

MARTY LAW FIRM, LLC

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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

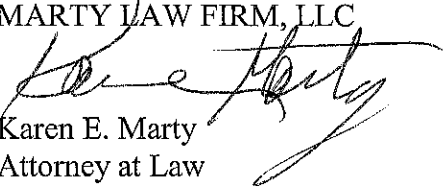
wall. The young man, the tenant's grandson, is mentally ill (certified by SSI), and appeared to have anger management issues. He put the holes in the wall after Mr. Shadrack had the walls repaired, and Mr. Shadrack was unaware of the new holes. They will be repaired this coming week, but we cannot guarantee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

DATE: 06/16/2015



Blacktop Pros, LLC

3176A Spruce Street, Little Canada, MN 55117

Office: (651) 260-7345

Cell: (651) 983-2712

Email: Blacktopprosmn@yahoo.com

PROPOSAL PLAN

Dee

2203 & 2205 Glenridge Avenue

St. Paul, MN 55119

(651) 404-8728

- 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 \$6,900

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 ½% 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 2203



CASHIER'S CHECK

No. 723518917

93-38
929

DATE: JULY 16, 2015

PAY ONE THOUSAND EIGHT HUNDRED DOLLARS AND 00 CENTS

CUSTOMER COPY

TO THE
ORDER OF: BLACK TOP PROS/JOE

\$ 1,800.00

Location: 723 West St Paul

U.S. Bank National Association
Minneapolis, MN 55403

NON NEGOTIABLE

AUTHORIZED SIGNATURE

HARLAND CLARKE 20745 (01/13) 40249385



CASHIER'S CHECK

No. 723518917

93-38
929

DATE: JULY 16, 2015

PAY ONE THOUSAND EIGHT HUNDRED DOLLARS AND 00 CENTS

TO THE
ORDER OF: BLACK TOP PROS/JOE

\$ 1,800.00

PURPOSE/REMITTER: O. SHADRACK PART PAYMENT DRIVEWAY 2203

Location: 723 West St Paul

U.S. Bank National Association
Minneapolis, MN 55403

Harland Clarke
AUTHORIZED SIGNATURE

Security Features Included. Details on Back.

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