

Vang, Mai (CI-StPaul)

From: RC8 Capital <rc8capital@gmail.com>
Sent: Wednesday, April 20, 2022 1:46 AM
To: *CI-StPaul_LegislativeHearings
Subject: Request to Appeal (File #J2217A, Assessment #228516)

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April 19, 2022

RE: Ratification of Assessment #228516 (File #J2217A)

Dear Assessor,

We are writing to request an appeal to Assessment #228516 (File #J2217A). We are the owner of 310 Lawson Ave E, St Paul, MN (the property). We live in Washington state, so we hired a local property management company, Midwest GIR Group (Midwest), to manage the property on our behalf. We would like you to review our case for the following reasons:

1. We did not receive the Summary Abatement Order relevant to this assessment.
2. Due to the out-of-state mailing delays, we had requested the City of St Paul to copy Midwest on all mailings regarding the property. However, Midwest did not consistently receive the notices from the City of St Paul, including the Summary Abatement Order relevant to this assessment. We contacted the City of St Paul a number of times regarding the mailing issue. We were told just recently that we should update the mailing address with Ramsey County instead. We immediately contacted Ramsey County to do so. However, Ramsey County notified us that they were integrating a new system and unable to change the mailing address until mid June 2023.
3. Since the property was purchased in October 2020, we have noticed continuous trash dumping by the neighbors on our property's back alley. This is the main source of excessive trash accumulation on our property. Since we became aware of this issue, we have implemented a number of measures to mitigate the excessive trash accumulation. First, we increased the number of bins ordered for the property from Waste Management to increase waste storage capacity. Second, we requested Midwest to monitor and haul away excessive trash on a weekly basis. Third, we are in the process of installing cameras in the vicinity to monitor the trash being dumped by people who are not our tenants.

I hope you understand that we have been diligent to mitigate the excessive trash accumulation on the property to the best we can. It is very unfortunate that we have no control over people who decide to dump their trash on our property. As a matter of fact, we have been paying Waste Management \$400-\$500 per month and additional fees to Midwest and hauling companies for removing the excessive trash accumulated on our property. It is in our best interest to have this issue corrected as soon as possible. Therefore, we sincerely hope that you will review our case and waive this assessment.

If you have any additional questions, please contact me at 206-310-5368 or email me at rc8capital@gmail.com. Thank you so much for your attention to this matter.

Sincerely,
Robert Lo
Owner of RC8 Capital MN, LLC