

Jihad Garado

363 Atwater St  
Saint Paul, MN 55117

612-423-8610

gacalautobody@yahoo.com

November 16, 2015

Legislative Hearing Officer  
310 City Hall  
15 West Kellogg BLVD  
Saint Paul, MN 55102

I purchased this property on June 30, 2015. I invested all my life savings in this property because of the zoning and already active auto body license. After I purchased the property I could not evict tenants without giving them 2 months of notice. So I took over the property on September 1, 2015. On August 10 I applied to transfer the same existing license to my business name. This was the same license that was already active for this property and I used the same existing plan. The city also allowed me to continue using the existing license while my new license application was in process. One family complained about my license application and I was called to a neighborhood hearing. The Land Use Committee recommended me to address that family's concerns by making the necessary paint booth repairs. The Land Use Committee specifically asked me to hire an inspector for the paint booth to find out if there are any issues. I hired Wencil Services, Inc. Wencil Services found 2 issues and they fixed both of them immediately. **Their certification and invoices are attached with this letter. City of St. Paul fire code inspector, Dave Berglund was also amazed the improvements we made to the paint booth.** At the October 26, 2015 District 6 Planning Council's Land Use Task Force meeting, the same family was still complaining without any reason while there were over 30 neighborhood members who showed up to support the approval of this license application. All members of the Land Use Committee overwhelmingly voted for the approval of this license. **The copy of their recommendation is also attached.** I transformed both the building and the business. This property and business were in disarray when I purchased the property and I put my own money to make countless corrections. As you can see from attached invoices and the letter I wrote to the Land Use Committee, **I did more than required by the city.** You have to understand that I am NOT applying a new license for a new building. All I am asking is to transfer already active and existing license to my business name. The existing license is still active and the city did not revoke it. Today I am using this active license to run my business and nothing is wrong with it. The only thing I did was to improve the paint booth, the compliance, and the building. I am made all these improvements to this building and I am more qualified to have this license than the previous license holder. It does not make any sense to even take this long to approve my license application. There were many businesses owners who applied this license for this

building over the years and none of them went through what I am going through right now. The owner of the current active license did not even go to a neighborhood hearing and his license was immediately approved. I already lost money and business because of this process and all I am asking is to get this license approved so I can hire new employees and create jobs in this neighborhood.

### **City Inspector**

On November 4, 2015 a city inspector came to my business and harassed me, insulted me, and threatened me. She admitted the reason she was at my business was to derail my license application. When she couldn't find any violations she tried to make something up. She said you have 12 cars in the lot. She also said there was a garbage/scrap metal in my lot. **First, the 2 extra cars she is talking about were cars I just pulled from the repair stall and they were ready to be picked up. The 2 customers who owned these cars were standing there and waiting for their keys. It is unsafe to let customers go inside the repair area so they can pull their own cars. It is also violation to park customer's cars on the street. Second, the scrap metal were exactly where City of St. Paul fire code inspector told me to put.** Nevertheless, I asked her to give me 2 minutes so I can have the 2 customers drive off their 2 cars while I am removing the scrap metal into inside of the building. She refused and ran away. The 2 cars left and I removed the scrap metal in less than 2 minutes. I kept calling her in the next few days but she didn't answer her phone. I left her 5 different voicemail messages asking her to either call me back or come back to see that everything is the way she wanted. She finally answered her phone and said she will not come back to give me a clearance. **She said all I need to do is to bring pictures to the hearing to prove I corrected all the mistakes. Even though I don't believe I made any violations, attached are pictures that show the lot is clean and there are no more than 10 vehicles in the lot. These vehicles are all for my customers and employees. We don't park on the street in front of us. This shouldn't be an issue today because all the correction she requested were made and picture to prove that are in front of you.** When I bought this property there were more than 20 cars in the lot and the city didn't even care.

