



Commercial Real Estate Services, Worldwide.

Postal Regulatory Commission
Submitted 1/14/2010 1:21:55 PM
Filing ID 80440
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13321 California Street Suite 300
Omaha NE 68134
402 865 4660
fax 402 255 8660
www.nainpdodge.com

Postal Regulatory Commission
901 New York Avenue NW Suite 200
Washington, DC 20268-001
ATT: Richard Oliver-Docket # PI 2010-1

Dear Postal Regulatory Commission,

The Post Office Oakdale Post Office, located at 2451 Coral Court, Unit #4, Coralville, Iowa, was suspended on September 30, 2008 because of eviction. The tenant was absolutely, positively NOT evicted from the premises, as the Landlord had every reason to believe they were in active re-lease negotiations with the Tenant's Western Facilities Service Office. Attached are e-mails evidencing the obvious efforts to negotiate that lease and the assumption the Landlord was being given by the Real Estate Department that they intended to move forward.

As of this date, we have not received from the District Manager, a Letter stating if the Post Office did in fact open at another location.

We object to this Temporary suspension because it is really a closing without giving the community their rights according to Title 39. They, and the Landlord, should have had 60 days to object and 30 days to contact the PRC. They also object because there was NO INTENTION to evict or vacate this Tenant from the space they were in. The intention all along was to negotiate lease terms and have the Post Office remain as a Tenant. Not having the Post Office at that location has created quite an inconvenience not just for the community, but for the Landlord who fully expected them to remain. There are over 40 commercial tenants, as well as their clients and customers, within that office condo community that no longer have the convenience of a post office right there on the property and the apartment complex residents and home owner's that is served now have to find another location to use. Closing that location was both irresponsible and inconsiderate for the people using it on a day to day basis.

Thank you for your time and serious consideration for resolving this issue.

Very truly

Heidi L. Shaw

Vice President, NAI NP Dodge and agent for the Landlord

Heidi Shaw

From: Ayon, Michelle M - Western FSO [michelle.m.ayon@usps.gov]
Sent: Monday, June 30, 2008 4:17 PM
To: Heidi Shaw
Subject: RE: POA

Thanks Heidi!

Let's address your questions first and take it from there, as I may have to direct you to another individual but depends on the nature of your request/question.

Thanks, Michelle

Michelle M. Ayon
Western Facilities Service Office
United States Postal Service
160 Inverness Dr W Ste 400
Englewood CO 80112-5005
Tel: 303-220-6575
Fax: 651-406-5815

From: Heidi Shaw [mailto:hshaw@npdodge.com]
Sent: Monday, June 30, 2008 2:46 PM
To: Ayon, Michelle M - Western FSO
Subject: POA

Hello Michelle,
Dr. Jorgensen has signed the POA and it is attached.
Is there anything else you need?

Heidi L. Shaw
Vice President
13321 California St, Ste 300
Omaha, NE 68154

NAI NP Dodge
Commercial Real Estate Services, Worldwide.

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12/16/2009

Heidi Shaw

From: Ayon, Michelle M - Western FSO [michelle.m.ayon@usps.gov]
Sent: Tuesday, July 01, 2008 8:56 AM
To: Heidi Shaw
Subject: RE: POA

Thanks Heidi!

I need to review the current lease and will also need to obtain operational approval on any increase in rent. I will get back to you as soon as possible.

Have a nice day!
Michelle

Michelle M. Ayon
Western Facilities Service Office
United States Postal Service
160 Inverness Dr W Ste 400
Englewood CO 80112-5005
Tel: 303-220-6575
Fax: 651-406-5815

From: Heidi Shaw [mailto:hshaw@npdodge.com]
Sent: Monday, June 30, 2008 3:35 PM
To: Ayon, Michelle M - Western FSO
Subject: RE: POA

Currently the Post Office is on a month to month lease with the building owners at an annual rate of \$12,000. That lease was prepared by the Postal Service in 2001 and we need to have an addendum drawn up allowing the rental rate to increase to reflect increases in taxes, insurance, association fees, etc. The new rental rate for the tenants of the building is now \$17.25 per square foot; therefore adjusting your current annual rate of \$12,000 to \$17,250 or \$1,437.50 per month. The current monthly amount the Post Office pays is \$1,000.00.

