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JUL 31 2015

CITY CLERK

APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585



We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number 8053)
- Copy of the City-issued orders/letter being appealed
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR Mail-In
- for abatement orders only: Email OR Fax

HEARING DATE & TIME

(provided by Legislative Hearing Office)

Tuesday, August 11, 2015

Time 11:30 a.m.

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 2203 Glenridge City: St. Paul State: MN Zip: _____

Appellant/Applicant: One bop! Stacked by his
Stacey Karen E. Marty Email kmarty@martylawfirm.com

Phone Numbers: Business 952-921-5859 Residence _____ Cell _____

Signature: [Handwritten Signature] Date: 7/31/15

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 3800 American Blvd. W, Suite 1500
Bloomington, MN 55431

Phone Numbers: Business 952-921-5859 Residence _____ Cell _____

What Is Being Appealed and Why? Attachments Are Acceptable

- Vacate Order/Condemnation/Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List/Correction
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.)

Please see attached letter and exhibits.
Originals and check are being
sent by mail.

MARTY LAW FIRM, LLC

3800 American Blvd. W.
Suite 1500
Bloomington, MN 55431

Telephone: 952-921-5859
e-mail: kmarty@martylawfirm.com
Fax: 651-294-1026

July 31, 2015

BY FAX AND BY MAIL

**St. Paul City Council - Legislative Appeals
310 City Hall
15 West Kellogg Boulevard
Saint Paul, MN 55102**

Re: 2203 Glenridge Avenue

Dear Legislative Hearing Officer:

I represent Mr. Omobolaji N. Shadrack, the owner of the property at 2203 Glenridge Avenue in Saint Paul, Minnesota. We are appealing a Revocation of Fire Certificate of Occupancy and Order to Vacate this townhouse.

We have two principal reasons for our appeal: (1) allowing the tenants to remain, which is their desire, is a reasonable accommodation for the disabilities of two of the tenants; and (2) there have been ongoing and continuing communication difficulties between the landlord and the fire inspector, leading to missed appointments and incomplete repairs.

First, please allow me to provide some history.

This property was inspected at some point, or points, eventually leading to a June 1, 2015 revocation of fire certificate of occupancy and order to vacate. (See Exhibit 1.) The tenant appealed the order to vacate, and on June 16, 2015, Legislative Hearing Officer Marcia Moermond recommended that the property owner be given until July 17, 2015 to correct the deficiencies and create a plan for paving of the parking surface. (See Exhibit 2.)

In order to avoid dislocation of the tenant, I contacted Fire Inspector George Niemeyer and requested a reinspection prior to July 17, 2015. (See Exhibit 3.) He refused. (See Exhibit 4.) This placed us in a situation of being unable to address any further deficiencies he might find. Mr. Shadrack hired a contractor who performed repairs. Mr. Shadrack believed that all items on the deficiency list were corrected.

I attended the reinspection on July 17, 2015, along with Mr. Shadrack and his contractor. At that time we discovered that the contractor had not repaired a leaking drain in a sink. This was a previously-listed deficiency and we admit it was not fixed. During the inspection Mr.

Niemeyer also identified a hole or holes in an upstairs bedroom's walls, that Mr. Niemeyer stated would have been included in his broad "repair and maintain the walls in an approved manner" language in the earlier order. I took note of all deficiencies noted by Mr. Niemeyer, and confirmed the list with Mr. Niemeyer prior to his leaving. Upon returning to my office, I typed up the list. (See Exhibit 5.¹)

That afternoon, after the reinspection, I contacted the Legislative Hearing Officer by fax and by mail, responding to her request for a work plan to complete the paving. (See Exhibit 6.) In short, I informed her that by the end of the following week, Mr. Shadrack would have the plumbing repair completed, and would have someone under contract to handle the paving. She responded a week later, recommended that I appeal. (See Exhibit 7.) Hence this appeal.

Our reasons for appeal:

(1) The primary tenant, Ms. Dockery, suffers from end stage renal disease. She is on full disability. The burden of moving out and finding a new place to live is something she wants to avoid at all costs. She likes her townhouse, and she likes her landlord. Due to her serious illness, she has little energy, and would be greatly harmed if forced to vacate her townhouse. She thought a lot of the inspector's demands for repairs were excessive and inaccurate; for example, what he described as "The cold water knob was broken off", she described as a perfectly functioning plastic handle with a chip out of it.

Ms. Dockery was, quite frankly, terrified of the inspector and terrified that he was intent on putting her on the streets, homeless.

