



**PROPOSAL TO RESIDENTS
OF
WESTMINSTER COURT APARTMENTS**

Dear Westminster Court Residents:

6/12/2012

This letter is written on behalf of the new owners and managing agent of Westminster Court Apartments. The purpose of this letter is to publicly share with all residents the reasons for our decision to give notices to all tenants to vacate by June 30, 2012, and to describe an offer we are making to ease the hardship of relocation.

First, we want to publicly state that this was a difficult decision. It was not based upon the character or quality of residents but on an urgent business need for the owners to quickly and efficiently do major renovation and repair work on the Westminster Court buildings to correct fire, health and safety code orders. When we first acquired the property, it was our hope to do a transition where existing residents could reapply and be screened under the normal standards of our property management company and be offered leases with us in current units or rehabilitated units. We quickly learned that the scope of necessary work required us to vacate the property. No one at Westminster Court is being "evicted." We gave the written notice required by Minnesota law to terminate all residents' rights to occupancy upon one-month notice so that major work could be started, without delay. With a vacant property, we can shut off water and electricity as needed and bring in crews, tools and equipment without the need to worry about the safety of residents, their guests and children. The time table to complete the work required by the City will be much shorter at an unoccupied property

We have attended many meetings with residents. We know that relocation is a hardship. Although the ownership was given no security deposits, and our review of the few records provided suggests that some residents gave no - or a small - deposit, we have decided to make a proposal to all current residents to ease the hardship of moving and, frankly, help us to vacate the property ASAP so badly needed repair and renovation work can begin with crews and contractors scheduled for July.

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PROPERTY MANAGEMENT • ACQUISITIONS • BROKERAGE • CONSULTING

Vang, Mai (CI-StPaul)

From: Peter Brown <peterb3121@hotmail.com>
Sent: Tuesday, June 12, 2012 5:36 PM
To: Rivas, Gessner (CI-StPaul); jim.anderson@co.ramsey.mn.us; Collins, Joe (CI-StPaul); Shaff, Leanna (CI-StPaul); lesliemcmurray@paynephallen.org; Vang, Mai (CI-StPaul); Moermond, Marcia (CI-StPaul); melany@equimaxco.com; Homans, Nancy (CI-StPaul); Owens, Phil (CI-StPaul); aimee.barbeau@cctwincities.org; becky.hicks@spps.org; laura.jelinek@smrls.org; loyal.confidential@gmail.com; mark@pineridgecapitalllc.com; martha.eaves@smrls.org; nedwikmoore@gmail.com; pcarlson@strategicproperty.com; Peter Brown; susanem@hmong.org; Vera Ashley; wade@equimaxco.com; wajhe2003@yahoo.com; Pablo TapiaMendoza; alvarez_antonía_2005@yahoo.com; sb.hammond@hotmail.com; srblaw@comcast.net; Brendmoen, Amy (CI-StPaul); Cervantes, Ricardo (CI-StPaul)
Subject: FW: Trigger for Social Services and Relocation Assistance?

All - - -

No response has been received from the Councilmember and the Department of Safety and inspections to the request (see below) for a list of specific services asserted to be triggered for tenants in a building condemned due to housing code violations. So we renew the request and direct it also to any service provider, including Ramsey County. Given the seriousness of the eviction threat facing tenants due to the condemnations, we all can agree that written clarity on this point is preferable to piecemeal and general verbal statements. Please provide the written response to all cc-ed with this inquiry so that the info can be widely available as soon as possible.

If you do not have comprehensive knowledge of all or even several programs but only know the specifics for your program, that is ok. It will be a start. What services or benefits are available through your program, what are the requirements (pre-requisites) and timeline for delivery of those services, and which of those services are available only to (triggered by condemnation) tenants in buildings that have been condemned for housing code violations? If you have been asked by any St. Paul official to provide this information responding to any of these questions and you have done so, simply forward what it is you sent. If you have not provided such information, please send it as soon as it is available.

