

**From:** [Heintz, Polly \(CI-StPaul\)](#)  
**To:** [Zimny, Joanna \(CI-StPaul\)](#)  
**Cc:** [Vang, Mai \(CI-StPaul\)](#)  
**Subject:** FW: Wilson Ridge (1276 Wilson) Unit # 128- Michelle Baker  
**Date:** Thursday, February 11, 2021 2:36:24 PM  
**Attachments:** [21-02-05 - St. Paul Office of City Council Ltr re Tenant Michelle Baker - WRA-1276.pdf](#)  
**Importance:** High

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I think this needs to be attached for Wednesday.

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**From:** Steve Minn <Steve.Minn@lupedevelopment.com>  
**Sent:** Thursday, February 11, 2021 1:41 PM  
**To:** #CI-StPaul\_Ward7 <Ward7@ci.stpaul.mn.us>  
**Cc:** Morgan Okney (morgan@okneylaw.com) <morgan@okneylaw.com>; Harr, Stephanie (CI-StPaul) <Stephanie.Harr@ci.stpaul.mn.us>; Jess Nelson (nelsonj@hbg ltd.net) <nelsonj@hbg ltd.net>  
**Subject:** Wilson Ridge (1276 Wilson) Unit # 128- Michelle Baker  
**Importance:** High

**Think Before You Click:** This email originated **outside** our organization.

CM Prince,

I wanted to bring a sad but troubling situation to your attention regarding a mentally disturbed tenant that we have been struggling with for over six months. Perhaps you can help us resolve it?

The Tenant name is Michelle Baker. She took residency in the vintage building late summer 2020 and immediately began causing issues with our facilities and maintenance people. She is sponsored by Metro HRA and a host of other mental health advocates. We were not told the extent of her mental health issues when the lease was offered. She is not suitable to live independently, but is in possession of her own guardianship and cannot be reasoned with.

Ms. Baker "heard voices" and ripped the ceiling above her bathtub. She later claimed there was a leak, but there is no evidence of that. She opened up the tub access panel, presumably to find her cat, and then cut a drain pipe with a metal saw. The dead cat was found in the wall much later. She has destroyed every window blind and every closet door in the unit. Ms. Baker has drilled out and changed the door locks to the unit on no less than three occasions, forcing us to drill out and replace three times....including once when an inspector was re-inspecting the unit. She overflows the bathtub doing laundry in it...then complains there is a wet bedroom carpet situation of her own creation.

Every time I send maintenance people to make the repairs she complains about, she barricades the door and refuses entry, or accosts them naked and solicits interest. She has called the police department multiple times to report an intruder has entered and forced her to perform fellatio on said intruder, despite no evidence or forced entry. As an HRA rented

unit, this unit was in 100% approved condition when she moved in.

Her sanitary habits are so lax, the filth, cat urine in the carpet unabated, etc. It is sad, but it is a drain on my resources, the city's and the other tenants of my building.

Here is a link to a dropbox to view a video and other photos of the apartment conditions at time of first condemnation:

<https://www.dropbox.com/sh/gh34faqd6nw396e/AABS7m8f1kr1Z9I2xCTzzlAha?dl=0>

I have been in communication with her case workers at Metropolitan Center for Independent Living, and they admit she is not capable of living on her own, but they cannot find another landlord to place her, so they have been "slow-rolling" the remedy – her removal - since December. I am stuck with her.

We finally called Inspector James Thomas to have the unit condemned in early January. Ms. Baker hired lawyers from the South Metro Legal Service to appeal that. The Inspections department – remarkably reversed the condemnation after Ramsey County sent specialized workers to the unit to clean up the filth. However, neither the ceiling damage in the bathroom (fire code violation) nor the tub drain repair were considered in the reversal. Clearly in a Covid-19 environment – the government and non-government agencies are colluding to slow roll her removal because there is no place to put her. So... I am stuck with this nightmare. This is unfair.

We finally got a preliminary hearing today for eviction – after filing on it over a month ago – and have a trial set for February 22, 2021. Her lawyer filed a Landlord violation suit against us when we turned the water off to the unit after the condemnation order and the pipe cut was discovered. We restored water service a week ago under a temporary arrangement we thought was leading up to admission/surrender at eviction court today – but instead we are told this woman now has cancer and is receiving treatment, and cannot be moved. She produced a doctor letter. I am sympathetic to this tragedy, but I am not in the social service business. She should be in an institution or a hospital.

The attached letter affirms the reversal of the condemnation order. An order the SPPD refused to enforce, and which was ignored by the tenant. The City inspection staff clearly ignored the fire code violation of the open ceiling – so what am I to think? Do these order have meaning or not? Are we able to pick and choose which we enforce and which we do not? I will not be making any repairs in the unit until she moves out.

Bottom line – other than Inspector James - whom is a champ – the rest of the City staff has been duplicitous and cowardly in enforcing the law and assisting me – the taxpayer - in securing my property back from this hot mess.

I am happy to allow the unit to go back to condemnation, but I will have claims. Claims for the

damage that was permitted to persist while she stays, claims for SPPD refusing to remove her a month ago when the condemnation was issued and claims for the additional damage and costs I have incurred that could have been mitigated if the eviction had not been foiled by Inspections reversing the condemnation.

I will let the unit go to condemnation again to facilitate her removal, but I should not have to endure this nightmare. What can be done to mitigate further damage/loss and denial of my rights?

Respectfully,

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