These 4 reasons that will help you approve this license application today:

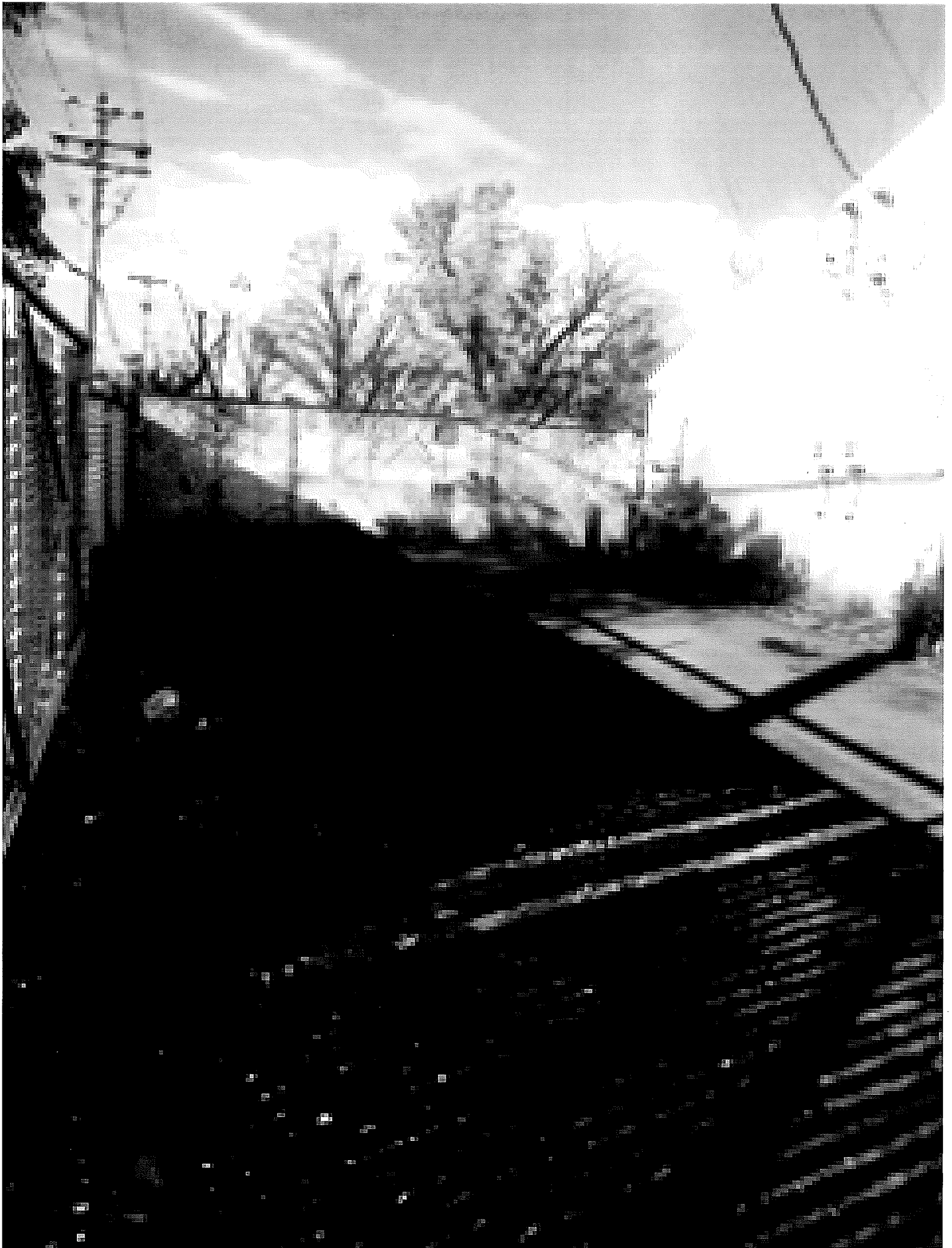
- 1. At the October 26, 2015 District 6 Planning Council's Land Use Task Force meeting, all members overwhelmingly voted for the approval of this license.**
- 2. Certification from Wencil Services, Inc shows the paint booth is running property and it is up to code.**
- 3. Attached pictures and video I have in my phone prove the lot is clean and number of vehicles parked in the lot are no more than the city allows.**

**4. All I am asking is to transfer the active and existing license to my business name. All I did was to improve everything the paint booth, the compliance, and the property.**

Sincerely,

*Jihad Garado*

Gacal Auto Body & Repair Inc Owner







**FIELD REPORT**

Attn:  
**Jihad Garado**

Job Site:  
**Jose's Auto Body**  
**363 Atwater Street**  
**St Paul, MN 55017**

On September 1, 2015 Wencl Services, Inc. was contracted to inspect your paint booth system to verify that the system was working as required by Section 502.7 of the 2015 Minnesota Mechanical and Fuel Code. We found two (2) non-compliant issues with the paint booth.

1. The booth was running below 100 foot per minute (FPM) face velocity. We discovered that the belt on the exhaust fan was worn and needed replacement. The belt was replaced. The airflow was tested and found to be maintaining 100FPM face velocity.
2. The exhaust duct was terminated with a goose neck fitting above the roof. We replaced this fitting with an up-blast ventilator.

