

From: [REDACTED]
To: [Melissa Sonnek](#)
Cc: [REDACTED]
Subject: RE: 180 Oakview Ct
Date: Tuesday, October 6, 2020 4:37:07 PM

Hi Melissa,

As we discussed, here is my history in regards to this property.

My name is Randy White and I am a real estate investor. My company purchase home in need of repair and either holds them for rent or flips them. The intent of 180 Oakview was to flip the property. However, we were unable to sell the property. We invested nearly \$200,000 into the property to make it absolutely beautiful. We were confident the home would sell between \$650,000 - \$700,000 but unfortunately it did not sell. We may have been able to sell it closer to \$600,000 but the property turned out to have many more issues and cost much more money and took much longer than anticipated to rehabilitate. Therefore, the only way for me to try and recoup my money was to rent it out.

My company is in the business of finding housing and flipping and not to be a property manager. Therefore, I contract out my property management services (or at least I did) to a Property Management company. In this case, I contracted Twin Cities Leasing (big mistake). Part of the Property Managers responsibility is tenant placement. Twin Cities Leasing found the tenants for this property without involvement from me other than me agreeing to the rental price and signing the lease. I entrusted Twin Cities Leasing to know all rules and regulations around leasing out my property. So it came as a huge shock to me when I received Melissa's email that we were violating city ordinance. We certainly do not want to violate anything. As such, we have severed our relationship with Twin Cities Leasing and will manage this property on our own.

I spoke to the tenants and explained the situation and asked if they would like to move. They do not want to move. What I would like to do is allow them to finish their current lease and move out as soon as it expires. We will then relist or re-rent per city ordinance.

Please let me know if you need anything from me.

Warm regards,

Randy White
ReallyFastRealty and MyPriceHomes, LLC Owner
Direct Phone - 952-334-5671
Sales Contact = (612) 255-5093
<http://reallyfastrealty.com> <http://mypricehomes.com>

From: Melissa Sonnek <MSonnek@wspmn.gov>

Sent: Tuesday, October 6, 2020 1:44 PM

To: [REDACTED]

Subject: 180 Oakview Ct

Randy,

As we just discussed on the phone, City Staff believes the City Council could be amenable to the option of a conditional rental license. Meaning that City Staff recommends approval of the rental license with the condition that at the end of the current lease (approximately 10 months) you will reduce the number of tenants/occupants to the code requirement of no more than three unrelated family units.

With COVID-19, it really limits space in the Council Chambers, so it might be preferable for you to write a narrative explaining the unique circumstances of this situation. It is especially helpful to have that secondary point of view in addition to what I will write in the staff report.

So please work on that narrative and send it my way when you have it ready.

Of course, if you have any questions in the meantime let me know.

Sincerely,
Melissa Sonnek
City Planner

Office: [651-552-4134](tel:651-552-4134)
1616 Humboldt Avenue
West St. Paul, MN 55118



www.wspmn.gov

