

Westminster Court Status Update 7/3/12

Summary: 7/3/12

In early May, 2012, Pine Ridge Capital took official ownership of Westminster Court Apartments and Equimax Real Estate took control of management operations. The new ownership group inherited hundreds of deficiencies and work orders as outlined by St Paul DSI and immediately implemented a full scale remediation of these maintenance items. It was quickly determined by Ownership and Management that the scope of work from deferred maintenance caused by previous ownership, and the continued vandalism of recently completed work, created a dangerous working and living environment and repairs would be impossible to complete with the current level of occupancy. On May 22nd, 2012, Ownership and Management of Westminster Court Apartments gave **notice of non-renewal** of leases to all Residents of the 1205 and 1225 Westminster St. Residents with terms remaining on leases were offered buyouts. All others were month to month leases and were given proper notice to vacate. In early June, management made the decision that money would be better spent helping residents find and secure housing rather than eviction fees and court costs. On June 12th, Management implemented a "Cash for keys" program. This program provided existing residents a full refund of June rent, forgiveness of previous unpaid rent and a full refund of damage deposits. Since only a handful of residents could produce a lease agreement or proof of deposit, resident deposits were estimated at one month rent and refunded on that basis. To date Ownership and Management have paid over \$40,000 cash and nearly \$20,000 man hours to help settle and relocate the residents of Westminster Court.

39 of the 45 Residents have vacated as of today.

Remaining Residents:

25-14 Signed "cash for keys" waiver agreement last week. Resident came in today and still does not have a place to move. He has an appointment today with his case worker to view an apartment. He will stop back later today to update. He has done a good job communicating with us and has been cooperative. Management is working with resident and case worker.

25-07 Over-occupied with possibly 10 people. Resident claims they have a house but cannot move until the 18th of July. Management heard today that they were going to come in and talk to us because they now may be able to get in on the 10th. They have been good about communicating their needs and management would prefer that they be allowed to stay until the 10th as long as they provide proof of commitment to new housing.

1225-02 We have never been able to get in contact these residents after multiple efforts from management and charitable organizations. We do know that it is occupied. **Eviction Action filed today.**

1205-30 We have been working diligently with these residents to no avail. Offered to show a nearby Equimax apartment available immediately. Same price range, nicer apartment, no crime. Resident does not respond to our efforts to help relocate and has not completed application. **Eviction Action filed today.**

25-12 Management was told by other residents that these occupants moved out. On Monday, July 2, Dina Smith, Equimax Property Manager knocked on door to inquire. Teenage daughter (16 or so??) opened door and allowed Dina to enter. She informed Dina that they had actually moved Friday, June 29th. Only items in apartment are fresh cut flowers, box and miscl items. Daughter told manager that the Mother would be stopping by the office at 3:00 to settle "cash for keys". At 4:00, after no contact, management inquired again and were told they will not be moving. **Eviction Action filed today.** Note: It is our belief that Peter Brown and Mn Tenants Union has advised this family to not give up occupancy despite the fact that they already have new housing.

25-E2 SMRLS Client. Offered lease buyout and deposit refund but has not made any arrangements to move or collect funds.

25-E3 SMRLS Client. Settled. Working with Mary Poe. Has new housing and moving Tuesday July 3rd. Signed cash for keys waiver and deposited payoff check.