

April 17, 2026

Renae Kopischke, City Clerk
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

RE: Notice of Appeal - Denial of Rental License at 329 East Rock Street (License No. Rent-01949)

Dear Ms. Kopischke and Members of the City Council:

My name is Abdi Hindi, and I am the owner of the property located at 329 East Rock Street in Mankato. I can be reached at (507) 317-7304. I am writing to formally appeal the denial of my rental license application, as communicated in the City's letter dated April 13, 2026. This appeal is submitted pursuant to Mankato City Code Section 7-26(b). My daughter, Reema, has assisted me in preparing this appeal.

Background

I have owned and responsibly operated 329 East Rock Street as a licensed rental property for many years. The property held a valid, grandfathered rental license (Rent-01949) in good standing prior to its administrative cancellation on December 31, 2025.

The license was not renewed solely because a required inspection was not completed prior to expiration. This lapse was entirely due to circumstances beyond my control. On or about November 26, 2025, I experienced a serious medical emergency and was admitted to the intensive care unit (ICU), where I remained through December 2025. During this time, my family's full attention was focused on my survival and recovery, making it impossible to coordinate the required inspection.

This was not a case of neglect, abandonment, or disregard for City requirements. It was a temporary and documented medical incapacity. I am prepared to provide medical documentation upon request.

Nature of This Appeal

This appeal is not a request for a new rental license in excess of the density limitations under Section 7-57.

Rather, it is a request to restore a previously lawful, continuously operated rental property that lost its license due solely to a temporary and extraordinary medical hardship. The property has remained a rental in use, with no change in ownership or intended use. The lapse was administrative in nature, not substantive.

Intent of the Density Ordinance

The purpose of the City's rental density ordinance is to prevent the overconcentration of rental properties within a block.

Reinstating License Rent-01949 does not increase rental density. This property was already part of the existing rental count on the block under its grandfathered status. Denying reinstatement effectively removes an established rental unit from the community without advancing the purpose or intent of the ordinance.

Strict application of Section 7-57 in this case leads to an inequitable result that was not intended by the ordinance, particularly where the lapse was caused by circumstances no reasonable person could have prevented.

Willingness to Comply

I am fully prepared to bring the property into compliance immediately. I am ready to schedule and complete the required inspection without delay, and I am willing to address any identified issues. With respect to the parking concern cited under Section 7-88, I respectfully request the opportunity to correct any deficiencies or enter into a formal Plan of Corrective Action, as permitted under City code.

Impact on Tenants and Community

This decision has a serious and ongoing human impact that I respectfully ask the Council to consider carefully.

Multiple long-term tenants have lived at this property for over two and a half years. They were displaced solely as a result of the administrative license cancellation. Several of those tenants have expressed a desire to return home and still have personal belongings in the unit. They have not abandoned this property. They are waiting.

Among the displaced tenants is a disabled individual who, to this day, has not been able to find alternative housing. Affordable and accessible housing in Mankato is already severely limited. This tenant is not a hypothetical. He is a real person, with a documented disability, who has been without a stable home since the cancellation of this license.

I respectfully submit that the continued displacement of a disabled tenant as a consequence of an administrative lapse caused by a medical emergency raises serious concerns under the Fair Housing Act, which prohibits actions that have the effect of denying or removing housing access for individuals with disabilities. I am not suggesting any intentional wrongdoing on the part of the City. However, I do ask the Council to weigh the real-world impact of upholding this denial on a protected class member who is actively and currently without housing.

Request

In light of the above, I respectfully request that the City Council:

Recognize this situation as an administrative lapse caused by documented medical hardship, not a voluntary forfeiture of the license;

Allow the property to proceed to inspection under its prior grandfathered status;
or

Grant relief that permits reinstatement of the rental license without being treated as a new application under current density limitations.

Closing

I have been a responsible property owner in this community for many years and have consistently complied with City requirements. I am simply asking for a fair opportunity to correct an issue that arose during a life-threatening medical emergency. Long-term tenants, including a disabled community member, are waiting to return home. Their belongings are still there. This is not an abandoned property. It is a home.

I respectfully request the opportunity to appear before the City Council to present this matter in person.

Thank you for your time and consideration.

Respectfully submitted,

Abdi Hindi
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