

## Mai Vang

---

**From:** Michael Minsberg <michaelminsberg20@gmail.com>  
**Sent:** Tuesday, January 20, 2026 3:24 PM  
**To:** \*CI-StPaul\_LegislativeHearings  
**Subject:** Re: Contesting assessment - 1728 Concordia Ave

Thank you, my phone number is 651 983 4585

Michael

On Tue, Jan 20, 2026 at 3:08 PM \*CI-StPaul\_LegislativeHearings <[LegislativeHearings@ci.stpaul.mn.us](mailto:LegislativeHearings@ci.stpaul.mn.us)> wrote:

Please provide a phone number for the hearing. You will be called between 10am-noon.

-Mai

---

**From:** Michael Minsberg <[michaelminsberg20@gmail.com](mailto:michaelminsberg20@gmail.com)>  
**Sent:** Tuesday, January 20, 2026 12:47 PM  
**To:** \*CI-StPaul\_LegislativeHearings <[LegislativeHearings@ci.stpaul.mn.us](mailto:LegislativeHearings@ci.stpaul.mn.us)>  
**Subject:** Re: Contesting assessment - 1728 Concordia Ave

Yes I want to appeal on January 27th, please let me know what time it will be scheduled on that day

Michael

On Tue, Jan 20, 2026 at 11:40 AM \*CI-StPaul\_LegislativeHearings <[LegislativeHearings@ci.stpaul.mn.us](mailto:LegislativeHearings@ci.stpaul.mn.us)> wrote:

Below shows there were 3 boarding incidents. One for March, July and November 2025 and record below showed you paid March 2025.

We can figure this out at the hearing. I am not the hearing officer and is just pulling records together for the hearing and telling you what I have from the Assessment Office.

Assessment Search Report		Summary							
PID:	33-29-23-43-0002	Address:	1728 CONCORDIA AVE						
Lot:		Block:	QUINBY PARK						
CIC Unit #:		Owner:	B Z Realty Llc						
S/A Flags:				Parcel Status:	Active	P & I Year:	2026		
						P & I Cert:	\$0.00		
				Payment Date:	1/20/2026	<input checked="" type="checkbox"/>	Update Grid		
39 Assessment Detail Records; Orig Assess = \$40,009.91; Payoff Amt = \$0.00; Total Payoff = \$0.00; Current Year Principal = \$0.00; Current Year Interest = \$0.00									
S/A #	Description	Year	Term	Int Rate	Orig Assess	Payoff Amt	Total		
190080	2019 SSSC / Storm Sewer	2020	1	4.2500%	\$1,404.55	\$0.00			
200025	2020 SMSP / Sweeping and Lighting	2021	1	3.2500%	\$162.68	\$0.00			
200080	2020 SSSC / Storm Sewer	2021	1	3.2500%	\$1,453.71	\$0.00			
210025	2021 SMSP / Sweeping and Lighting	2022	1	2.2500%	\$158.76	\$0.00			
210080	2021 SSSC / Storm Sewer	2022	1	2.2500%	\$1,504.59	\$0.00			
220080	2022 SSSC / Storm Sewer	2023	1	2.3000%	\$1,557.25	\$0.00			
230080	2023 SSSC / Storm Sewer	2024	1	4.4800%	\$1,611.75	\$0.00			
240080	2024 SSSC / Storm Sewer	2025	1	5.6500%	\$1,716.52	\$0.00			
250080	2025 SSSC / Storm Sewer	2026	1	5.9500%	\$1,888.17	\$0.00			
258112	Securing and/or Emergency Boarding March 2025	2026	1	5.9500%	\$534.00	\$0.00			
260080	2026 SSSC / Storm Sewer (invoice to be mailed in July 2026)	2027	1	5.9500%	\$2,152.52	\$2,152.52	\$2,152.52		
268102	Securing and/or Emergency Boarding July 2025	2027	1	5.9500%	\$779.00	\$779.00	\$779.00	\$779.00	
268106	Securing and/or Emergency Boarding November 2025	2027	1	5.9500%	\$479.00	\$479.00	\$479.00	\$479.00	

-Mai

**From:** Michael Minsberg <[michaelminsberg20@gmail.com](mailto:michaelminsberg20@gmail.com)>  
**Sent:** Tuesday, January 20, 2026 11:21 AM  
**To:** \*CI-StPaul\_LegislativeHearings <[LegislativeHearings@ci.stpaul.mn.us](mailto:LegislativeHearings@ci.stpaul.mn.us)>  
**Subject:** Re: Contesting assessment - 1728 Concordia Ave

Can we set up a time to talk?