Ms. Dockery also provides housing for a teenage nephew with mental illness. She reported that he has been certified by SSI as disabled. I watched with the young man interact with his aunt and another adult, and can attest to his anger management problems. I did see one fist-sized hole in the young man's bedroom wall (Mr. Niemeyer later stated he saw a second hole behind the closet door, which I did not see). These were new holes. Mr. Shadrack had repaired previous damage done to the walls. Ms. Dockery stated these holes had not been there a day or two earlier.

Mr. Shadrack is willing to work with these tenants, despite the damage they do to the townhouse. If you look at Exhibit 5, you will see that there were actually quite a few repairs noted, different repairs than on the June 1, 2015 order. Disabled individuals, and especially individuals with mental illness and anger problems, have difficulty in finding housing. If Mr. Shadrack is willing to keep repairing this townhouse, the City should be willing to allow the tenants to stay there. The burden of a few additional inspections is a small and reasonable accommodation for the City to make for these two tenants' disabilities.

¹I was dismayed to discover today that the work list previously sent contained typos. I sincerely apologize. A corrected list is attached as Exhibit 5.

(2) Mr. Niemeyer claims Mr. Shadrack has repeatedly missed appointments and failed to make repairs. Mr. Shadrack told me he has not received the letters Mr. Niemeyer claims to have sent. Since I have personally and recently experienced a problem of mail not arriving, I believe my client. Mail does sometimes go astray. I asked Mr. Niemeyer if he would mail me a copy of whatever he sends to Mr. Shadrack, and he refused. I then asked if he would email me a copy. He has done that precisely once. (See Exhibit 8.)

At this time we have received no further letters or orders from Mr. Niemeyer regarding this townhouse. At the time of the inspection, he introduced us to another inspector who will be taking over that area, but Mr. Niemeyer stated he would continue on this unit until everything was resolved. Mr. Niemeyer clearly indicated that he was going to send a new correction order after the inspection, but neither Mr. Shadrack nor I have received one. We do not know what Mr. Niemeyer reported back to your office, either. We can only hope it took into consideration the tenants' desires and needs.

Please let me know if you need or wish any further information.

Sincerely,

MARTY-LAW FIRM, LLC


Karen E. Marty
Attorney at Law

cc: Mr. Shadrack
Mr. Niemeyer



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

July 17, 2015

Omobolaji N Shadrack
286 Winthrop St S
Saint Paul MN 55119-5300

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 2203 GLENRIDGE AVE Ref. # 105801

Dear Property Representative:

Your building was inspected on July 17, 2015, for the renewal of the Certificate of Occupancy. Since you have failed to comply with the applicable requirements, it has become necessary to revoke the Certificate of Occupancy in accordance with Section 40.06 of the Saint Paul Legislative Code.

A reinspection will be made on August 3, 2015 at 12:00pm to verify the property is vacated as per the Legislative Hearing Officers ruling on 6/16/15.

The Saint Paul Legislative Code further provides that no building shall be occupied without a Certificate of Occupancy. Failure to immediately complete the following deficiency list or the building vacated may result in a criminal citation.

DEFICIENCY LIST

1. 2203 - First floor bathroom - SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition.- The cold water knob was broken off and the drain was leaking. 7/17/15 the cold water knob had been replaced, but it does not stop turning.
2. 2203 - First floor bathroom/Basement - SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-There was a leak from the first floor bathroom into the basement.
3. 2203 - Second floor bathroom - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code.
-The cover for the vent fan was missing.

4. 2203 - Second floor south center bedroom - SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
5. 2203 - Second floor south center bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-The window was falling off.
6. 2203 - Second floor south west bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.-The window sill was rotted out and missing.
7. 2205 - Bathroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.-
8. 2205 - Second floor master bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-The opener for the tall window had been removed and the locks were screwed shut.
9. 2205 - Second floor master bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window frame.-The window sill was rotted.
10. 2205 - Second floor south center bedroom - Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.-The bedroom door was split.
11. 2205 - Stairs to second floor - SPLC 34.10 (3), 34.33(2) - Repair or replace the damaged handrail in an approved manner.-
12. Exterior - Drive Way - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-9090.-Replace deteriorated drive way under permit.
13. Exterior - Where needed - SPLC 34.09 (3), 34.33 (3) -Provide or repair and maintain the window screen.-
14. Garage - Siding - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Repair and paint deteriorating garage siding.
15. Work Plan - Driveway - Send a comprehensive and detailed work plan on all exterior repairs to include start and finish dates for all exterior repairs.-On 6/16/15 tenant appealed and was granted until 7/17/15 for owner to have a driveway plan submitted and approved by the legislative hearing officer.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: george.niemeyer@ci.stpaul.mn.us or call me at 651-266-8991 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

