

From: [Guillermo Lacey](#)
To: [Joanna Zimny](#)
Subject: RE: Making Finding appealed Substantial Abatement for 698 Desoto Street
Date: Friday, July 14, 2023 8:14:17 AM
Attachments: [image001.png](#)
[image003.png](#)

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

Hi Joanna!

We finally received the public hearing notice below. Is our next step to contest the assessment at the legislative hearing scheduled for August 1st?

Thanks,
Lacey



Saint Paul City Council Public Hearing Notice Ratification of Assessment

OWNER OR TAXPAYER

Jonathan E Gutierrez Rivera
3211 Crestmoor Dr
Woodbury MN 55125-5010

FILE # VB2310
ASSESSMENT # 238813

PROPERTY ADDRESS
698 DESOTO ST

PARCEL ID #
32-29-22-21-0077

ASSESSMENT Collection of Vacant Building Registration Fee billed during the time period of November 16 to February 22, 2023.

The proposed assessment for the above property is **\$2,616.00**

LEGISLATIVE TIME: Tuesday, August 1, 2023 at 9:00 AM

HEARING If you are contesting, hearings will be conducted via teleconference.

Contact by email legislativehearings@ci.stpaul.mn.us or call **651-266-8585** within 5 days of the Legislative Hearing to be put on the schedule.

CITY COUNCIL TIME: Wednesday, September 13, 2023 at 3:30 PM

PUBLIC PLACE: City Council Chambers, 3rd FL City Hall-Court House, 15 W Kellogg Blvd.

HEARING Written or oral statements by any owner will be considered as further appeal after first attending a Legislative Hearing by: 1) submitting written objections by US mail to City Clerk, 15 W. Kellogg Blvd., 310 City Hall, St. Paul, MN 55102 or by email to legislativehearings@ci.stpaul.mn.us, or 2) providing objections by voice mail 651-266-6805.

Information is also available on the Council's website

www.stpaul.gov/departments/city-council/city-council-public-hearing-live-testimony or on the Council's agenda at stpaul.legistar.com/.

ASSESSMENT	Vacant Building Fee	2,459.00	X	\$1.00	=	\$2,459.00
CALCULATION	DSI Admin Fee	122.00	X	1.00	=	\$122.00
	Assessment Admin Fee	1.00	X	\$35.00	=	\$35.00

ASSESSMENT You will receive an invoice after the public hearing specifying the amount approved with
INFORMATION complete instructions on how to pay this assessment. If the City Council approves the assessment you will have 30 days to pay without interest. Any unpaid balance will be collected with your property taxes over 1 year at 4.48% interest. **THIS IS NOT A BILL.**

Invoice will be sent to the taxpayer

CONTINUED ON REVERSE SIDE

NOTIFICATION DATE 07/10/2023

From: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Sent: Friday, May 19, 2023 12:36 PM
To: Gutierrez, Lacey <Lacey.Gutierrez@chsinc.com>
Subject: [EXTERNAL] RE: Making Finding appealed Substantial Abatement for 698 Desoto Street

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Hi Lacey,

The notice will be sent to the owner of record with Ramsey County, so depending on how far behind they are (it varies! But its typically not been too terrible), once your sale is recorded and the County updates the records it will go to the new owners.

The recorder's info is below, in case you want to reach out to them to see their timeline, or any other questions

Recorder's Office
Email
651-266-2050

Based on past schedules, the notice for this won't go out until late June or early July, with an early August hearing date. You're welcome to keep checking in with me too (put a reminder on your calendar or whatever would work).

Re: your last point, I can't give legal advice re: the terms of your escrow, but whoever appeals would do so, and then presumably the fee is reduced or deleted, and we can send an email to you/owner/ etc and confirm that, otherwise it won't be removed as a pending assessment until after the City Council votes on it (which would then be obvious its reduced/deleted and you can work through your money in escrow). Typically an email from our office has been enough I think, but again, that's up to your title company.

Hope this helps!
Joanna



Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8515
joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov

Please consider the environment before printing this email

From: Gutierrez, Lacey <Lacey.Gutierrez@chsinc.com>
Sent: Friday, May 19, 2023 11:46 AM
To: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Subject: RE: Making Finding appealed Substantial Abatement for 698 Desoto Street

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Hi Joanna –

Just looking for a bit more guidance on this situation. So we were able to put the vacant property fees into an escrow at the time of the sale of the home. We are no longer the owners of the home, so per your message below it looks like the notice will go to the new owner of the home. A few questions:

1. Is there a way to change where the notice goes?
2. When does the notice get sent?
3. Assuming we can get the notice, what would be our next steps to try to get the money released from the escrow?

Thanks so much!
Lacey

From: Gutierrez, Lacey
Sent: Thursday, April 27, 2023 12:11 PM
To: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Subject: RE: Making Finding appealed Substantial Abatement for 698 Desoto Street

Thanks for your assistance with this.

From: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Sent: Wednesday, April 26, 2023 11:05 AM
To: Gutierrez, Lacey <Lacey.Gutierrez@chsinc.com>
Cc: Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Mai Vang <maj.vang@ci.stpaul.mn.us>
Subject: [EXTERNAL] RE: Making Finding appealed Substantial Abatement for 698 Desoto Street

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Well, it is good in the sense it wasn't paid for the whole year up front because then any possible deletion/proration of the fee isn't possible.