I'm confused. The St Paul police did order a board up in July, and we paid for that. There hasn't been another board up since, and to the best of my knowledge the police haven't been dispatched to the site since. I'm under the impression that we are current. I don't know why there's a charge

Thanks for letting me know

Michael

On Tue, Jan 20, 2026 at 8:48 AM \*CI-StPaul\_LegislativeHearings <[LegislativeHearings@ci.stpaul.mn.us](mailto:LegislativeHearings@ci.stpaul.mn.us)> wrote:

It's not annual. It's every time a boarding occurs on the property, emergency and SPPD or SPFD called into the city and a boarding crew has to go out and board up the place. Note, you also have a pending boarding which happened Nov 2025.

J2603B	Securing and/or Emergency Boarding July 2025	10/22/2025	1	\$779.00	<input type="checkbox"/> \$0.00
J2607B	Securing and/or Emergency Boarding November 2025	12/23/2025	1	\$479.00	<input type="checkbox"/> \$0.00
<b>Pending Balance Due:</b>				<b>\$3,410.52</b>	<b>\$0.00</b>

If you want to pay, here is the link

<https://eproperty.logis.org/stpaul/assessments/list?pid=332923430002&payoffDate=2026-01-20>. If you want to appeal, the Jan 27 still stands for J2603B.

J2607B is not scheduled yet.

-Mai

---

**From:** Michael Minsberg <[michaelminsberg20@gmail.com](mailto:michaelminsberg20@gmail.com)>  
**Sent:** Tuesday, January 20, 2026 8:14 AM  
**To:** \*CI-StPaul\_LegislativeHearings <[LegislativeHearings@ci.stpaul.mn.us](mailto:LegislativeHearings@ci.stpaul.mn.us)>  
**Subject:** Re: Contesting assessment - 1728 Concordia Ave

Is this boarding up fee a one time fee, or is it annual? I'm under the impression that it was a one time fee, that's why I was contesting it

Thank you for letting me know

Michael

On Tue, Jan 20, 2026 at 7:55 AM \*CI-StPaul\_LegislativeHearings <[LegislativeHearings@ci.stpaul.mn.us](mailto:LegislativeHearings@ci.stpaul.mn.us)> wrote:

Mr. Minsberg,

Here is the response from the Assessment Office for the boarding fee below and receipt attached. **The one I have scheduled for January 27 is for the month of July 2025**

---

Attached is the Owner's Report that indicates the address we now show is 1728 Concordia Ave. I also attached the receipt for the payment received 9/28/25 for the **March 2025** boarding up.

Please let me know if you need anything else.

Assessment Search Report		Summary					
PID:	33-29-23-43-0002	Address:	1728 CONCORDIA AVE				
Lot:	<input type="text"/>	Block:	<input type="text"/>				
CIC Unit #:	<input type="text"/>	Addition:	QUINBY PARK				
S/A Flags:	<input type="checkbox"/> Parcel Status: Active <input type="checkbox"/> P & I Year: 2026 <input type="checkbox"/> P & I Cert: \$0.00 <input type="checkbox"/> Payment Date: 1/20/2026 <input type="button" value="Update Grid"/>						
<b>39 Assessment Detail Records; Orig Assess = \$40,009.91; Payoff Amt = \$0.00; Total Payoff = \$0.00; Current Year Principal = \$0.00; Current Year Interest = \$0.00</b>							
S/A #	Description	Year	Term	Int Rate	Orig Assess	Payoff Amt	Total
190080	2019 SSSC / Storm Sewer	2020	1	4.2500%	\$1,404.55	\$0.00	
200025	2020 SMSP / Sweeping and Lighting	2021	1	3.2500%	\$162.68	\$0.00	
200080	2020 SSSC / Storm Sewer	2021	1	3.2500%	\$1,453.71	\$0.00	
210025	2021 SMSP / Sweeping and Lighting	2022	1	2.2500%	\$158.76	\$0.00	
210080	2021 SSSC / Storm Sewer	2022	1	2.2500%	\$1,504.59	\$0.00	
220080	2022 SSSC / Storm Sewer	2023	1	2.3000%	\$1,557.25	\$0.00	
230080	2023 SSSC / Storm Sewer	2024	1	4.4800%	\$1,611.75	\$0.00	
240080	2024 SSSC / Storm Sewer	2025	1	5.6500%	\$1,716.52	\$0.00	
250080	2025 SSSC / Storm Sewer	2026	1	5.9500%	\$1,888.17	\$0.00	
258112	Securing and/or Emergency Boarding March 2025	2026	1	5.9500%	\$534.00	\$0.00	
260080	2026 SSSC / Storm Sewer (invoice to be mailed in July 2026)	2027	1	5.9500%	\$2,152.52	\$2,152.52	\$2,152.52
268102	Securing and/or Emergency Boarding July 2025	2027	1	5.9500%	\$779.00	\$779.00	
268106	Securing and/or Emergency Boarding November 2025	2027	1	5.9500%	\$479.00	\$479.00	

