

## Mai Vang

---

**From:** Dan Sullivan <Dan.Sullivan@fsresidential.com>  
**Sent:** Monday, March 6, 2023 2:49 PM  
**To:** \*CI-StPaul\_LegislativeHearings  
**Cc:** Mai Vang  
**Subject:** Re: Assessment #238105 - 1040 Grand Avenue  
**Attachments:** Window Replacement Invoice.pdf

Attached is the window invoice. My cell is best to be reached at 952-334-8328.

Dan



**DAN SULLIVAN, CMCA**  
Association Manager  
Direct 612-238-2368

---

**From:** \*CI-StPaul\_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>  
**Sent:** Monday, March 6, 2023 12:58 PM  
**To:** Dan Sullivan <Dan.Sullivan@fsresidential.com>; \*CI-StPaul\_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>  
**Cc:** Mai Vang <mai.vang@ci.stpaul.mn.us>  
**Subject:** RE: Assessment #238105 - 1040 Grand Avenue

Mr. Sullivan,

Being the Agenda is full tomorrow and I have to order police report, if any, I am rescheduling your appeal to **March 21<sup>st</sup> via telephone between 9:00 and 11 a.m.** If you have documents to support your appeal, you may send via this email. I will email police reports once I have them. Also, is the phone number below the best number to be called for the hearing? Our caller ID will be from 612-315-7905.

*Mai Vang*

Pronouns: She/Her  
City Council Offices – Legislative Hearings  
15 W Kellogg Blvd, 310 City Hall  
Saint Paul, MN 55102  
M: (651) 266-8585 | D: (651) 266-8563  
Legislative Hearing Appeals – [www.stpaul.gov/legislative-hearings](http://www.stpaul.gov/legislative-hearings)



**SAINT PAUL**  
**MINNESOTA**

---

**From:** Dan Sullivan <Dan.Sullivan@fsresidential.com>  
**Sent:** Monday, March 6, 2023 12:52 PM  
**To:** \*CI-StPaul\_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>  
**Subject:** Assessment #238105

To Whom it May Concern:

I received a notice of assessment from the City of St Paul regarding 1040 Grand Ave this past week regarding a boarded-up window due to vandalism sited during November 2022. The file number is J2306B and Assessment number is 238105.

I wish to appeal this assessment levied against Oxford Hill Development LLC. The window in question was in fact boarded up on November 23<sup>rd</sup> due to vandalism of the building that took place the night before. Construction was taking place on the corner of Grand Ave and S. Oxford Street at the time of the incident. Due to the construction, there were several pieces of concrete laying in the road in this area that a passerby decided would be a good piece of material to throw through the back window of the CVS store to try and gain entry. The window was on the back of the store and not facing Grand Ave, but a parking lot. The incident was reported immediately, and the window was boarded up a mitigation vendor to prevent anyone from gaining access to the store. I had a window vendor out there immediately to provide a quote and get the window in production. Production for windows this size is now running at an 8–10-week lead time from production to installation.

I had the window replaced on 1/12/23 which fell within this lead time. This is also the second window in the same area that was broken within a 4-month span.

I am appealing that this assessment be rescinded due to the ever-growing crime issue in the area and that I did everything within my power to have this window taken care of within the constraints of supply chain issues we are currently experiencing. We have already paid out close to \$2000 to have this window boarded up and replaced. I ask that we not shell out another \$474 due to issues beyond our control.

If you have any questions, please feel free to reach out to me.

Respectfully,

Dan



**DAN SULLIVAN, CMCA**  
Association Manager

1015 Glenwood Ave N, STE100 | Minneapolis, MN 55405  
Direct 612-238-2368  
[Dan.Sullivan@fsresidential.com](mailto:Dan.Sullivan@fsresidential.com)