Mai Vang

From: Tara Smith <tdwitebear@aol.com>
Sent: Wednesday, December 18, 2024 1:30 PM
To: Georgia Duncan; *CI-StPaul_LegislativeHearings
Subject: Re: 973 Front Amber Duncan

You don't often get email from tdwitebear@aol.com. Learn why this is important

Subject: Update on Furnace Repairs

Dear Marsha,

I hope this message finds you well. I apologize for not sending this information (see attached) with Amber earlier, but I wanted to ensure you received it directly. I obtained a copy of the relevant documentation today and can provide all the part receipts if needed.

As you may know, we had three different companies assess our furnace, all of whom recommended a complete replacement rather than repairs. This included the last company that Georgia mentioned. Fortunately, I consulted with a realtor friend who recommended Tony. He came out to evaluate the situation and thoroughly reviewed the furnace's operation.

Tony identified that the “air safety switch” was malfunctioning and promptly replaced it. After this repair, the furnace began functioning correctly. We had previously replaced most components ourselves, but this particular issue had eluded us.

I would like to bring to your attention several pressing issues regarding the property in question, as we aim to establish a safe and clean environment for its residents.

Firstly, we have made significant progress by installing a working washer and dryer, sealing broken windows, and replacing a leaking water meter. Additionally, I plan to ensure that the water heater operates more effectively by the coming weekend. However, I must express my ongoing concerns regarding the overall cleanliness of the home. Although considerable cleaning has been undertaken, I do not believe the residence is currently suitable for habitation.

To address our immediate needs, I recommend placing a dumpster in front of the house; unfortunately, Waste Management has declined this request. Moreover, we require assistance in setting up an Amber CAD waiver to facilitate the hiring of a professional cleaning company to adequately address the sanitation of the property.

It is also essential to replace various damaged walls, particularly those affected by children’s actions, and restore four windows that have been broken. Much of this work could potentially be funded through energy assistance programs, and I would appreciate it if the task of completing the necessary application could be added to Amber’s list of responsibilities.

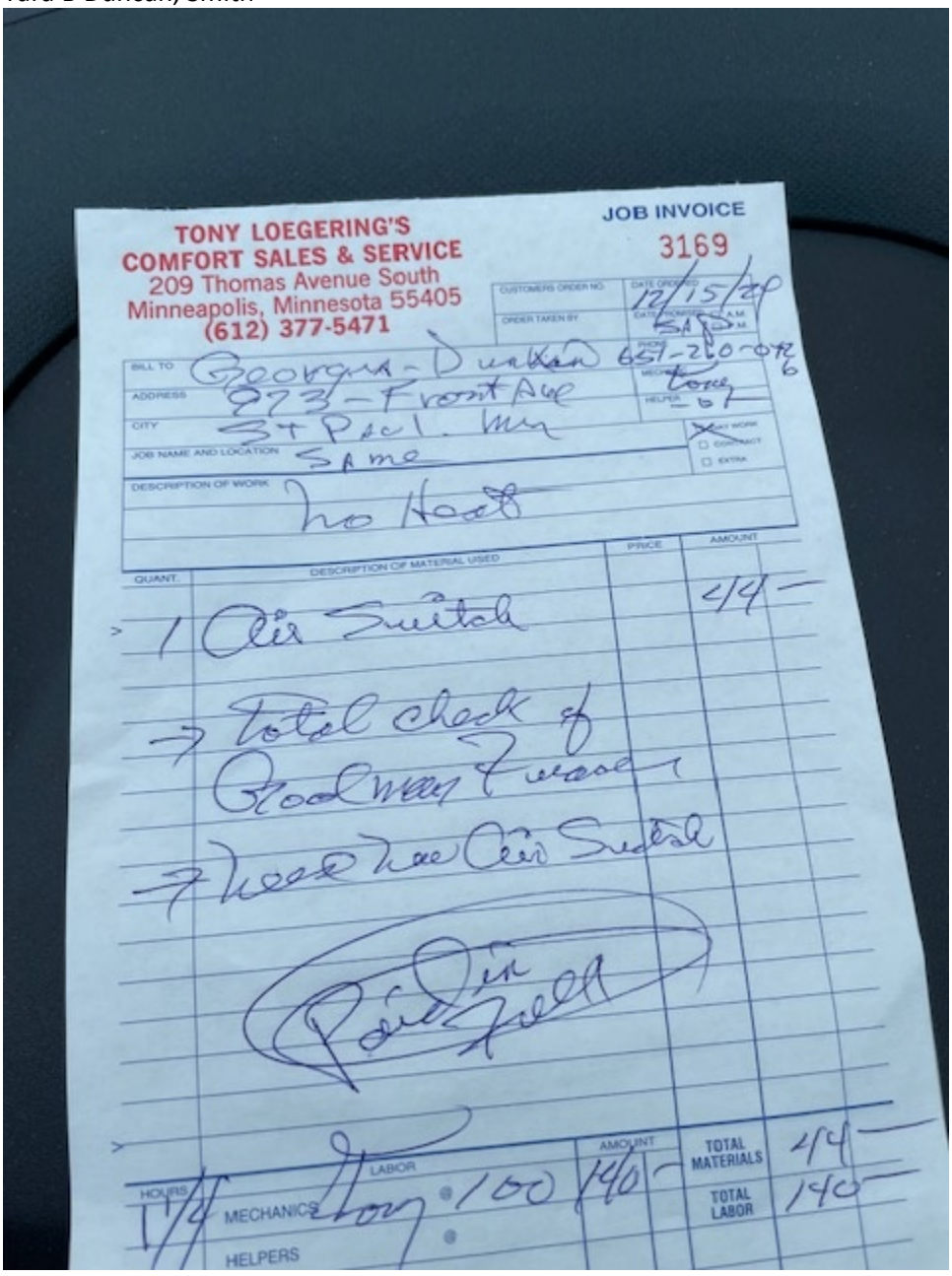
I want to highlight that Amber may not yet recognize that the safety and cleanliness standards of the house are presently inadequate. Therefore, I recommend limiting the residency of individuals in the home to those listed on the energy assistance application to maintain better oversight.

