



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: rentappeals@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

July 19, 2024

Sumeya Mohamed
200 Winthrop Street South, Apt. 313
Saint Paul, MN 55119

VIA EMAIL:
sumeyamohamed1121@outlook.com

Housing Justice Center Attorneys Representing Ms.
Mohamed:
Abbie Hanson, James Poradek & Jack Cann
Housing Justice Center
275 Fourth Street East, Ste. 590
Saint Paul, MN 55101

VIA EMAIL: ahanson@hjcmn.org; jporadek@hjcmn.org;
jcann@hjcmn.org

Re: Recommendation to the City Council on the Rent Control Appeal of Sumeya Muhamed, 200
Winthrop Street South, Apt. 313

Dear Ms. Mohamed:

This letter is to inform you that I am recommending to the Saint Paul City Council that your appeal of the proposed rent increase for your unit above the 3% cap should be dismissed, as you no longer have legal standing in this matter.

By way of history, the Legislative Hearing Office received your appeal of the proposed rent increases above the 3% cap for your unit on July 13, 2023. The Legislative Hearing process provided the for the opportunity for the review your appeal and supporting arguments and documents, as well as staff presentation of their findings. At the outset I indicated the appeal applied only to you and your unit as you did not demonstrate you had authority to act on behalf of any other residents in the building. The staff review and determination on the Marquette Management application for an exception to the rent was subject to appeal, and in such a case, the final determination is made by the Saint Paul City Council. I apologize for the delay in providing a recommendation in this matter.

Finally, on Wednesday, July 10, 2024, my office received a notification from Jason Wood of Marquette Management that on July 1, 2024, you vacated your apartment at 200 Winthrop Street South, Apt. 313. These documents are in order and demonstrate you no longer live at the Haven of Battle Creek. Therefore, I have no option but to recommend dismissal of your appeal.

The proposed rent increase was stayed during the course of your appeal. It appears from the attached documents that you have not experienced the landlord-requested 26.5% maximum increase, which would have potentially increased your rent from \$1,455 to \$1,823.84 per month.

This matter will go before the City Council at Public Hearing on **Wednesday, August 14, 2024 at 3:30 pm. in room 300 City Hall.** If you are contesting the recommendation you may: 1) appear in person; 2) send written testimony to be added to the record to rentappeals@ci.stpaul.mn.us; 3) by voicemail which would be transcribed and added to the record at 651-266-6805; or 4) **Should you wish to address Council directly but not appear in person, you must register in person between noon Thursday August 8 and noon on Tuesday, August 13, 2024 here:** <https://www.stpaul.gov/department/city-council/city-council-public-hearing-live-testimony>.

This is a link to the record in front of Council:

<https://stpaul.legistar.com/MeetingDetail.aspx?ID=1215818&GUID=91BE3A07-A62B-4783-88CD-A12D8589E8CB&Options=info|&Search=>

Sincerely,

/s/

Marcia Moermond

Legislative Hearing Officer

Attachment.

c: Rent Stabilization Staff
Jason Wood, G&I Phoenix Apartments, LLC, Marquette Management, 135 Water Street, Fl 4, Naperville, IL 60540 VIA EMAIL: JWood@marquettecompanies.com
Kelly Delisle, The Haven at Battle Creek Office, VIA EMAIL: kdelisle@marqnet.com