George Niemeyer
Fire Inspector

Ref. # 105801

Jun. 30. 2015 01:02

LIVING GRACE INC

6512246056

PAGE. 1/ 1



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8583 FAX: (651) 266-8574

June 19, 2015

Candice Lundy Dockery & Steven Henderson
2203 Glenridge Avenue
Saint Paul, MN 55119

VIA US MAIL

Re: Appeal for Property at 2203 Glenridge Avenue

Dear Ms. Dockery & Mr. Henderson:

This is to confirm that on June 16, 2015 at the Legislative Hearing, Marcia Moermond, Legislative Hearing Officer recommended that the City Council grant until July 17, 2015 to address the issues in the Correction Notice dated May 21, 2015 and if you or the owner is not in compliance, you must vacate the property by August 1, 2015. You and/or Mr. Shadrack need to provide a work plan, including timelines, to get the repairs done. The deadline for the parking surface will be determined when the work plan is submitted. As to other exterior issues, Ms. Moermond will have them referred to Code Enforcement staff to follow up.

The City Council Public Hearing is scheduled for July 1, 2015 at 5:30 p.m. in Room 300 Council Chambers if you wish to appeal further.

If you have any questions, you may contact me at 651-266-8563.

Sincerely,

Mai Yang
Legislative Hearing Coordinator

cc: Fire Supervisors
Paula Seeley
George Niemeyer
Omobolaji Shadrack, 286 Winthrop St S, Saint Paul MN 55119

Re: 2203 glenridge revised revocation letter

Subject: Re: 2203 glenridge revised revocation letter
From: "Karen E. Marty" <kmarty@martylawfirm.com>
Date: 6/17/2015 4:03 PM
To: "Niemeyer, George (CI-StPaul)" <george.niemeyer@ci.stpaul.mn.us>

George,

I just spoke with Mr. Shadrack. He is trying to get everything done by the 29th anyway, except for the driveway. He would like to have the inspection on that date. Would that still be possible?

Karen



Karen E. Marty
MARTY LAW FIRM, LLC
3800 American Blvd. W., Suite 1500
Bloomington, MN 55431
952-921-5859
651-294-1026 (fax)

On 6/17/2015 3:36 PM, Niemeyer, George (CI-StPaul) wrote:

Karen,

On 6/16/15 Mr. Shadrack's tenant in 2203 Glenridge appealed the revocation, and appealed for more time. The Legislative Hearing Officer granted until July 17, 2015 for Mr. Shadrack to comply with all orders and have a plan for the driveway submitted to her and approved by her. If the orders are not met she has ordered that on August 1, 2015 the building be vacated and transferred to the Vacant Building program. I have updated the orders and mailed them to Mr. Shadrack as well.



George Niemeyer
Fire Inspector II
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101
P: 1-651-266-8991
F: 651-266-8951
george.niemeyer@ci.stpaul.mn.us

The Most Livable
City in America



Making Saint Paul the Most Livable City in America

No virus found in this message.
Checked by AVG - www.avg.com

Exhibit 3

RE: 2203 glenridge revised revocation letter

Subject: RE: 2203 glenridge revised revocation letter
From: "Niemeyer, George (CI-StPaul)" <george.niemeyer@ci.stpaul.mn.us>
Date: 6/22/2015 9:01 AM
To: "Karen E. Marty" <kmarty@martylawfirm.com>
CC: "Shaff, Leanna (CI-StPaul)" <leanna.shaff@ci.stpaul.mn.us>

The legislative hearing officer has set the date, not me. I am unable to go above her head and change what her ruling was, so I will not be able to conduct the inspection on the 29th. However if you are able to make contact with Mr. Shadrack would you please remind him of our scheduled inspection at 604-606 Robert Street South @ 1:00pm today.



George Niemeyer
Fire Inspector II
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101
P: 1-651-266-8991
F: 651-266-8951
george.niemeyer@ci.stpaul.mn.us

The Most Livable
City in America



Making Saint Paul the Most Livable City In America

From: Karen E. Marty [mailto:kmarty@martylawfirm.com]
Sent: Wednesday, June 17, 2015 4:03 PM
To: Niemeyer, George (CI-StPaul)
Subject: Re: 2203 glenridge revised revocation letter

George,

I just spoke with Mr. Shadrack. He is trying to get everything done by the 29th anyway, except for the driveway. He would like to have the inspection on that date. Would that still be possible?

