

August 3, 2011

Re: Real Estate Assessments  
475 St. Clair Ave

David Ripplinger is unable to attend the hearing tonight because he is working out of state. Mr. Ripplinger recognizes that the city did supply a service. There was no intent on his part to ignore the problem. There was no communication between himself and his past bookkeeper which has caused this situation to escalate. The current Mgmt. Company is Renter's Warehouse and Mr. Ripplinger trusted that when information was given to them regarding the issue they would have promptly resolved it, which was not the case.

The intent of this letter is to provide a brief history since Mr. Ripplinger has bought this property. Since the property was acquired a new property management firm was hired. There was a large learning curve on both parties on expectations of maintenance and renters. With the change in ownership the building was not fully rented thus there was a cash flow issue. The value of the property is significantly less than the mortgage. Mr. Ripplinger is working hard to move this building in to a positive cash flow. While he recognizes that the city did provide services, he diligently trying to improve the situation with limited resources and the additional assessments are adding to the financial burdens he has on this property. Mr. Ripplinger is also currently behind in his property taxes due to being unemployed for a lengthy period in 2010 as well as the beginning of 2011. None of 2010 property taxes have been paid nor 2011.

Attending the legislative hearing is a burden for Mr. Ripplinger because he is working out of state and is only home every other weekend. He would appreciate consideration for all assessment hearings with this request. J1110G, J1113A, J1111G, J1112G and J1113G.

*8/17/11 hearing pending*

Summary of the changes made to 475 St. Clair Ave. to date.

1. There are a total of 4-96 gallon containers at the property, provided by Walters for \$81.00 a month. (attached)
2. The exterior of the building is currently being painted and new screens are on order.
3. Landscaping has been added to the property to improve the appearance of the site.
4. Working with Management Company to provide more frequent observations of the building and property to access and address any problems immediately especially unauthorized dumping. (This building is located on a corner lot of a collector street. To Mr. Ripplinger knowledge none of his tenants placed a tractor tire in the trash for which is being assessed.)

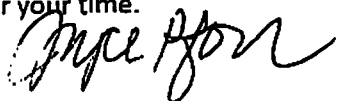
Mr. Ripplinger is pleading that consideration for a reduction in the assessment levies, given his situation and note that he is working hard on improving the property and selection of tenants.

I Joyce Pforr, David's sister am writing this letter. I beg you to consider a reduction in the assessment levies. I can assure you that we are working very hard to improve this property. David's daughter Jamie and I have been working hard to improve the appearance of the property as well as establishing relationships within the community.

Please feel free to contact me at 612-804-6902 or [jp4cam@yahoo.com](mailto:jp4cam@yahoo.com)

Thanks you for your time.

Joyce Pforr

A handwritten signature in black ink, appearing to read "Joyce Pforr", written in a cursive style.

1 2:16PM

Walters Recycling

763-780-5620

P.2

# WALTERS



RECYCLING AND  
REFUSE, INC.



763-780-8464 www.waltersrecycling.com

DATE 7/14/2011

9/00  
a month

Address: 475 St Claire Ave

Thank you for your business!

This letter serves to acknowledge receipt of Walters Recycling & Refuse, Inc.'s equipment on the property listed above. Walters and the Customer listed above acknowledge the following:

1. There are no contractual terms specifying the length of this service. Aside from what is stated on this letter, Customer will have no further responsibilities to Walters.
2. Walters will invoice Customer for serviced rendered on a monthly basis and Customer agrees to pay Walters for these services within 30 days.
3. Customer warrants that the location Customer directs Walters to place its equipment, as well as any route reasonably utilized by Walters to gain access to such equipment, shall be sufficient to bear the weight of the equipment, its contents and Walters vehicles.
4. Customer assumes all liabilities for damage to pavement, parking areas, road surfaces, sub-surfaces, overhead obstructions, sod, landscaping, etc.
5. Customers will not put any hazardous materials into Walters' equipment and Customer further acknowledges that Customer will retain all ownership of and responsibility for any hazardous materials.

6.  
Service Start Date: 7/18/2011

Equipment delivered to Customer: 7/18/2011

I will deliver additional 2-96 gallon containers on 7/18/2011. There will be a total of 4-96 gallon containers picked up every Thursday

We appreciate your business and feel free to contact me with any questions or concerns.

Sincerely,

*Brian Sanden*

763-210-5011

David Ripplinger  
2710 Kentucky Ave N  
Crystal, MN 55427

## FAX

To: City Council

Fax: 651-266-8574

Re: Public Hearing regarding 475 St. Clair Ave

Parcel ID 01-28-23-34-0207

File #'s J1110G, J1113A, J1111G, J1112G and J1113G

Pages: 3

Date: August 3, 2011

From: Joyce Pforr

Fax: 763-593-7692

↓ ↓  
*Not up for hearing yet*

Information/Request for Public Hearing today August 3, 2011 at 5:30 PM.

Place City Council Chambers, 3<sup>rd</sup> FL City Hall-Court House 15 W. Kellogg Blvd.