

## Vang, Mai (CI-StPaul)

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**From:** Moermond, Marcia (CI-StPaul)  
**Sent:** Thursday, November 16, 2017 3:06 PM  
**To:** Vang, Mai (CI-StPaul)  
**Subject:** FW: Confusion about City/County Assessments

Please attach this email to the TA record. Thank you.

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**From:** Moermond, Marcia (CI-StPaul)  
**Sent:** Thursday, November 16, 2017 11:59 AM  
**To:** Max Holdhusen  
**Cc:** Stark, Russ (CI-StPaul); Vang, Mai (CI-StPaul)  
**Subject:** RE: Confusion about City/County Assessments

Good Morning Mr. Holdhusen,

Sorry to hear you did not receive notice of the upcoming hearing on the demolition assessment for 1530 Charles. I've copied an excerpt from the assessment roll below with the contact information they used. If it needs to be corrected, we can work with you and Ramsey County Property Taxes to get it squared away,

The legislative hearing on the assessment is to review your appeal of the assessment and develop a recommendation (for ratification, reduction, deletion, payment plans) for Council consideration as they ratify the assessment roll. The legislative hearing is scheduled for November 21 at 9 a.m. in Room 330 City Hall, 155 W. Kellogg Blvd. The council public hearing is scheduled for January 17 at 5:30 p.m. in Room 300 (Council Chambers) City Hall, 155 W. Kellogg Blvd. As it stands, this assessment would be for 2019 property taxes.

It sounds like the seller/bank did not disclose that there would be an assessment forthcoming for the cost of the demo. Under MN law, it is incumbent on the seller to inform the buyer. If you were represented in the purchase of the property, I would definitely contact your realtor and/or broker, as well as the title company. They were certainly aware it was forthcoming. Here is a link to the Council record on the city-ordered demolition of the property: <https://stpaul.legistar.com/LegislationDetail.aspx?ID=2847054&GUID=65B786A1-0EDB-41AB-8836-FD22977850A0> You can see in the attachments there are letters to attorneys representing the bank in this matter and they may be good contacts for you. If you can't resolve the matter through these measures, I can only refer you seek private counsel.

It looks like all utilities to the property were cut in January, The demolition contract was awarded (after an open bid) in February and the work completed and invoiced at the end of May, right before you bought it. If you were represented in the purchase of the property, I would definitely contact your realtor and/or broker, as well as the title company.

If you attend the legislative hearing, we can talk more about this. Please contact the hearing coordinator, Mai Vang at 651-266-8563, if you need to reschedule.

Sincerely, Marcia Moermond

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Maxwell Holdhusen 2504 Harriet Ave  
Minneapolis MN 55405-6585  
**\*1530 CHARLES AVE**  
\*Ward: 4  
\*Pending as of: 8/14/2017

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\*\* PLEASE NOTE \*\*

Demolition	1.00	15,215.63	\$15,215.63
DSI Admin Fee	1.00	1,083.08	\$1,083.08
Real Estate Admin Fee	35.00	1.00	\$35.00
Attorney Fee	5.00	1.00	<u>\$5.00</u>

\$16,338.71

\*\*\* Owner and Taxpayer \*\*\*

34-29-23-23-0107

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**From:** Stark, Russ (CI-StPaul)  
**Sent:** Thursday, November 16, 2017 9:46 AM  
**To:** Max Holdhusen  
**Cc:** Moermond, Marcia (CI-StPaul)  
**Subject:** RE: Confusion about City/County Assessments

Max,

Connecting you with Marcia Moermond to get this straightened out. Oby and Javen at 1515 Sherburne coordinate alley plowing, I'll forward them your e-mail address.

Best,  
Russ Stark

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**From:** Max Holdhusen [<mailto:maxwellholdhusen@gmail.com>]  
**Sent:** Wednesday, November 15, 2017 7:30 PM  
**To:** Stark, Russ (CI-StPaul)  
**Subject:** Re: Confusion about City/County Assessments

Thanks for the response! It is very helpful. I have not received any communication from the city regarding this hearing. When will they let me know time/date/location?

I do plan on building a single family home for myself and hopefully an ADU if allowed under zoning. Also, glad to know that you live nearby. I would love to participate in alley plowing.  
Max Holdhusen.

Sent from my iPhone

On Nov 15, 2017, at 4:49 PM, Stark, Russ (CI-StPaul) <[russ.stark@ci.stpaul.mn.us](mailto:russ.stark@ci.stpaul.mn.us)> wrote:

Mr. Holdhusen,

I checked in just now with Marcia Moermond, the City's Legislative Hearing Officer, about this and it sounds like you have a hearing scheduled for next week. I encourage you to attend the hearing. Ms. Moermond is very knowledgeable about these situations. Based on a brief conversation with her, it

sounds like if you bought this property from the bank and they did not disclose the pending demolition assessment you should have recourse with the bank to get the assessment paid.

Out of curiosity, did you plan to build a single family on the property? Full disclosure, I live at 1500 Charles Ave.

Best,  
Russ Stark

**From:** Max Holdhusen [<mailto:maxwellholdhusen@gmail.com>]  
**Sent:** Tuesday, November 14, 2017 9:52 AM  
**To:** Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4  
**Subject:** Confusion about City/County Assessments

Good Morning Ward 4 Office!

Over the summer I bought the empty lot at 1530 Charles Avenue. I am very excited about making Hamline-Midway my future home. I am a Saint Paul native and was so excited to find an affordable empty lot in a neighborhood that I spent a lot of time in growing up.

Yesterday, I looked up on the City of Saint Paul's property search and found two "pending assessments" that surprised me. It looks like there was a DSI complaint and action on the land, but it is unclear what it was for and I was never notified. I am not completely surprised that this happened because I noticed that the next door neighbors were dumping debris in the yard. I also don't own a car so I don't visit the property often. I have connected with neighbors to do some of the maintenance moving forward.

The other pending assessment is more worrisome. It is a \$16,338 fee for demolition. The demolition happened in April and I bought the property on the last week of June. So this cost was not presented in my closing documents. It looks like the city added this assessment to the property on August 14th. If this \$16,338 amount is a legitimate assessment I will have to sell the property. I cannot afford that whatsoever and I'm confused why that would not have been charged to the bank who owned the property before me. None of these charges were present in my 2017 property taxes due in October.

On a different note, my county property tax assessment for 2018 was made in January 2017. There was still a house on the property at this point- I paid the 2017 property tax on time, but I am worried about my ability to pay the 2018 property tax. Ironically the property tax increased because the value of the former home increased. I would owe over \$7,500 next year for a home that does not exist.

What are your thoughts on these issues? Any advice? Could you get a clearer picture of the city assessments? I have spoken with someone from the county assessor's office, but they said there is nothing I can do about that. That conversation makes me not want to interact with other government offices like DSI.

Max Holdhusen  
651-431-8199