Karen



MARTY LAW FIRM, LLC

Karen E. Marty
MARTY LAW FIRM, LLC
3800 American Blvd. W., Suite 1500
Bloomington, MN 55431
952-921-5859
651-294-1026 (fax)

On 6/17/2015 3:36 PM, Niemeyer, George (CI-StPaul) wrote:

Karen,

Exhibit

4

List of repairs needed related to 2203 Glenridge Avenue, identified by inspector George Niemeyer on July 17, 2015:

1. First floor bathroom sink drain is leaking. Apparently the first floor toilet also leaks. These need to be fixed by a plumber.
2. Upstairs, the front bedroom window was off its tracks. There was one small hole (approximately two inches across) on the window-side of the room. Mr. Niemeyer claims to have seen a second hole in the wall behind the closet door, but did not mention it or show it to me while we were in that unit.
3. Upstairs bathroom fan cover was missing. The tenant stated that her significant other had taken it in order to find a screw that would fit (it was missing one of two screws), and would replace it this evening when he returned home.
4. Screens needed repair on the back door and a bedroom window on the back of the house. A screen was missing on the back of the house on first floor. Screens also were mentioned as missing in windows on the front of the house.
5. A second floor window on the side of the house near the fence appeared (from outside the house) to be lacking a window sill.
6. The driveway still needs repair.
7. The garage soffit on the side near the neighbor's garage had a few areas without paint. Those need to be painted.

List of repairs needed related to 2205 Glenridge Avenue, identified by inspector George Niemeyer on July 17, 2015:

1. The stair railing was loose at the top – the screws had been placed with anchors in drywall, and had not held.
2. The back bedroom's door was split at the jam and taped together. It needed to be glued or replaced so it works properly.
3. The second back bedroom's back window had been screwed shut and no longer had the hardware that would allow it to open. Mr. Niemeyer was unable to state whether small (non-egress) windows had to open. Mr. Niemeyer said he wanted it repaired so it opened.
4. The main window in that room had a rotted window jam that needed replacing.
5. The upstairs bathroom door latch was stuck, and need to be repaired.

Exhibit

5

MARTY LAW FIRM, LLC

3800 American Blvd. W.
Suite 1500
Bloomington, MN 55431

Telephone: 952-921-5859
e-mail: kmarty@martylawfirm.com
Fax: 651-294-1026

July 17, 2015

BY FAX AND BY MAIL

Marcia Moermond, Legislative Hearing Officer
City of Saint Paul
310 City Hall
15 West Kellogg Boulevard
Saint Paul, MN 55102-1615

Re: 2203 Glenridge Avenue

Dear Ms. Moermond:

I represent Mr. Omobolaji N. Shadrack, the owner of the property at 2203 Glenridge Avenue in Saint Paul, Minnesota. This afternoon Mr. Shadrack and I met with George Niemeyer, Fire Inspector, to view and inspect this property. Mr. Niemeyer carefully reviewed the entire property (including the adjacent unit), and came up with a list of repairs he wants made. At the conclusion of the inspection, I went over the list of repairs with him, to be certain we had the same items, so there would be no misunderstanding. I have attached the list of items for your information, as Exhibit 1.

The revocation should not go forward for two reasons. First, I have compared the list of required repairs in Mr. Niemeyer's June 1, 2015, revocation notice with the repairs identified today. Only items 3 and 17 remain partially incomplete. Regarding 3, the first floor sink drain still leaks. Mr. Shadrack will have it repaired by a licensed plumber this coming week (on or before July 24th), along with the additional plumbing repair now discovered and needed in that bathroom. Regarding 17, Mr. Shadrack has secured a proposal to repair the driveway, and has gotten a bank Cashier's Check in the amount to cover his portion of this repair. These are attached as Exhibits 2 and 3. Mr. Shadrack is negotiating with the owner of the adjacent property to see if that owner wishes to join in the repair; otherwise Mr. Shadrack has been instructed by the City to just repair his half. Mr. Shadrack will either get the neighbor's approval (that owner has been difficult to reach) or instruct the contractor to begin work by the end of the day on July 24th.