This work was completed on September 15, 2015. As of September 15, 2015 the booth was running properly and was in compliance with Section 502.7 of the 2015 Minnesota Mechanical and Fuel Code.

Thank you,

A handwritten signature in black ink that reads "Brent Johnson". The signature is stylized and includes a horizontal line at the end.

Brent Johnson  
General Manager  
Wencl Services, Inc.

Wencl Services Inc  
 8148 Pillsbury Avenue So.  
 Bloomington MN 55420  
 Phone: 952-881-1557



DATE  
 9/15/2015

INVOICE#  
 0000028867

**BIDDER**

Jose's Auto & Paint  
 363 Atwater St  
 St. Paul MN 55117

**SUBMITTER LOCATION**

Jose's Auto & Paint  
 363 Atwater St  
 St. Paul MN 55117

PRO NUMBER	DESCRIPTION	DATE	PRICE	AMOUNT
		9/30/2015		
QUANTITY	DESCRIPTION	PRICE PER	AMOUNT	
	SCOPE OF WORK: Remove and dispose of the non-code compliant "goose neck" paint booth exhaust duct termination. Furnish and install one (1) automatic roof ventilator with gravity damper.			
1.00	Total Bid Price	1,529.00	1,529.00	
<b>TOTAL</b>			<b>\$1,529.00</b>	



Service Technician Brandon MN START DATE Sept 1, 2015

Job Name: <u>Jose Auto &amp; paint</u>	Job Number:
Address: <u>363 Milwaukee St. ST. PAUL MN 55117</u>	Contact:
Bill to:	Customer P.O.:

Trouble Reported: PAINT paint booth not venting

**MATERIALS USED:**

Purchase Order:	Part Description:	Qty. Ord:	Qty. Used:	Reclaim
	<u>101 067 112 2 hrs 303</u>			<input type="checkbox"/> Torch
	<u>79 1/2 7%</u>			<input type="checkbox"/> Vacuum Pump
	<u>648 Batts 14</u>			<input type="checkbox"/> Refrigerant LBS
				<input type="checkbox"/> CO <sub>2</sub> # Cyl.
				<input type="checkbox"/> UV Detector
	<u>31 445 total</u>			

Date:	Time In:	Time Out:	Time In:	Time Out:	Total	PM
						Monthly <input type="checkbox"/>
						Fall <input type="checkbox"/>
						Winter <input type="checkbox"/>
						Spring <input type="checkbox"/>
						Summer <input type="checkbox"/>

**WORK PERFORMED:** **JOB COMPLETED**

paint booth had box fans in exhaust duct. removed fans  
cleaned blocks on paint booth exhaust fan and changed belts.

There is a MUA but does not look like it is issue.

FOLLOW-UP NEEDED  Y  N EST. TIME NEEDED:

PARTS NEEDED: Creda Cord

NOTES:  
VISA. [REDACTED]  
SIHAN A GARADO 9/16

UNIT NO. \_\_\_\_\_ OR MODEL NO. \_\_\_\_\_ SERIAL NO. \_\_\_\_\_

I have the authority to order the work which has been satisfactorily performed, as outlined above. Until paid in full, any monies not paid within ten (10) days are subject to a mechanic's lien, attorney's fees plus interest at the highest legal rate.

AUTHORIZED SIGNATURE [Signature] DATE \_\_\_\_\_





MINNEAPOLIS, MN  
 3621 MARSHALL STREET NE  
 MINNEAPOLIS, MN 55418-1012  
 Phone 612-789-1919  
 Fax 612-789-0822

# Invoice

INVOICE #	M1814938
LOCATION	121
DATE	08/28/15 11:35:33
PAGE	1 OF 1



**BILL TO**

423843  
 GACAL AUTO BODY  
 2929 UNIVERSITY AVE SE, STE  
 MINNEAPOLIS, MN 55414  
 612-423-8610

**SHIP TO**

GACAL AUTO BODY  
 2929 UNIVERSITY AVE SE, STE  
 MINNEAPOLIS, MN 55414  
 612-423-8610

ORDER NUMBER M3070459	ORDER DATE 08/28/15	SALES REP A035/	CUSTOMER P/O NUMBER	PAYMENT TERMS CREDIT CARD (GLOBAL GATEWAY)
SHIP DATE 08/28/15	WRN BY A233	CONTACT *	R/O NUMBER	SHIP VIA CUSTOMER PICKUP

