci.stpaul.mn.us>
**Subject:** RE: Vacant property demolished

Hi Lisa,

I spoke with our hearing coordinator, and she will update the resolution to make the assessment payable over 10 years, not a problem. We can send over a copy of the updated resolution going in front of Council 7/16 once that's done.

Thanks,
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:** Lisa Proechel <lisaproechel@kw.com>
**Sent:** Wednesday, July 2, 2025 3:02 PM
**To:** Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
**Cc:** Matt Heimann <mheimann88@gmail.com>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; James Hoffman <james.hoffman@ci.stpaul.mn.us>
**Subject:** Re: Vacant property demolished

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

Joanna:

I wanted to reach out regarding the demo fee on 857 Lafond that is currently scheduled for CPH on 7/16/25. My buyer, Matt Heimann, is interested in the property, but he would want the assessment to be scheduled over an extended period of time. I know this is possible. That said, Mr. Heimann would not be the legal owner by CPH on 7/16/25. Since it is a public hearing, could we still make the request to have the fee extended over a period of time even though Mr. Heimann would not be the legal owner? The problem lies in that he only wants to purchase the property if this fee could be paid over time, as he is unable to pay $34K in one tax year for this fee.
Property is corporate owned making it difficult for us to ask the seller to attend the hearing and extend the time frame of the tax payable.

Lisa

Lisa Proechel | REALTOR
The Pickle Property Team
Office 651-203-1835 Cell 651-231-5303 Fax 651-412-5055

lisaproechel@kw.com

**kw | keller williams integrity realty**
2660 Arthur St, Roseville, MN 55113
www.pickle.properties

Lisa Proechel | REALTOR
The Pickle Property Team
Office 651-203-1835 Cell 651-231-5303 Fax 651-412-5055

lisaproechel@kw.com

kw | keller williams integrity realty
2660 Arthur St, Roseville, MN 55113
www.pickle.properties

On Mon, Mar 17, 2025 at 10:56 AM Joanna Zimny <joanna.zimny@ci.stpaul.mn.us> wrote:

> Hi Lisa,
>
> I think my ask must have prompted some movement, RE just reached out and this will be set for a LH 6/3 and CPH 7/16. So if left unpaid after the invoice goes out after the July and if left unpaid certified to the taxes. It should show as a pending assessment sometime in April I believe.

Thanks,

Joanna

---

**From:** Joanna Zimny
**Sent:** Friday, March 14, 2025 1:07 PM
**To:** Lisa Proechel <lisaproechel@kw.com>
**Cc:** Matt Heimann <mheimann88@gmail.com>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; James Hoffman <james.hoffman@ci.stpaul.mn.us>
**Subject:** RE: Vacant property demolished

Hi Lisa,

I checked with real estate and they haven't received any demo assessments from Department of Safety & Inspections on it, so I don't have a timeline unfortunately.

Thank you,

Joanna

SAINT PAUL
MINNESOTA

**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:** Lisa Proechel <lisaproechel@kw.com>
**Sent:** Thursday, March 13, 2025 12:42 PM
**To:** Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
**Cc:** Matt Heimann <mheimann88@gmail.com>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; James Hoffman <james.hoffman@ci.stpaul.mn.us>
**Subject:** Re: Vacant property demolished

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

Hi Joanna!

I have a buyer interested in 857 Lafond. I know this is a lot and house was demoed. Do you know when the demo fee might be assessed?

Lisa

Lisa Proechel | REALTOR

The Pickle Property Team
Office 651-203-1835 Cell 651-231-5303 Fax 651-412-5055

lisaproechel@kw.com

kw | keller williams integrity realty
2660 Arthur St, Roseville, MN 55113
www.pickle.properties

Minnesota Monthly
BEST REAL ESTATE PROFESSIONALS
2016

On Wed, Feb 12, 2025 at 11:03 AM Matt Heimann <mheimann88@gmail.com> wrote:

