

From: [Steve Minn](#)
To: [Shaff, Leanna \(CI-StPaul\)](#); [Thomas, James \(CI-StPaul\)](#); [Moermond, Marcia \(CI-StPaul\)](#); [Vang, Mai \(CI-StPaul\)](#); [Zimny, Joanna \(CI-StPaul\)](#)
Cc: [Harr, Stephanie \(CI-StPaul\)](#); [Prince, Jane \(CI-StPaul\)](#); [Noecker, Rebecca \(CI-StPaul\)](#); [Tolbert, Chris \(CI-StPaul\)](#); [Jalali, Mitra \(CI-StPaul\)](#); [Brendmoen, Amy \(CI-StPaul\)](#); [Yang, Nelsie \(CI-StPaul\)](#); [Thao, Dai \(CI-StPaul\)](#); [Morgan Okney \(morgan@okneylaw.com\)](#); [Jess Nelson \(nelsonj@hbqld.net\)](#)
Subject: 1276 Wilson - Apartment 128
Date: Thursday, May 6, 2021 2:06:45 PM
Attachments: [image001.png](#)

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

Ms. Shaff, Mr. Thomas, Ms. Moermond, Ms. Vang, and the Honorable City Council:

I personally today inspected and video-taped in the presence of the Tenant @ 1276 Wilson Avenue – Unit # 128 the conditions of her unit and systemically note the abatement of each and every claimed damage item that Inspector Thomas noted on his most recent visit.

See Video here:

<https://www.dropbox.com/s/f01cpdtzdznc1xc/Inspection%20with%20Tenant%20050621.MOV?dl=0>

I am documenting this in video because the tenant admitted on the video that the tub drains properly, the closet doors are there (again) and that the kitchen cabinet and floor damage she created are all repaired, (again). I further note that this apartment was in perfect condition in August of 2020 when the tenant moved in – to pass a Metro HRA inspection. The filth and unsanitary conditions notwithstanding – Inspector Thomas declined to condemn the unit and Ms. Shaff gave me notice to that effect earlier this week. Fine. I hope a child is not lured into this unit and harmed.

I have now done all the repairs asked of me that were caused by this tenant. I even installed a new dishwasher because she claims the prior one (less than a year old) leaked. Rather than argue I just replaced it and documented it, She is a vulnerable adult and has severe mental illness. She is purposely destructive, and has caused more than \$10,000 damage to this unit. Since she is on public assistance I am sure I will not get reimbursed for it – but I can wait a year or more in conciliation court.

A reminder... in addition to property damage, she runs up and down the hallways naked where children are, and solicits children to come into her apartment. I have provided those videos earlier. Truly tragic and a tragedy waiting to happen – but I have done all I can do.

We cannot seem to get Ramsey County to come and put this vulnerable adult in a proper care facility.

I am stating for the record that I will NOT make further repairs to tenant caused damage until this tenant moves out or is removed by eviction when the courts will allow it, and will

challenge any efforts therefrom to the fullest extent of the law. Now please dismiss the orders against me and allow me to operate my business as best I can under incredibly challenging conditions.

Respectfully,

Steve Minn
VP/CFO
Lupe Development Partners, LLC
1701 Madison St., NE Suite 111
Minneapolis, MN 55413
612-843-4069
Steve.minn@lupedevelopment.com

From: Shaff, Leanna (CI-StPaul) <leanna.shaff@ci.stpaul.mn.us>
Sent: Wednesday, May 5, 2021 12:24 PM
To: Steve Minn <Steve.Minn@lupedevelopment.com>
Cc: Thomas, James (CI-StPaul) <james.thomas@ci.stpaul.mn.us>; Harr, Stephanie (CI-StPaul) <Stephanie.Harr@ci.stpaul.mn.us>; Prince, Jane (CI-StPaul) <Jane.Prince@ci.stpaul.mn.us>; Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>; Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Subject: RE: 1276 Wilson - Apartment 128

Good afternoon Mr. Minn,

Last week, City Council offices advised Fire Safety Inspections that you reported potentially unsanitary conditions in Unit 128, asking for an inspection. Inspector Thomas inspected unit 128 on Friday, April 30th finding the complaint unfounded.

The remaining three items in your email are under consideration of City Council. Our actions on these items are stayed pending their decision.

Thank you,

Leanna Shaff, CBO, CFI
Fire Safety Inspection Supervisor
Pronouns: she/her/hers
Department of Safety & Inspections
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**SAINT PAUL
MINNESOTA**

From: Steve Minn <Steve.Minn@lupedevelopment.com>
Sent: Tuesday, May 4, 2021 10:40 AM
To: Shaff, Leanna (CI-StPaul) <leanna.shaff@ci.stpaul.mn.us>
Cc: Thomas, James (CI-StPaul) <james.thomas@ci.stpaul.mn.us>; Harr, Stephanie (CI-StPaul) <Stephanie.Harr@ci.stpaul.mn.us>; Prince, Jane (CI-StPaul) <Jane.Prince@ci.stpaul.mn.us>
Subject: 1276 Wilson - Apartment 128

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Supervisor Shaff,

I received the attached re-inspection notice from Inspector Thomas today. Our actions stayed I will be at the property on Thursday May 6 from 3-5 pm and would like to request your site visit to the property to review the conditions cited by Inspector Thomas which are unclear and in conflict with video evidence I have provided, to-wit:

1. I have video evidence of the bathtub running and draining property as recently as last week. The tenant constantly plugs the drain and then calls inspections.
2. I am unclear what part of the kitchen floor is not in a satisfactory condition. The flooring was newly installed in July of 2019 and this tenant is the first tenant to occupy the unit after the flooring and new cabinets were installed.
3. The tenant has removed the closet doors – but there are doors in the apartment. I am unclear what Inspector Thomas refers to when he indicates that doors are missing.

It would be a shame to have to process another appeal on this recent re-inspection as I think we are all chasing our tails with the tenant. If you want to bring Inspector Thomas along for the visit I would be of course happy to visit with him as well.

Steve Minn
VP/CFO

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From: Thomas, James (CI-StPaul) <james.thomas@ci.stpaul.mn.us>
Sent: Tuesday, May 4, 2021 8:33 AM
To: Steve Minn <Steve.Minn@lupedevelopment.com>
Subject: 4893918_4681551_03145825