I'm just keeping this short for your benefit. Do you need more explanation or would you like to start from here?
Thanks for your help Michelle.

Heidi L. Shaw
Vice President
13321 California St, Ste 300
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To: Heidi Shaw
Subject: RE: POA

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Heidi Shaw

From: Ayon, Michelle M - Western FSO [michelle.m.ayon@usps.gov]
Sent: Thursday, July 17, 2008 12:20 PM
To: Heidi Shaw
Subject: RE: Coralville Update

Good morning Heidi,

My week has been a good one and is almost over...can't believe July is almost over :o). Hope you are having a good week as well.

I do not have an update at this time as I have not been able to meet with my Contracting Officer who is out of the office. I am meeting with him regarding this property and some others the first of next week and will hopefully have more information then.

Thanks, Michelle

Michelle M. Ayon
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United States Postal Service
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Englewood CO 80112-5005
Tel: 303-220-6575
Fax: 651-406-5815

From: Heidi Shaw [mailto:hshaw@npdodge.com]
Sent: Thursday, July 17, 2008 9:30 AM
To: Ayon, Michelle M - Western FSO
Subject: Coralville Update

Good morning Michelle,
Do you have an update on the lease in Coralville regarding the increase in the rent?
I hope all is well with you and I will look forward to your response.
Thank you.

Heidi L. Shaw
Vice President
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12/16/2009

Heidi Shaw

From: Ayon, Michelle M - Western FSO [michelle.m.ayon@usps.gov]
Sent: Tuesday, July 29, 2008 2:11 PM
To: Heidi Shaw
Subject: RE: Coralville Update

Good afternoon Heidi!

Thanks for your patience in this matter and please know that I have not forgotten about you. We are having a change of command here with our Real Estate Manager retiring and a temporary manager leaving the position and a new temporary manager coming on board starting Monday, August 4th. Unfortunately, I will need to meet with my Real Estate Manager regarding this matter but he is not available the week of August 4th. If it fits with your schedule is it okay if get back to you after I meet with the Acting Real Estate Manager the week of August 11th?

Thanks again for your patience and I look forward to hearing from you.

Michelle

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Heidi Shaw

From: Ayon, Michelle M - Western FSO [michelle.m.ayon@usps.gov]
Sent: Tuesday, July 29, 2008 3:53 PM
To: Heidi Shaw
Subject: RE: Coralville Update

You do the same....

Thanks Heidi!

Michelle M. Ayon
Western Facilities Service Office
United States Postal Service
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Englewood CO 80112-5005
Tel: 303-220-6575
Fax: 651-406-5815

From: Heidi Shaw [mailto:hshaw@npdodge.com]
Sent: Tuesday, July 29, 2008 1:37 PM
To: Ayon, Michelle M - Western FSO
Subject: RE: Coralville Update

Hi Michelle,
Sounds like too many changes to even TRY to keep up with. ☺

Thank you for the update. I will look forward to your response the week of the 11th.

Have a great day!

Heidi L. Shaw
Vice President
13321 California St, Ste 300
Omaha, NE 68154

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Sent: Tuesday, July 29, 2008 2:11 PM
To: Heidi Shaw

12/16/2009

Subject: RE: Coralville Update

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Thank you.

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Heidi Shaw

From: Ayon, Michelle M - Western FSO [michelle.m.ayon@usps.gov]
Sent: Wednesday, August 13, 2008 11:58 AM
To: Heidi Shaw
Subject: RE: Update

Good morning Heidi!

Let's start the ball rolling as I do have a bit more information to run with.

A month-to-month lease cannot be amended but needs to be terminated and then at that point we can enter into another month-to-month lease or generate a fixed term lease, which is preferable. Therefore, I will need a letter stating that the landlord would like to terminate the existing month-to-month lease.

I have been working on the file this week and I am making progress.

Thanks, Michelle

Michelle M. Ayon
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United States Postal Service
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Fax: 651-406-5815

From: Heidi Shaw [mailto:hshaw@npdodge.com]
Sent: Wednesday, August 13, 2008 9:02 AM
To: Ayon, Michelle M - Western FSO
Subject: Update

Good morning Michelle,
Will you have an update for me this week?