Lynn

**From:** Michael Minsberg <[michaelminsberg20@gmail.com](mailto:michaelminsberg20@gmail.com)>  
**Sent:** Monday, January 19, 2026 7:46 AM  
**To:** \*CI-StPaul\_LegislativeHearings <[LegislativeHearings@ci.stpaul.mn.us](mailto:LegislativeHearings@ci.stpaul.mn.us)>  
**Subject:** Re: Contesting assessment

Some additional information you might find helpful:

On 9-28-2025, we paid via ACH

1888.17 for Annual Sewer and Water

and

534.00 Fee for Boarding Up 1728

It cleared our bank on 9-30. Amount was 2422.17 This is what it says on our statement from Wells Fargo.

Caps and Contractions are exact.

Cashed by StPaulAsmnts1 WEB PAY 250929 StPaulAsmnts1 B & Z REALTY

On Fri, Jan 16, 2026 at 7:00 AM \*CI-StPaul\_LegislativeHearings <[LegislativeHearings@ci.stpaul.mn.us](mailto:LegislativeHearings@ci.stpaul.mn.us)> wrote:

Hi Michael,

So the question is who did you pay the boarding fee to in the City? Dept of Safety & Inspections or the Office of Financial Services?

Mai

---

**From:** Michael Minsberg <[michaelminsberg20@gmail.com](mailto:michaelminsberg20@gmail.com)>  
**Sent:** Thursday, January 15, 2026 1:23 PM  
**To:** \*CI-StPaul\_LegislativeHearings <[LegislativeHearings@ci.stpaul.mn.us](mailto:LegislativeHearings@ci.stpaul.mn.us)>  
**Subject:** Re: Contesting assessment

You don't often get email from [michaelminsberg20@gmail.com](mailto:michaelminsberg20@gmail.com). [Learn why this is important](#)

Mai-

I have no knowledge of 1724 Concordia Ave. I even checked the Ramsey County Interactive County Map, and found nothing there. We paid for the board up at 1728 Concordia last Sept, and since 1724 Concordia doesn't seem to exist, we should not have to pay a second time for something that we have already paid

Please let me know

Michael

On Thu, Jan 15, 2026 at 8:36 AM \*CI-StPaul\_LegislativeHearings <[LegislativeHearings@ci.stpaul.mn.us](mailto:LegislativeHearings@ci.stpaul.mn.us)> wrote:

Hi Michael,

Can you confirm these are 2 separate properties by different owners? When I looked up the PIN # it's tied to 1728 Concordia. When searching 1724 Concordia in Ramsey County Property Tax Record, it doesn't exist.

Also, please provide a phone # for the hearing on **January 27, 2026 via telephone between 10am-12pm. Our incoming call will come from 612-315-7905.**

**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



---

**From:** Michael Minsberg <[michaelminsberg20@gmail.com](mailto:michaelminsberg20@gmail.com)>  
**Sent:** Tuesday, January 13, 2026 1:39 PM  
**To:** \*CI-StPaul\_LegislativeHearings <[LegislativeHearings@ci.stpaul.mn.us](mailto:LegislativeHearings@ci.stpaul.mn.us)>  
**Subject:** Contesting assessment

You don't often get email from [michaelminsberg20@gmail.com](mailto:michaelminsberg20@gmail.com). [Learn why this is important](#)

Property ID #33-29-23-43-0002

Property Address 1724 Concordia Ave

File # J2603B

Assessment #268102

1. We paid an assessment for boarding up on 9.28.25, for \$534
2. The address listed on the doc is 1724 Concordia. B and Z realty owns the property at 1728 Concordia, not 1724 Concordia.
3. We have been maintaining the integrity of the building with several inspection daily.
4. To the best of my knowledge there has not been a rash of police dispatches.

If you need more information, let me know

Michael Minsberg

B & Z Realty