Lastly, I urge coordination with animal control for the removal of any animals currently living on the property. These animals require veterinary care, which Amber cannot afford. If possible, it would be beneficial to include a provision that prohibits her from owning pets while residing at the property.

Thank you for your attention to these matters. I look forward to working collaboratively to ensure the property meets acceptable standards for safety and cleanliness.

If you have any further questions or require additional documentation, please feel free to reach out.

Best regards,
Tara B Duncan, Smith



TONY LOEGERING'S
COMFORT SALES & SERVICE
209 Thomas Avenue South
Minneapolis, Minnesota 55405
(612) 377-5471

JOB INVOICE
3169

12/15/24

BILL TO: Georgia - Duncan 651-210-0826
ADDRESS: 973 - Front Ave
CITY: St Paul. Mn
JOB NAME AND LOCATION: Same
DESCRIPTION OF WORK: No Heat

QUANT.	DESCRIPTION OF MATERIAL USED	PRICE	AMOUNT
1	Air Switch		4/4 —
	⇒ Total check of Goodman Furnace		
	⇒ Need new Air Switch		
	Paid in Full		

			AMOUNT
HOURS 1/4	LABOR		
	MECHANICS Tony @ 100		140 —
	HELPERS		
	TOTAL MATERIALS		4/4 —
	TOTAL LABOR		140 —

On Dec 18, 2024, at 11:27 AM, Georgia Duncan <d.georgia2@icloud.com> wrote:

This is what I sent this morning.
Mom

Breathe, reflect, then smile…

Begin forwarded message:

From: Georgia Duncan <d.georgia2@icloud.com>
Date: December 18, 2024 at 9:02:18 AM CST
To: Marsha Mormund <legislativehearings@ci.stpaul.mn.us>
Subject: 973 Front

This is the gentleman who repaired the furnace. He was recommended by DEY Appliances on Snelling. Daughter Tara was in there picking something up and she said “who’s the best furnace person around?” This is who was recommended. The furnace needed a switch. The filter had already been changed.

The city did yard clean up and Amber and others did a lot of clean up.

I’m sorry I missed your call. I will try to be closer to my phone today. We had a granddaughter in town

from Guatemala,
I was out and about with her. Carolina is close to Amber and kids so we went out to dinner for Carolina‘s birthday last night with John, Johnny and Nemo to celebrate Carolina’s 25 birthday.

Daughter Tara, wise and loving, has been supporting/supervising Amber in cleaning up the house.

The city water department put in a new meter.

Georgia

Breathe, reflect, then smile…