I suspect that Mr. Niemeyer will report that other items from the original list remain undone. That would be an incorrect report. Mr. Niemeyer identified holes in the wall of one bedroom, an item on the earlier list. Mr. Shadrack did repair the holes; unfortunately, these are new ones. I spoke with the tenant and met the young man sleeping in the room with holes in the

Exhibit

6


wall. The young man, the tenant's grandson, is mentally ill (certified by SSI), and appeared to have anger management issues. He put the holes in the wall after Mr. Shadrack had the walls repaired, and Mr. Shadrack was unaware of the new holes. They will be repaired this coming week, but we cannot guarantee that the young man will not damage the walls again.

Second, the tenant is disabled, with end stage renal disease. Her grandson is mentally and disabled. Mr. Shadrack is willing to work with them to provide housing, despite damage caused by the grandson. For reasons unknown, Mr. Niemeyer appeared to want Mr. Shadrack to evict these tenants, rather than work with them. The tenant is quite happy with her apartment and with Mr. Shadrack as a landlord. I ask you to consider allowing her to remain as a reasonable accommodation to her and her grandson's disabilities. They would have difficulty finding other accommodations if evicted. The tenant is terrified of Mr. Niemeyer, and it would be best if the stress of eviction and searching for replacement housing were not added to her significant physical problems. Making these disabled individuals homeless fails to recognize the special needs of the disabled, especially when the landlord has repaired everything (and more) to the tenant's satisfaction.

If you decide that revocation is appropriate anyway, please advise me as soon as possible of how we might appeal that decision.

Sincerely,

MARTY LAW FIRM, LLC



Karen E. Marty
Attorney at Law

cc: Mr. Shadrack

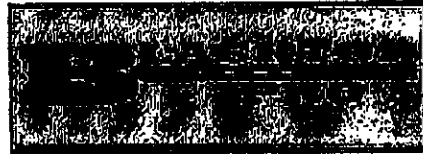
List of repairs needed related to 2203 Glenridge Avenue, identified by inspector George Niemeyer on July 17, 2015:

1. First floor bathroom sink drain is leaking. Apparently the first floor toilet also leaks. These need to be fixed by a plumber.
2. Upstairs, the front bedroom window was off its tracks. There was one small hole (approximately two inches across) on the window-side of the room. Mr. Niemeyer claims to have seen a second hole in the wall behind the closet door, but did not mention it or show it to me while we were in that unit.
3. Upstairs bathroom fan cover was missing. The tenant stated that her significant other had taken it in order to find a screw that would fit (it was missing one of two screws), and would replace it this evening when he returned home.
4. Screens needed repair on the back door and a bedroom window window on the back of the house. A screen was missing on the back of the house on first floor. Screens also were mentioned as missing in windows on the front of the house.
5. A second floor window on the side of the house near the fence appeared (from outside the house) to be lacking a window sill.
6. The driveway still needs repair.
7. The garage soffit on the side near the neighbor's garage had a few areas without paint. Those need to be painted.

List of repairs needed related to 2205 Glenridge Avenue, identified by inspector George Niemeyer on July 17, 2015:

1. The stair railing was loose at the top – the screws had been placed with anchors in drywall, and had not held.
2. The back bedroom's door was split at the jam and taped together. It needed to be glued or replaced so it works properly.
3. The second back bedroom's back window had been screwed shut and no longer had the hardware that would allow it to open. Mr. Niemeyer was unable to state whether small (non-ogreass) windows had to open. Mr. Niemeyer said he wanted it repaired so it opened.
4. The main window in that room had a rotted window jam that needed replacing.
5. The upstairs bathroom door latch was stuck, and need to be repaired.

DATE: 06/16/2015



PROPOSAL PLAN

Dee

2203 & 2205 Glenridge Avenue

St. Paul, MN 55119

(651) 404-8728

Blacktop Pros, LLC

3176A Spruce Street, Little Canada, MN 55117

Office: (651) 260-7845

Cell: (651) 983-2712

Email: Blacktopprosmn@yahoo.com

- Existing asphalt driveway (only your area) is 825 SQFT.
- Remove existing asphalt
- Excavate up to 1 ft to remove any soft areas or unsuitable soil condition
- Grade existing gravel and add Class 5 recycle as needed to ensure all around solid base
- Pave in with 3" asphalt mat
Price \$2,600
- If you do the entire driveway which is 2,622 SQFT then the price will be \$6,800

We propose hereby to furnish material and labor- Complete in accordance with above specifications, for the sum of: **\$2,600.00**

Payment due upon completion of job or receipt statement. A charge of 1 % per month will be made on all past due balances.

"(A) Any person or company supplying labor or material for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

"(B) 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 completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or materials for the improvement and who gave you timely notice."