Heidi Shaw
Vice President
13321 California St, Ste 300
Omaha, NE 68154

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Heidi Shaw

From: Ayon, Michelle M - Western FSO [michelle.m.ayon@usps.gov]
Sent: Wednesday, August 13, 2008 1:54 PM
To: Heidi Shaw
Subject: RE: Update

You are welcome!

You can draft the letter on behalf of the landlord....he does not need to sign it.

Thanks, Michelle

Michelle M. Ayon
Western Facilities Service Office
United States Postal Service
160 Inverness Dr W Ste 400
Englewood CO 80112-5005
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Subject: RE: Update

Thank you Michelle.
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Heidi Shaw
Vice President
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Vice President
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hshaw@npdodge.com

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Heidi Shaw

From: Ayon, Michelle M - Western FSO [michelle.m.ayon@usps.gov]
Sent: Tuesday, September 02, 2008 3:48 PM
To: Heidi Shaw
Subject: RE: Update

Hello Heidi,

I had a very nice weekend but could have used another day. I am glad to hear you had a nice, long vacation.

I am still working with the district and they are tentatively asking for a five-year fixed term lease with one five-year renewal option including the USPS having 30 day termination rights. The landlord would still pay property taxes and have maintenance responsibility. If the 30 day termination clause is not acceptable we could change it to 60, 90 or 120 days, just let me know. Once I get your approval I will firm up the details with my customer, the Hawkeye District.

Slowly but surely we will get this done but these things take time.

I appreciate your patience and look forward to hearing from you.

Michelle

Michelle M. Ayon
Western Facilities Service Office
United States Postal Service
160 Inverness Dr W Ste 400
Englewood CO 80112-5005
Tel: 303-220-6575
Fax: 651-406-5815

From: Heidi Shaw [mailto:hshaw@npdodge.com]
Sent: Tuesday, September 02, 2008 1:01 PM
To: Ayon, Michelle M - Western FSO
Subject: Update

Hello Michelle,
How are you doing? I hope you had a very nice weekend.
I was coming off of a two week vacation, so the extra day was really, really nice. ☺

Michelle, will you please get me an update regarding the lease at your convenience?
Thank you ma'am.

Heidi L. Shaw
Vice President
13321 California St, Ste 300
Omaha, NE 68154

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NP Dodge Profile

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12/16/2009

Heidi Shaw

From: Ayon, Michelle M - Western FSO [michelle.m.ayon@usps.gov]
Sent: Wednesday, September 17, 2008 5:15 PM
To: Heidi Shaw
Subject: RE: Letter posted at Coralville

Heidi,

I don't feel our telephone conversation this morning was sufficient enough and am now just getting some time to revisit. I do not think email is sophisticated enough for additional discussions on this issue and would like to call you first thing tomorrow morning to discuss further.

Thanks, Michele

Michelle M. Ayon
Western Facilities Service Office
United States Postal Service
160 Inverness Dr W Ste 400
Englewood CO 80112-5005
Tel: 303-220-6575
Fax: 651-406-5815

From: Heidi Shaw [mailto:hshaw@npdodge.com]
Sent: Tuesday, September 16, 2008 10:25 AM
To: Ayon, Michelle M - Western FSO
Subject: Letter posted at Coralville

Michelle,
This letter was posted on the building in Coralville and is absolutely inappropriate.
How does something like this get posted and the building owners and I are given no advance notice whatsoever?
It is my understanding that we are currently trying to negotiate a lease with you and this letter basically states the owners are not cooperating.
We terminated the lease per your instruction in order to enter into a new one.
I need an explanation as soon as possible.

Heidi Shaw

From: Ayon, Michelle M - Western FSO [michelle.m.ayon@usps.gov]
Sent: Thursday, September 25, 2008 3:17 PM
To: Heidi Shaw
Subject: Oakdale IA Termination

Dear Heidi,

Should I mail the confirmation of the termination directly to you or Mr. & Mrs. Jorgensen?

Thanks in advance for your assistance.