Peter W. Brown
Minnesota Tenants Union

From: peterb3121@hotmail.com
To: amy.brendmoen@ci.stpaul.mn.us; ricardo.cervantes@ci.stpaul.mn.us
CC: gessner.rivas@ci.stpaul.mn.us; jim.anderson@co.ramsey.mn.us; joe.collins@ci.stpaul.mn.us; leanna.shaff@ci.stpaul.mn.us; lesliemcmurray@paynephallen.org; mai.vang@ci.stpaul.mn.us; marcia.moermond@ci.stpaul.mn.us; melany@equimaxco.com; nancy.homans@ci.stpaul.mn.us; phil.owens@ci.stpaul.mn.us; aimee.barbeau@cctwincities.org; becky.hicks@spps.org; laura.jelinek@smrls.org; loyal.confidential@gmail.com; mark@pineridgecapitalllc.com; martha.eaves@smrls.org; nedwikmoore@gmail.com; pcarlson@strategicproperty.com; peterb3121@hotmail.com; susanem@hmong.org; vera.ashley@gmail.com; wade@equimaxco.com; wajhe2003@yahoo.com; ptmendoza@hotmail.com; alvarez_antonía_2005@yahoo.com; sb.hammond@hotmail.com; srblaw@comcast.net
Subject: Trigger for Social Services and Relocation Assistance?
Date: Fri, 8 Jun 2012 13:10:54 +0000

Councilmember Brendmoen and Department of Safety and Inspections Cervantes:

In advance of Sunday's meeting, an important point calls for clarification. Otherwise the Sunday event may be little more than an obfuscation of the reality of the tenants' situation: an appearance of "available help" that lacks real substance or worse, the suggestion that condemnation is the only way for tenants to obtain help in location alternate housing.

It has been often stated (apparently as support for the condemnations of 1205 and 1225 Westminster) that these condemnations "trigger social services and relocation assistance" for the tenants. Is this cited "trigger effect" a reality or wishful thinking?

Please send a verified list of the social services and relocation assistance, along with a description of the service and the nature and amount of the relocation assistance that are available to the tenants at Westminster due to the June 1 condemnation orders that would not otherwise be available to them if they were forced to move, for example, as a result of the owner's May 21 termination of their leases and expressed plan to vacate the buildings on June 30?

Thank you for your clarification of information on that important point. Given the seriousness of the situation facing tenants, I believe we all can agree that written clarity on this point is preferable to piecemeal and general verbal statements. Please provide the response to all cc-ed with this inquiry so that the info can be widely available in advance of Sunday's meeting.

Peter W. Brown
Minnesota Tenants Union

This offer is made to all current residents. Where there are more than one adult occupying a unit, the terms of this offer are to be shared with all adult residents.


Subject to residents signing an agreement to be prepared by our counsel, and moving by the date stated below, the ownership is making this offer to current residents:

- Many residents have not paid all or portions of rent owed. We will waive any claims for past-due rent for all residents. We will refund any June rent paid with payment made as soon as the agreement to accept this offer is signed.
- We need a binding agreement from all residents accepting this offer to vacate by June 30, 2012 and to waive any claims that the resident might have against the current owner or managing agent of Westminster Courts. Although no security deposit was paid to us, residents vacating as promised, and signing an agreement, will be given a payment in return for keys and an empty apartment equal to one month's rent. This is our good faith effort to assume the maximum security deposit that might have been paid by present residents to a former landlord. Should any resident have documentation of a higher security deposit, we will honor and pay upon move-out, the return of keys and an empty unit, a documented higher deposit sum.
- For any household that can completely vacate by June 18, 2012, we will pay the amounts set forth above, plus an early move-out bonus of \$300. For households that cannot vacate by that date, but have signed our acceptance agreement by June 18, we will pay an early signing bonus of \$150. This amount will be paid when you move out.
- To accept this offer, we will need all adult residents of any unit to sign an agreement that our attorney will prepare. This agreement will include a waiver of all claims you might have against the owner or managing agent, including a binding promise to move no later than June 30, 2012. Once the agreement is signed, we will process and refund any June rent paid. When residents move out on June 18 or June 30, we will make the payments at that time to the departing residents of the amounts stated above for a security deposit.
- We will verify to all reference requests that these sums will be paid upon move-out and, if requested, will agree to vendor pay your future landlord the amount owed above when you move out, turn in keys and the unit is vacant. We will provide a reference that confirms to all future landlords or housing providers that proper notice has been given.

We sincerely hope this offer and proposal is accepted by all residents and that the property is vacant on July 1, 2012. If paperwork is not signed to accept this offer, or any person continues to occupy a unit on July 1, 2012, we will instruct our legal counsel to proceed with a court-ordered eviction without delay on the start of business on July 2, 2012.

Any resident with questions about this offer, or wanting to sign paperwork to accept it and to obtain a refund of any June rent paid, should contact the Westminster leasing office at 651-774-0108 or the Equimax corporate office at 952-926-1541.

Sincerely,


Wade Shatzer
President,
Equimax Real Estate, LLC