

**From:** [Joe Yurecko](#)  
**To:** [Assessments \(CI-StPaul\)](#)  
**Cc:** [Moermond, Marcia \(CI-StPaul\)](#); [Zimny, Joanna \(CI-StPaul\)](#)  
**Subject:** Re: VBR assessment - 959 Hudson Rd  
**Date:** Wednesday, March 3, 2021 10:50:42 AM  
**Attachments:** [image001.png](#)  
[image001.png](#)

---

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

Excuse me, but this is nonsense.

I've been dealing directly with one of the council members during this process and I was not given any notification that I needed to appear for any hearing on the 10th.

I was expecting a phone call around this time as it was conveyed to me that the 10th was the deadline for having the code compliance finished.

Please advise on this matter.

I've been prejudiced in this process due to the administrative efficiencies caused by the pandemic, and expect more equitable treatment.

I'm being punished for taking on a challenging project during a challenging time and the city doesn't seem interested in creating incentives for improving their housing stock.

Joe Yurecko  
Northern Realty Ventures LLC

On Mon, Mar 1, 2021, 4:45 PM Assessments (CI-StPaul) <[Assessments@ci.stpaul.mn.us](mailto:Assessments@ci.stpaul.mn.us)> wrote:

Hello Mr. Yurecko,

Unfortunately, this went to Council on February 10. You did not contest to the Council; therefore, the assessment was amended to approve the whole amount since the repairs were not done by then. As of to date, the vacant building file is still open.



**Mai Vang**

Legislative Hearing Coordinator  
Pronouns: she/her/hers

Saint Paul City Hall, Ste. 310

15 W. Kellogg Blvd.

Saint Paul, MN 55102

P: 612-266-8515

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

[www.StPaul.gov](http://www.StPaul.gov)



---

**From:** Joe Yurecko <[joe.yurecko@gmail.com](mailto:joe.yurecko@gmail.com)>  
**Sent:** Monday, March 1, 2021 4:21 PM  
**To:** Assessments (CI-StPaul) <[Assessments@ci.stpaul.mn.us](mailto:Assessments@ci.stpaul.mn.us)>  
**Subject:** VBR assessment - 959 Hudson Rd

Hello,

I would like to request that the VBR fee for this property be waived.

We have just finished a full-scale renovation of this long-time vacant property and have a closing scheduled for April 5 with a new buyer.

While we did not make the deadlines initially given to us (first Jan 15, then Feb 10), these were unrealistic given the administrative obstacles we have encountered throughout the process due to the pandemic.

We have helped to increase the value of the city's housing stock, and by extension the future tax revenue.

We kindly ask the city to waive 1/2 the pending VBR at a minimum, although we feel deserving of having the full assessment waived as the city has done for us in the past, after complying with all Category 2 requirements.

Please keep in mind, we have only owned this property since Sept of last year, so all of the

nuisances happened before we took ownership of the property.

Thank you,

Joe Yurecko

Northern Realty Ventures LLC

(763) 234-7114