> Lisa,
>
> I have been in contact with the city regarding a property that was down the street from my blair house. Anyway, Long story short, I tried to buy it over the years since it was vacant and this past year, it was demolished by the city. So I'd like to buy the land. The property is listed for 27k or so. But there will be over 30k in assessment by the city for 2026 year for the demolition costs.
>
> My goal would be to buy the property for say $1.00 but take on the demo fee assessment. It's the current owner's benefit. The reason I want to try this is that I can get the Demo fee to be assessed over 10 years so it's not one big chunk payment. This is a property that I want to build for sale units in the next year or so.
>
> Property is 857 Lafond Ave. I have been told the property is owned by a bank now. I have some correspondence with the listing agent but they are out of state and were pretty hard to get a hold of.
>
> If there is a way to explain all of this to the owner, that would be great.

Let me know what you think.

Thanks,

---------- Forwarded message ---------
From: **Joanna Zimny** <joanna.zimny@ci.stpaul.mn.us>
Date: Wed, Feb 12, 2025 at 7:43 AM
Subject: RE: Vacant property demolished
To: Matt Heimann <mheimann88@gmail.com>, James Hoffman <james.hoffman@ci.stpaul.mn.us>
Cc: Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>

Hi Matt,

It would go onto the 2026 taxes if assessed this year; the owner can appeal once notification of ratification of assessment is received and ask that payments be spread up to 10 years but it isn't automatically done.

Joanna


SAINT PAUL
MINNESOTA

**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:** Matt Heimann <mheimann88@gmail.com>
**Sent:** Tuesday, February 11, 2025 3:16 PM
**To:** James Hoffman <james.hoffman@ci.stpaul.mn.us>
**Cc:** Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>
**Subject:** Re: Vacant property demolished

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

Ok. And do you know if this is an assessment that could be paid over multiple years? Or would it be due on next year's taxes?

Thanks,

On Tue, Feb 11, 2025 at 3:10 PM James Hoffman <james.hoffman@ci.stpaul.mn.us> wrote:

> Matt,
>
> I do not believe this has been sent for assessment yet.
>
> From the notes it looks like there was a bid for about $30k for Demo. That's not including: extra fees, permits etc,
>
> Regards,
>
> James

| | |
|---|---|
| SAINT PAUL MINNESOTA | James Hoffman<br>DSI INSPECTOR III<br>Department of Safety and Inspections<br>(651)266-1947<br>375 Jackson St.<br>Saint Paul, MN 55101<br>James.hoffman@ci.stpaul.mn.us<br>www.StPaul.gov |


**From:** Matt Heimann <mheimann88@gmail.com>
**Sent:** Tuesday, February 11, 2025 3:02 PM
**To:** Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
**Cc:** Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; James Hoffman <james.hoffman@ci.stpaul.mn.us>
**Subject:** Re: Vacant property demolished

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

James and Robert,

Just checking in to see if there was an estimate on what the demo fee would be that is being assessed to the property and if its been paid or not.

Thanks,

On Fri, Jan 31, 2025 at 1:09 PM Joanna Zimny <joanna.zimny@ci.stpaul.mn.us> wrote:

Matt,

I'm not sure what will happen here. The demo is assessed to the property, and assessments go with the property. I'm copying Supervisor James Hoffman here who should be able to give the cost of the demo (or maybe Mr. Humphrey can).

That being said, someone is paying the taxes, and I am guessing? It's the bank, at one point I know there was an REO taking care of it. We never heard from Ms. Coleman the property owner though, and no ownership has been updated with the County.

Hope that helps,
Joanna

-----Original Message-----
From: Matt Heimann <mheimann88@gmail.com>
Sent: Friday, January 31, 2025 11:03 AM
To: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>; Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>
Subject: Vacant property demolished

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

Joanna and Robert

I have a question regarding a property in which the house was recently demoed by the city due to not complying with the code compliance report (CAT 3). The property is at 857 Lafond. I am interested in buying the lot but I want to know how the demo fee is being assessed. How much is this fee and is it tied to the property? Or is it being sent to the previous owner?

Thank you for your time.

Matt Heimann
Sent from my iPhone