For Questions, contact MIKE POWELL, 612-789-1919x5356, MINNEAPOLIS, MN

PRODUCT / DESCRIPTION	QTY OPEN	QTY SHIPPED	QTY B/O	LIST PRICE	PRICE	U/M	EXTENSION
VIL100030 INTAKE PANEL 20X48 LINKED 12/CASE VISA XXXXXXXXXXXX3844 AUTH NO 272852 AVS Y TRAN TYPE PRE-AUTHORIZATION	1	1	0	367.80	200.86	CS	200.86 *
							216.47

NAME: 121

SIGNATURE X

I AGREE TO PAY ABOVE TOTAL AMOUNT OF  
 EACH CHARGE LISTED ACCORDING TO CARD  
 ISSUER AGREEMENT  
 (MERCHANT AGREEMENT IF CREDIT VOUCHER)

All payments are due in full in accordance with the payment terms stated herein. Balances not paid by the due date are subject to a late payment fee of the greater of (i) 2% per month compounded monthly (26.8% per year) or (ii) \$5.00. In addition the customer is responsible for all costs of collection, including reasonable attorneys' fees and other fees incurred in the collection process. If the foregoing charges exceed the rate that may be lawfully charged, then such charges shall be calculated at the highest lawful rate.  
 "Please visit [www.lkqcorp.com](http://www.lkqcorp.com) for all warranty requirements"

CURRENT TAX RATE FOR THIS INVOICE: 7.775 %

MERCHANDISE TOTAL	HANDLING	MISC CHARGE	TAX	FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
200.86	0.00	0.00	15.61	0.00	0.00	0.00	216.47

NO DELIVERIES FRIDAYS

Received By: \_\_\_\_\_

30-Day Return Policy - The original sales receipt must accompany all returns. Returns without the original sales receipt will not be accepted. A part returned undamaged, unaltered and in its original condition within 30 days of the original purchase date may be credited at management's discretion, but no credit will be given for any part returned more than 30 days after the original purchase date. Core charges are refundable if the appropriate core is returned within 30 days. No returns will be accepted after 30 days.  
 Refund Policy - Cash Purchases returned on the same day as delivered will be refunded by your local branch. All other refunds will be processed by Keystone Automotive Industries' corporate office and sent via U.S. mail within seven (7) working days.

**CUSTOMER COPY**



MINNEAPOLIS, MN  
 3621 MARSHALL STREET NE  
 MINNEAPOLIS, MN 55418-1012  
 Phone 612-789-1919  
 Fax 612-789-0822

**Invoice  
 Reprint**

INVOICE #	M1806671
LOCATION	121
DATE	08/17/15 09:57:40
PAGE	1 OF 1



**BILL TO**

423843  
 GACAL AUTO BODY  
 362 ATWATER ST  
 SAINT PAUL, MN 55117  
 612-423-8610

**SHIP TO**

GACAL AUTO BODY  
 2929 UNIVERSITY AVE SE, STE  
 MINNEAPOLIS, MN 55414  
 612-423-8610

ORDER NUMBER M3057228	ORDER DATE 08/17/15	SALES REP A035/	CUSTOMER P/O NUMBER	PAYMENT TERMS CREDIT CARD (GLOBAL GATEWAY)
SHIP DATE 08/17/15	WRN BY 46EA	CONTACT *	R/O NUMBER	SHIP VIA CUSTOMER PICKUP

For Questions, contact PAUL ERICKSON, MINNEAPOLIS, MN

PRODUCT / DESCRIPTION	QTY OPEN	QTY SHIPPED	QTY B/O	LIST PRICE	PRICE	U/M	EXTENSION
VIL500500 EXHAUST XHD F/GLASS PAD 20X20 50/CASE	1	1	0	116.00	84.00	CS	84.00 *
VISA XXXXXXXXXXXX3844 AUTH NO 312560 AVS TRAN TYPE PRE-AUTHORIZATION					90.54		

NAME: 121

SIGNATURE X \_\_\_\_\_  
 I AGREE TO PAY ABOVE TOTAL AMOUNT OF  
 EACH CHARGE LISTED ACCORDING TO CARD  
 ISSUER AGREEMENT  
 (MERCHANT AGREEMENT IF CREDIT VOUCHER)

