



OFFICE OF MAYOR MELVIN CARTER
CITY OF SAINT PAUL

390 City Hall
15 Kellogg Boulevard West
Saint Paul, Minnesota 55102

August 26, 2024

Madison Equities
375 Jackson St, Unit 700W
Saint Paul, Minnesota 55101

Re: Lowry Apartments at 345 Wabasha Street North, Saint Paul, MN, 55102

I am writing to express my outrage related to the unacceptable condition of your property at 345 Wabasha Street (Lowry Apartments), which has endangered the health, safety, and property of over 100 residents.

My office has received numerous reports detailing serious health and safety issues, including repeated break-ins, drug use and illegal activity, insect and rodent infestations, water damage, as well as substantial damage to interior spaces including walls, doors, ceilings, and other partitions. And a near constant malfunctioning elevator presents a substantial safety risk to residents, particularly those with disabilities or mobility challenges.

This urgent situation requires immediate action. My team has attempted to work with you to address the continued deterioration of conditions in the building, and have yet to receive any information, nor heard of any actions that honors your duty to provide and maintain safe, clean, stable housing for the individuals who pay you rent, which include an array of residents who receive support from public entities who in turn pay you rent subsidies.

In light of the repeated failure to provide a detailed plan to respond to the deficiencies that have been communicated to you from our Department of Safety and Inspections, I have directed my leadership team to explore all available options to ensure the health and safety of the Lowry Apartments' residents, including the possibility of any legal and code enforcement actions at the City's disposal to ensure safe, clean and stable housing.

Please provide Madison Equities' plan to immediately return the building to a habitable condition and address the outstanding code violations.

I look forward to your prompt response on this critical issue.

Mayor Melvin Carter