I cannot speak to legal aspects of what your title company is telling you at closing. Assessments do go with the property, and any pending assessments should be found by the title company (such as this). Again, I cannot give legal advice but we have seen people put fees like this in escrow, and then work with you or the buyer on appealing that assessment when the notification comes forward. It will go to the owner of record with Ramsey County though, so if you are no longer the owner you won't receive the notice any longer.

Here is a link to the City's assessment's page: <https://epproperty.logis.org/stpaul/assessments/list?pid=32792210077>

I would encourage you to speak to your title company about this; perhaps show them my email to help explain. Again, I will say that while I cannot guarantee what will happen, it is highly likely this fee would be deleted its entirety, or decreased substantially. It wouldn't

Hope this helps,
Joanna

From: Gutierrez, Lacey <Lacey.Gutierrez@chsinc.com>
Sent: Wednesday, April 26, 2023 10:56 AM
To: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Cc: Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Mai Vang <maj.vang@ci.stpaul.mn.us>
Subject: RE: Making Finding appealed Substantial Abatement for 698 Desoto Street

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Thank you for the additional information. I'll look forward to hearing from Robert on our performance deposit.

Related to the vacant property fee, we are selling the property and it appears that we are being required to pay the full year (2023-2024) of vacant property fees at the time of closing. Can you explain what you mean when you say the 2023-2024 fee went to assessment? What does that mean and why do you describe that as good? I'm not familiar with that process. And with those fees coming out at closing, does the same still apply in that we can go to a hearing to request proration/deletion of the fee and get reimbursed?

Thanks again!
Lacey

From: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Sent: Wednesday, April 26, 2023 10:36 AM
To: Gutierrez, Lacey <Lacey.Gutierrez@chsinc.com>
Cc: Robert Humphrey <robert.humphrey@ci.stpaul.mn.us>; Mai Vang <maj.vang@ci.stpaul.mn.us>
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Hi Lacey,

I've copied Mr. Humphrey here, he can assist with the refund of your Performance Deposit.

I can assist regarding the Vacant Building fee; your 2023-2024 fee went to assessment (which is good); **please email or call us when you receive notice of this assessment** (this will be late July or August) and we'll set up a hearing for you to discuss possible proration/deletion of the fee with the hearing officer. The Vacant Building file was closed 4/21 and your anniversary date was 3/31, so a formal hearing may not even be needed (though not my call).

Hope that helps! Make sure to email or call us when you receive notification of that assessment.

Joanna



Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
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15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8585
joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov

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From: Gutierrez, Lacey <Lacey.Gutierrez@chsinc.com>

Sent: Wednesday, April 26, 2023 10:24 AM

To: Mai Vang <mai.vang@ci.stpaul.mn.us>; jonathangr23@yahoo.com

Cc: Steve Wagner <steve.wagner@ci.stpaul.mn.us>; Vicki Sheffer <vicki.sheffer@ci.stpaul.mn.us>; Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>; Christine Boulware <christine.boulware@ci.stpaul.mn.us>; Clint Zane <Clint.Zane@ci.stpaul.mn.us>;

Stephen Uhl <stephen.uhl@ci.stpaul.mn.us>; Nathan Bruhn <nathan.bruhn@ci.stpaul.mn.us>; Jack Byers <jackb@paynephalen.org>; Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>

Subject: RE: Making Finding appealed Substantial Abatement for 698 Desoto Street

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Thank you for the update? I have two questions:

1. When and how can we expect to receive our \$5,000 deposit back?
2. We have questions about the vacant property fees for the next year and I left a message for Robert Humphrey and haven't heard back. Who can I connect with to get answers to those questions?

Lacey

From: Mai Vang <mai.vang@ci.stpaul.mn.us>

Sent: Tuesday, April 25, 2023 8:36 AM

To: jonathangr23@yahoo.com; Gutierrez, Lacey <Lacey.Gutierrez@chsinc.com>

Cc: Steve Wagner <steve.wagner@ci.stpaul.mn.us>; Vicki Sheffer <vicki.sheffer@ci.stpaul.mn.us>; Joe Yannarely <joe.yannarely@ci.stpaul.mn.us>; Christine Boulware <christine.boulware@ci.stpaul.mn.us>; Clint Zane <Clint.Zane@ci.stpaul.mn.us>;

Stephen Uhl <stephen.uhl@ci.stpaul.mn.us>; Nathan Bruhn <nathan.bruhn@ci.stpaul.mn.us>; Jack Byers <jackb@paynephalen.org>; Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>

Subject: [EXTERNAL] Making Finding appealed Substantial Abatement for 698 Desoto Street

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Good morning Mr. & Ms. Gutierrez,

This is to inform you that there will be a Legislative Hearing on May 9, 2023 at 10:00 a.m. in Room 330 City Hall to discuss the progress of your rehabilitation for the property above. However, we received confirmation from Dept of Safety & Inspections staff that a code compliance certificate has been issued for the completion of the rehab on April 21, 2023; therefore, the May 9th hearing is not necessary for you to attend. We will send a resolution to go before City Council on May 24, 2023 to state that the nuisance is abated and the matter is closed.

Any questions, let me know.

Thank you.

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



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