Mai Vang

From: David Epstein <David@totalfreedomrealty.com>
Sent: Tuesday, November 5, 2024 4:28 PM
To: *CI-StPaul_LegislativeHearings
Cc: David Graves
Subject: RE: 2023 Magnolia Assessments 258102 and 258302 - Resend

I hoped to be able to appeal as many as I can since I was not aware of most of them and have gotten the previous occupants out and am cleaning up this property that has been such a neighborhood problem.

-----Original Message-----
From: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Sent: Tuesday, November 5, 2024 8:40 AM
To: David Epstein <David@totalfreedomrealty.com>
Cc: Mai Vang <mai.vang@ci.stpaul.mn.us>
Subject: RE: 2023 Magnolia Assessments 258102 and 258302 - Resend

Hello Mr. Epstein,
See attached for all the pending assessments on this property. Those noted in RED are upcoming Legislative Hearings or missed Legislative Hearings. Since the Public Hearings have not passed, I am able to reschedule all the ones in *. Please let know if you wish to appeal all, except for those not scheduled yet.

Update: Since I have not heard from you, I will assume you are not appealing any of the assessments, except for the boarding scheduled for Nov 5, but I will have to reschedule this one to December 3, 2024 via telephone between 9 am and 11 am.

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

-----Original Message-----
From: David Epstein <David@totalfreedomrealty.com>
Sent: Friday, October 18, 2024 12:34 PM
To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Subject: 2023 Magnolia Assessments 258102 and 258302

We were getting the previous owner out and had already made a deal with the owner that caused all of the past problems when the city condemned this property and threw out everyone that was living there. They were definitely a problem and we were getting them to move. Then we have received multiple assessments and the stigma and expense of a Registered Vacant Category 2. This delayed our resolution and renovation by months. We needed to wait for the code inspections (4 to 6 weeks), buyers and renovators were not willing to deal with the huge list of repairs for current compliance, and the property is still sitting there undone. We would have had it renovated and

sold by now if the city would have let us do what we know how to do and have done hundreds of times. We want to contest the current assessments on February 5th. If there are any other hearings for other assessments, please let us know. We have assessments files of 258000 and 258502 also, but the hearing were earlier this month.
Let me know what our options are.

Thak you,

David Epstein
Broker for Total Freedom Realty , Inc
The FASTEST way to Buy or Sell a house
612-701 5575 Voice/Text