You are authorized to do the work as specified. Payments will be made as outlined above:

X

Acceptance of Proposal

PURPOSE/REMITTER: O. SHADRACK PART PAYMENT DRIVEWAY ZMS



CASHIER'S CHECK

No. 723518917

20-18
409

PAY ONE THOUSAND EIGHT HUNDRED DOLLARS AND 00 CENTS

DATE JULY 16, 2015

\$ 1,800.00

TO THE ORDER OF: BLACK TOP PROS/JOE

Location: 723 West St Paul
U.S. Bank National Association
Minneapolis, MN 55402

NON NEGOTIABLE
AUTHORIZED SIGNATURE

INCLUDES CHECKS, DEPOSIT SLIP, AND CHECKS



CASHIER'S CHECK

No. 723518917

20-18
409

PAY ONE THOUSAND EIGHT HUNDRED DOLLARS AND 00 CENTS

DATE JULY 16, 2015

\$ 1,800.00

TO THE ORDER OF: BLACK TOP PROS/JOE

PURPOSE/REMITTER: O. SHADRACK PART PAYMENT DRIVEWAY ZMS

Location: 723 West St Paul
U.S. Bank National Association
Minneapolis, MN 55402

Karen E. Marty
AUTHORIZED SIGNATURE

#0723518917# 00929003830150080235107P

2203 Glenridge Ave.

Subject: 2203 Glenridge Ave.

From: "Moermond, Marcia (CI-StPaul)" <marcia.moermond@ci.stpaul.mn.us>

Date: 7/24/2015 3:44 PM

To: "kmarty@martylawfirm.com" <kmarty@martylawfirm.com>

Ms. Marty,

I received your letter (attached) and have had a chance to read it and consider the issues you raised. At this juncture, Fire Inspections is purely going about the business of enforcing the Council's decision on Candise Lundy Dockery's appeal. The concerns you are having seem distinct from the original appeal; and I believe it would be appropriate for you to file an appeal to discuss them. over the outcome. I do not think it's appropriate for me to get into this discussion an appeal in front of me. Here is a link to the appeal form.

<http://www.stpaul.gov/DocumentCenter/View/74633>

Thank you.

Marcia Moermond

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2015.0.6081 / Virus Database: 4392/10299 - Release Date: 07/24/15

Attachments:

2203 Glenridge Ave.Marty Ltr.7-17-15.pdf

517 KB

Exhibit

7

RE: O. Shadrack

Subject: RE: O. Shadrack
From: "Niemeyer, George (CI-StPaul)" <george.niemeyer@ci.stpaul.mn.us>
Date: 6/4/2015 9:25 AM
To: "Karen E. Marty" <kmarty@martylawfirm.com>
CC: "Shaff, Leanna (CI-StPaul)" <leanna.shaff@ci.stpaul.mn.us>

I have attached the revocation letter as you requested. If you or your tenant disagree with the process you have the right to file an appeal as outlined in the second to the last paragraph in the attached letter.



George Niemeyer
Fire Inspector II
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101
P: 1-651-266-8991
F: 651-266-8951
george.niemeyer@ci.stpaul.mn.us

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City in America



Making Saint Paul the Most Livable City In America

From: Karen E. Marty [mailto:kmarty@martylawfirm.com]
Sent: Thursday, June 4, 2015 8:29 AM
To: Niemeyer, George (CI-StPaul)
Subject: O. Shadrack

Mr. Niemeyer:

Thank you for speaking with me this morning about Mr. Shadrack's property at 2203 Glenridge Ave. As I stated over the phone, I represent Mr. Shadrack. I understand you are unwilling to do a reinspection prior to June 29th, when either you must be satisfied or the tenants must move out. By this email I am objecting to that ultimatum on behalf of Mr. Shadrack, since it does not provide Mr. Shadrack any opportunity to fix any further issues you find (or if you disagree with the work he has had done) prior to forcing vacation of the premises.

Continue to mail the original reports to Mr. Shadrack at the address you have. I would appreciate it if you could either email me a copy of any future inspection reports regarding Mr. Shadrack's property, or at least a brief note that an inspection report has been sent on a given property. That would allow me to follow up with my client

I look forward to resolving these problems of communication and with Mr. Shadrack's property or properties.

Sincerely,

Karen E. Marty

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Exhibit

8

Please discard the sheet after Exhibit 2; it was included in error.

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Karen E. Marty
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Bloomington, MN 55431
952-921-5859
651-294-1026 (fax)



Please see attached. Originals and the check are being mailed today.

If you have any questions, please let me know.

Karen E. Marty

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