

## Vang, Mai (CI-StPaul)

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**From:** Erik Stadstad <stad0042@gmail.com>  
**Sent:** Wednesday, June 3, 2020 11:06 AM  
**To:** Moermond, Marcia (CI-StPaul)  
**Cc:** Magner, Steve (CI-StPaul); Naylor, Racquel (CI-StPaul); Sheffer, Vicki (CI-StPaul); Soley, Reid (CI-StPaul); Vang, Mai (CI-StPaul); Yannarely, Joe (CI-StPaul)  
**Subject:** Re: 412 Holly Ave

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

Great, thank you for the clarification. I am very pleased to have it completed on time, especially with all the chaos we've encountered in 2020.

I would like to say that all the inspectors were great, and very helpful as I tackled this project. Nathan Bruhn who oversaw the vacant building process after Jim retired, was especially helpful, and it was a pleasure working with him.

Sincerely,  
Erik

On Wed, Jun 3, 2020 at 10:05 AM Moermond, Marcia (CI-StPaul) <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)> wrote:

Yes, the Certificate of Code Compliance was issued and that was the finish line. I know this has been a large project and do appreciate the effort you have put into rehabilitating this house.

I would like to note that I mis-spoke in my earlier email. Because you paid the fee May 1, 2020, it was not on the assessment roll ratified May 20, 2020.

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**From:** Erik Stadstad <[stad0042@gmail.com](mailto:stad0042@gmail.com)>  
**Sent:** Wednesday, June 3, 2020 10:00 AM  
**To:** Moermond, Marcia (CI-StPaul) <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)>  
**Cc:** Magner, Steve (CI-StPaul) <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>; Naylor, Racquel (CI-StPaul) <[racquel.naylor@ci.stpaul.mn.us](mailto:racquel.naylor@ci.stpaul.mn.us)>; Sheffer, Vicki (CI-StPaul) <[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>; Soley, Reid (CI-StPaul) <[reid.soley@ci.stpaul.mn.us](mailto:reid.soley@ci.stpaul.mn.us)>; Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Yannarely, Joe (CI-StPaul) <[joe.yannarely@ci.stpaul.mn.us](mailto:joe.yannarely@ci.stpaul.mn.us)>  
**Subject:** Re: 412 Holly Ave

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

Thank you for the detailed response.

Just to confirm, everything associated with 412 Holly Ave has been completed and closed to your satisfaction?

Erik

On Wed, Jun 3, 2020 at 9:53 AM Moermond, Marcia (CI-StPaul) <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)> wrote:

Mr. Stadstad,

The Council resolution adopted on October 2, 2019 granted a 90-day waiver of the vacant building fee to December 5, 2019 (renewal date for annual fee was September 5, 2019-the anniversary date of 412 Holly becoming a registered vacant building). The Council did not waive the fee indefinitely. The waiver practice is to encourage completion sooner than later.

The fee under appeal covered September 5, 2019 to September 5, 2020. It is my standard practice to pro-rate the annual vacant building fee if the work was completed within 6 months of the anniversary date, which I likely indicated to you in the hearing. However, the Certificate of Code Compliance was issued May 26, 2020 – 8 ½ months into a 12-month annual fee cycle.

I note that the City's Financial Services Office received payment from you May 1, 2020 for the full amount, which does indicate you agreed with the fee. You did not appeal this as a forthcoming assessment which would have been your opportunity to discuss this matter, per the assessment notification you received. This notification mailed on March 17, 2020 indicated your Legislative Hearing date, in case you wanted to appeal, was April 7, 2020 and the Council ratification of the assessment occurred May 20, 2020.

I'm sorry I cannot be of assistance to you in this matter.

Sincerely, Marcia Moermond

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**From:** Erik Stadstad <[stad0042@gmail.com](mailto:stad0042@gmail.com)>

**Sent:** Tuesday, June 2, 2020 9:36 AM

**To:** Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>

**Cc:** Magner, Steve (CI-StPaul) <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>; Moermond, Marcia (CI-StPaul)

<[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)>; Naylor, Racquel (CI-StPaul) <[racquel.naylor@ci.stpaul.mn.us](mailto:racquel.naylor@ci.stpaul.mn.us)>; Yannarely, Joe (CI-StPaul) <[joe.yannarely@ci.stpaul.mn.us](mailto:joe.yannarely@ci.stpaul.mn.us)>; Sheffer, Vicki (CI-StPaul) <[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>; Soley, Reid

(CI-StPaul) <[reid.soley@ci.stpaul.mn.us](mailto:reid.soley@ci.stpaul.mn.us)>

**Subject:** Re: [412 Holly Ave](#)

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Good morning Mai,

The last permit for 412 Holly was closed this morning by Mr. Bruhn.

I am also hoping the vacant building registration fee for the property from fall 2019 can be waived. I did appeal the legislative hearing council last fall (they had approved waiving the fee once completed, but tax records had not been notified).

Thank you!

Erik J. Stadstad

612-801-5118

On Wed, May 27, 2020 at 1:50 PM Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)> wrote:

Hello Mr. Stadstad,

There is a making finding resolution scheduled for June 23, 2020 @ 10 a.m. with Marcia Moermond, Legislative Hearing Officer. At that time, she will put a statement in the record that the nuisance conditions were abated and the file is closed. As to the deposit, you may reach out to Nathan Bruhn (general number is 651-266-8989) at DSI and request the refund. But before you do that, you may want to check the below permit to see why it's still active.

01/21/2020	<a href="#">20 006512</a>	Finald	PG - Plumbing/Gasfitting/Inside Water Piping - Gasfitting Or Residential Replace
12/17/2019	<a href="#">19 108775</a>	Active/Issued	B - Building Permit - Single Family Dwelling - Repair
07/24/2019	<a href="#">19 067286</a>	Finald	WA - SDDWS Plumbing Permit - Existing Building - Inside -



**Mai X. Vang**  
*Legislative Hearing Coordinator*  
Saint Paul City Council  
[15 W Kellogg Blvd, Ste. 310](#)  
[Saint Paul, MN 55102](#)

**P:** 651-266-8563

**F:** 651-266-8574

[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)

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**From:** Erik Stadstad <[stad0042@gmail.com](mailto:stad0042@gmail.com)>

**Sent:** Wednesday, May 27, 2020 8:12 AM

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

**Subject:** [412 Holly Ave](#)

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

Good morning,

I have completed the Code Compliance, attached is the certificate from the city of St. Paul.

Please let me know if I need to schedule a hearing, or if there is anything else left to do.

I did want to make sure the \$5000 deposit is returned to the sellers, and remove the vacant building registration from the property (they had approved waiving the fee once completed, but tax records had not been notified).

Thank you,

Erik J. Stadstad