All payments are due in full in accordance with the payment terms stated herein. Balances not paid by the due date are subject to a late payment fee of the greater of (i) 2% per month compounded monthly (26.8% per year) or (ii) \$5.00. In addition the customer is responsible for all costs of collection, including reasonable attorneys' fees and other fees incurred in the collection process. If the foregoing charges exceed the rate that may be lawfully charged, then such charges shall be calculated at the highest lawful rate.  
 "Please visit [www.lkqcorp.com](http://www.lkqcorp.com) for all warranty requirements"

CURRENT TAX RATE FOR THIS INVOICE: 7.775 %

MERCHANDISE TOTAL	HANDLING	MISC CHARGE	TAX	FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
84.00	0.00	0.00	6.54	0.00	0.00	0.00	90.54

NO DELIVERIES FRIDAYS

Received By: \_\_\_\_\_

30-Day Return Policy - The original sales receipt must accompany all returns. Returns without the original sales receipt will not be accepted. A part returned undamaged, unaltered and in its original condition within 30 days of the original purchase date may be credited at management's discretion, but no credit will be given for any part returned more than 30 days after the original purchase date. Core charges are refundable if the appropriate core is returned within 30 days. No returns will be accepted after 30 days.  
 Refund Policy - Cash Purchases returned on the same day as delivered will be refunded by your local branch. All other refunds will be processed by Keystone Automotive Industries' corporate office and sent via U.S. mail within seven (7) working days.

**ORIGINAL**

Visit us at [www.joelcoburnconstructionandroofing.com](http://www.joelcoburnconstructionandroofing.com)

# JOEL COBURN CONSTRUCTION & ROOFING

Box 42  
Rosemount, MN 55068  
PH: 612-845-0289

**!Flat Roofing Specialist!**

Licensed  
Bonded  
Insured

Proposal Submitted To: <i>GACAL A/C Body</i>	Home Phone: <i>612-423-8610</i>	Cell Phone:
Street: <i>363 Atwater Ave SA Paul</i>	Work Phone:	Fax:
City, State, Zip Code:	Job Location:	

*Replace Dry PAD BOARDS AROUND POINTING EXHAUST PIPE  
INSTALL NEW METAL AROUND SIDES AND SEAL WITH  
CAULKING*

*ALL MATERIALS AND LABOR*

*OPEN TILL 6pm*

ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.

UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER THE COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.

Sale Price \$ <u>175.00</u>	Acceptance of Contract	
Down Payment \$ _____	Customer Signature <i>[Signature]</i>	Date <i>10/12/15</i>
Due on Completion \$ _____		
Warranty		
Roof _____	Contractor Signature <i>[Signature]</i>	Date <i>10-12-2015</i>
Workmanship _____		

October 26, 2015

Dear Land Use Committee:

Last time we were here the committee asked us to do one thing. The committee asked us to hire an inspector who specializes in paint booths so we can find out if there are any issues. With the help of David Glass, we found Welch Services, Inc. This company made all the repairs they recommended without any shortcuts. It was not cheap as you can see all the invoices and receipts in front of you tonight. All the filters were replaced. We also hired another gentleman who covered a hole in the roof with metal sheet. We stopped painting until all repairs were completed. All the junk cars from previous business owner were removed. We don't paint after 4:30 PM on weekdays and after 1:00 PM on Weekends. We follow the rules. Even City of St. Paul fire code inspector, Dave Berglund was amazed the improvements we made to this building.

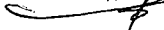
There is a one neighbor who is always complaining and calling the city for no reason. These people don't want us here no matter what we do. They can call the city and lie as much as they want but their complaint is baseless. Last time City of St. Paul fire code inspector, Dave Berglund was at our business he said, **"The paint booth is up to code and I don't smell anything."** There are no fumes or paint coming from this paint booth. You can see that majority of our neighbors are supporting this business. We are committed doing a clean business in this neighborhood. This paint booth is only **17 years old**. We confirmed this with the last owner, Terrance Luther. There are people who are still claiming this booth is over 30 years old and that is not true. However, there is no age limit for paint booths as long as they are up to code.

There are 3 reason you should vote "Yes" for the approval of this license tonight:

- 1. We fulfilled the committee demands and hired inspector who also made all the necessary repairs.**
- 2. Both City of St. Paul fire code inspector and the private inspector we hired approved this paint booth.**
- 3. Unlike our opponents, the fact is on our side and you can see the proof in front of you.**

Since we exceeded the committee expectations and made all the necessary corrections, we are very confident that the committee will be fair and approve this business license tonight.

Sincerely,



Jihad Garado  
363 Atwater St  
St. Paul, MN 55117