Sincerely,
Michelle Ayon

Michelle M. Ayon
Western Facilities Service Office
United States Postal Service
160 Inverness Dr W Ste 400
Englewood CO 80112-5005
Tel: 303-220-6575
Fax: 651-406-5815



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September 4, 2008

United States Postal Office
Oakdale – Main Office (186669-900)
Oakdale, Iowa 52319-9998

Dear Sir or Miss,

Please let this letter serve as official notice of cancellation of a lease originally entered into with Venture One, L.P. Lessor and the United States Postal Service (Postal Service). Said lease was executed March 1, 2001 for the premises located at ~~2451~~⁵²⁴¹ Coral Court, Unit 4, Coralville, Iowa 52241 and contains approximately 1,000 square feet. The cancellation date of said lease shall be effective September 30, 2008 in order to enter into a new lease agreement dated October 1, 2008 at the same premises.

This termination is according to Paragraph 5 of the original lease and is presented by Heidi L. Shaw at the request of the current building owner, Dr. Daniel Jorgensen.

Dr. Jorgensen looks forward to entering into a new lease agreement with the Postal Service at a new rental amount as previously presented.

Sincerely,

Heidi L. Shaw
Vice President, NAI NP Dodge
On behalf of Dr. Daniel Jorgensen

AHW: BARB

712-262-7028 575



857
300

September 11, 2008

399
2900

Dear Postal Customer:

The landlord of the Oakdale Post Office has decided to terminate the lease. Negotiations for a new lease have failed. Therefore, it will be necessary to suspend services at the Oakdale Iowa Post Office at the close of business on September 30, 2008. This change is tentative and will not lead to a formal proposal unless we conclude that it will provide a maximum degree of regular and effective postal services. A community meeting will be held on September 24th at the Schwab Auditorium, 1401 5th St Coralville, IA at 1:00 pm to provide information and take comments from our Oakdale Iowa customers.

While the office is suspended, delivery and retail services will be provided by city carrier to cluster box units installed by the Postal Service. Further information as to location and distribution of keys will follow.

You will have 24-hour access to your mail. *Stamps By Mail* order forms are available for your convenience. When an accountable item requiring a signature, such as a certified letter, cannot be delivered on the first day, the carrier will return the item to the Coralville Westside Annex. You may pick up the article at the Coralville Westside Annex, request redelivery on another day more convenient for you, or authorize the carrier to deliver the item to another person.

Customers who wish to obtain Post Office box service may do so at the Coralville Westside Annex, located 2.5 miles away. Window service hours at the Westside Annex are 8:30 a.m. to 7:00 p.m. Monday through Friday, and 9:00a.m. to 3:00p.m. on Saturday. Post Office boxes are available at this location but may be at a different rate. There are in excess of 98 boxes available at the Coralville Westside Annex.

If you have any questions concerning the services available to you through the rural carrier, please contact the Coralville Westside Annex at 319-337-8881.

I realize with change there is always concern. No final decision to permanently discontinue the Post Office has been made. Again, the date and time for our community meeting in Coralville will be 1:00 pm at the Schwab Auditorium. In the interim, we are confident that carrier delivery will continue to provide Oakdale Iowa customers with effective and regular postal services.

Sincerely,

Mark P Allen
Manager, Post Office Operations
P O Box 9998
Cedar Rapids Iowa 52406-9998

bcc: Postmaster/OIC Oakdale Iowa
Annex Manager, Coralville Westside Annex
Post Office Review Coordinator

402 255 6589



September 25, 2008

Certified Mail # 2539 7971
Return Receipt Requested

HEIDI L SHAW
VICE PRESIDENT
NAI NP DODGE
13321 CALIFORNIA ST STE 300
OMAHA NE 68154-5258

SUBJECT: MAIN OFFICE (186669-900)
OAKDALE IA 52319-8800

Dear Ms. Shaw:

This is in response to your letter dated September 4, 2008, on behalf of Mr. & Mrs. Daniel L. Jorgensen, the owners of the subject property. The Postal Service hereby accepts the termination effective date of September 30, 2008.

By a copy of this letter the Postmaster or Officer-in-Charge is directed to return any keys to the building that may or may not have been returned to the property owners, and to disconnect all utilities and any services in the name of the Postal Service without delay.

Thank you for your continued interest in this matter.

Sincerely,

A handwritten signature in cursive script that reads "ME Ward".

Michael E. Ward
Contracting Officer

Distr: Postmaster