



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

legislativehearings@ci.stpaul.mn.us

RECEIVED
July 16, 2026
CITY CLERK

We need the following to process your appeal:

- ☐ \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number waived)
- ☒ Copy of the City-issued orders/letter being appealed & any attachments you may wish to include

Walk In

Mail

Email ☒

Appeal taken by:

Mai Vang

HEARING DATE & TIME

(provided by Legislative Hearing staff)

Tuesday, 7-21-26

Location of Hearing:

Telephone: you will be called between
1:00 pm & 3:00 pm

In person (Room 330 City Hall) at: _____

(required for all condemnation orders and

Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 1047 Arcade St City: St paul State: Mn Zip: 55106

Appellant/Applicant: ACMN Properties LLC Email: Dg.acmnproperties@gmail.com

Phone Numbers: Business 9522887216 Residence _____ Cell _____

Signature: [Signature] Date: 7/15/2026

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Business 9522887216 Residence _____ Cell _____

What is being appealed and why? Attachments Are Acceptable

- ☐ Vacate Order/Condemnation/Revocation of Fire C of O
- ☐ Summary/Vehicle Abatement
- ☐ Fire C of O Deficiency List/Correction
- ☐ Code Enforcement Correction Notice
- ☒ Vacant Building Registration
- ☐ Other (Fence Variance, Code Compliance, etc.)



SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)

375 Jackson Street, Suite 220

Saint Paul, MN 55101-1806

Tel: 651-266-8989 | Fax: 651-266-9124

June 10, 2026

ACMN Properties LLC
8053 Bloomington Fwy E # 6
Bloomington MN 55420-1002

Invoice#: 00037793

VACANT BUILDING REGISTRATION RENEWAL NOTICE

Dear Property Owner:

As the owner or responsible person for the property located at **1047 Arcade St** you are required by law to register this building with the Department of Safety and Inspections on the form provided with this letter and to pay the annual Vacant Building registration fee of **\$2,705**. The purpose of this fee is to provide partial reimbursement to the City for administrative costs. This fee is due annually as required in Saint Paul Legislative Code Chapter 43.

The renewal due date for this building was July 2025 and to date, the fee has not been paid or assessed. The annual registration fee and the enclosed registration form for this building is due on the renewal date. If you pay by mail, please fill in the enclosed registration form and return it with your payment.

If the registration fee is not received in this office within 45 days of the date of this letter, the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43. You may pay this registration fee online by going to online.stpaul.gov and selecting the 'Make a Payment' option. You will need the Invoice number to process a payment which can be found at the top of this letter.

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Do Not Mail Cash - Only Checks Accepted

You may file an appeal to this fee (unless the fee has been previously appealed) or registration requirements by contacting the City Clerk's Office at (651) 266-8688. Any appeal must be made within ten (10) days of the date of this notice.

The Code Enforcement Officer has notified the Building Inspection and Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this notice.

WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.

Category 2: Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

Category 3: All requirements listed for Category 2 vacant buildings AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code, then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

The Enforcement Officer may declare this building to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building, subject to demolition, the Enforcement Office will notify all owners and interested parties of the Order to Abate as provided in the Legislative Code Chapter 45.

You must contact the Vacant Building Inspector to find out what must be done before this building can be legally reoccupied. If you have questions about this annual registration fee or other vacant building requirements, please contact **Vacant Building Project Facilitator Robert Humphrey at 651- 266- 9123 or Robert.Humphrey@ci.stpaul.mn.gov**. This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Steve Magner

Vacant Buildings Program Manager

Enclosures: Vacant Building Registration Form

City of Saint Paul

Acmn Llc

Project Location:
1047 ARCADE ST
ST PAUL, 55106-3203

Date: 6/11/2026
Invoice #: INV-00037793
Amount Due: \$2705.00
Due Date: 6/12/2026

REFERENCE NUMBER	DESCRIPTION	AMOUNT	AMOUNT DUE
22-068811	Manual Vacant Building Registration Fee	\$2705.00	\$2705.00
ADDITIONAL INFORMATION		TOTAL:	\$2705.00
Payments can be made online at www.stpaul.gov/PAULIE. Overdue invoices may be placed on services barred in accordance with chapter 96.06 of the City's Administrative Code. A 3% convenience fee (minimum of \$2.50) will be charged for all credit card transactions and will appear as a separate transaction on your card statement. This fee is charged by our service provider and the City will not receive any of the convenience fees. Providing a check as payment authorizes the City to either process a one-time electronic funds transfer from the account or process the payment as a check transaction. Returned checks will result in a \$30 fee to all returned checks. Payments may also be made in-person.			

Remit to:

Business:
Acmn Properties Llc
Acmn Llc

Date: 6/11/2026
Invoice #: INV-00037793
Amount Due: \$2705.00
Due Date: 6/12/2026

Amount Enclosed: \$2705.00

Please detach and return this portion with payment.
To ensure proper credit please include invoice number on payment.

City of Saint Paul
Department of Safety and Inspections
VACANT BUILDING REGISTRATION FORM
Effective May 2026

Date: _____

Address of Property: _____

Planned disposition of this building (please check one):

___ I plan to rehabilitate this structure commencing (date): _____

___ I plan to demolish (wreck and remove) this building by (date): _____

___ I am willing to authorize the City of Saint Paul to demolish and remove this building(s).

___ This building is **vacant as a result of fire damage**. The fire occurred on (date): _____

I, as the property owner, want to claim registration and fee exemption status for ninety (90) days from the date of the fire. I intend to repair and reoccupy the building.

Other: _____

Responsible Party: Persons/organizations who will ensure compliance with the ordinance:

NAME	ADDRESS	PRIMARY PHONE	ALTERNATE PHONE
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Persons, lien holders, mortgagees, mortgagors and other interested parties known to me:

NAME	ADDRESS	PRIMARY PHONE	ALTERNATE PHONE
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All persons listed here will receive letters for the annual fee renewal. *Also use this form to de-register your interest.*

Print Your Name (legibly) _____ Signature _____ Address _____ City _____ State _____ Zip _____ main contact phone# _____ alternate phone# _____ Email address (print legibly) _____	INSTRUCTIONS: For Category I or new Category II Vacant Building: \$2,705.00 Registration Fee. For Renewal Category II Vacant Buildings (In Cat. II Status for one year plus) or Category III Vacant Buildings \$5,410.00 Registration Fee. Complete and return this form via us mail or fax Include the \$2,705.00 or \$5,410.00 registration fee, ONLY if it is now due. For questions, call 651-266-8989. Make checks payable to: City of Saint Paul Make Payment by mail or in person to: City of Saint Paul Department of Safety and Inspections Code Enforcement - Vacant Buildings 375 Jackson Street, Suite 220 St. Paul, MN 55101-1806
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