

EXHIBIT

S1

Lynne Ferkinhoff

From: Ferkinhoff, Lynne (CI-StPaul)
Sent: Wednesday, February 1, 2023 5:22 PM
To: Sass, Demetrius (CI-StPaul)
Subject: FW: MNOI Review
Attachments: Initial Thoughts for Mayor Meeting.docx

This is excellent work, Demetrius.

Thank you.

Lynne Ferkinhoff

Management Analyst

Pronouns: She/Her

Department of Safety & Inspections

Rent Stabilization Program

375 Jackson Street Suite 220

Saint Paul, MN 55101-1806

P: 651-266-9110

lynne.ferkinhoff@ci.stpaul.mn.us

www.StPaul.gov



SAINT PAUL
MINNESOTA

From: Sass, Demetrius (CI-StPaul) <Demetrius.Sass@ci.stpaul.mn.us>
Sent: Tuesday, January 31, 2023 1:17 PM
To: Ferkinhoff, Lynne (CI-StPaul) <Lynne.Ferkinhoff@ci.stpaul.mn.us>
Subject: MNOI Review

Sorry it took so long to get this finished up and it is way to long to easily work into your report. If you have any questions let me know.

Best.

Demetrius Sass
Rent Stabilization Administrator
651-266-9067

While Haven Battle Creek's business practices have left many taken aback, Haven Battle Creek's RROI application is very polished, well put together, and without question, represents a business deserving of an allowable rent increase per ordinance 193A. I will briefly try to summarize the information that has been presented to DSI, both its faults as well as the current findings.

There are several distinct items that contribute to Haven's potential increase: increases in operating expenses, completed capital improvements, planned capital improvements, and potential partial vacancy decontrol. Each one of these factors represents a significant uptick in the allowable rent increase results. Below is a brief summary of the impacts of each of the factors followed by the potential cumulative approval.

- Changes in Net Operating Income independent from any Capital Improvements planned or completed represents an allowable increase of 10.38%.
 - Income has increased by \$237,000 while expenses have increased by \$470,000 for the property between 2019 and 2022.
- Building-wide Capital Improvements completed between the years of 2021 and 2022 equate to a 10.55% allowable increase to all units in the building.
 - This only includes improvements that affect every unit, none of the unit overhauls are included in this percentage.
- In addition to the building-wide Capital Improvements, there are very large planned expenses related to the ongoing renovations/updates to the older units. These unit specific expenses could represent an additional 17% or more increase for the units after the renovations are complete.
- Lastly, the property seems to be angling for partial vacancy decontrol. At this point, that would allow for another 12.84% increase but this value could change dependent on the timing of the application.
- There is a small amount of missing information in the application as the current owners purchased the building in 2021. The previous owners did not have the same caliber bookkeeping and there are some income/expense numbers that could be missing but there is no way to be certain with the information provided.
 - Additionally, the information that is most clearly missing would contribute to a greater rent increase. If the information was available, it likely would have been included.

In summation, all units at Haven Battle Creek will likely be approved for an increase with the low end starting between 20-24% with the potential maximum increase for a unit being nearly 40% through the RROI application process. Portions of the increase are related to planned improvements and these renovations would need to be completed prior to the increases being applied. The potential of partial vacancy decontrol via Just Cause Vacancy is only speculation at this point but is a possible next step for building management.

EXHIBIT

S2

The Haven of Battle Creek Briefing

Background Information

05/2021: New York investors acquire The Haven of Battle Creek, a 200+ unit building housing a high percentage of East African immigrants.

12/2022: The Haven of Battle Creek sends notice to all residents that ownership plans to renovate and rehabilitate apartments in the building. Most units have original 1988 design and materials. Some units were updated as vacancies occurred.

- Residents with leases ending may receive a 90-day notice to vacate at end of lease.
- Residents with leases ending that do not receive a 90-day notice to vacate at end of lease will remain on a month-to-month basis with a 60-day notice to vacate.
- Any resident in an original unit will eventually be given a 90-day notice for termination of tenancy.
- Residents living in a 1988 unit can apply and be screened for a renovated unit after completing the terms of their current lease or giving a 60-day notice to vacate. Renovated units will be offered on a first come, first serve basis at the current rental rate of \$2,400 / month. (This represents a \$1,000 / 71% increase - from \$1,400 to \$2,400 / month.)
- There are no substantially equivalent replacement units available.

What makes this situation particularly difficult is:

- The failure of property management to enlist Somali interpreters or staff to assist with the changes to this complex, which have spanned about two years.
- The potential for displacement of a large number of residents in this community.

12/2022: Angie Wiese and Lynne Ferkinhoff meet with residents and community leaders who corroborate much of what was provided in the notice to residents. Additionally note complaints about habitability issues (e.g., mold, etc.) and a City of Saint Paul Inspector (engagement issues); issues being looked into at the director level.

The Haven of Battle Creek Briefing

01/2023: 01/02/23: The Haven of Battle Creek submits a Just Cause Vacancy application for 64 units. The application notes that “Management is working on the forms that are needed and shall get those over to the City within 7 days.”

The Rent Stabilization team starts working with the City Attorney Office (CAO) to craft a complaint letter to the Property Manager (Kelly Delisle), but stops because The Haven of Battle Creek responds in writing to Council Member Jane Prince’s letter. The property cancels the 90-day notice to residents living in original units, stating:

- Awareness of Rent Stabilization provisions, including those for Just Cause Vacancy.
- Work with the City of Saint Paul to follow the rules.
- Not forcing any 90-day non-renewals for renovations of original units.
- Will wait for outcome of application process before communicating with residents.

01/19/23: Acting on an outreach from Jane Prince, Jack Cann from the Housing Justice Center submits a Data Practices Act request for:

- Copies of all documentation related to Just Cause evictions; all documentation received by any owner who submits the City form seeking approval of eviction for Just Cause or seeking an exception to the 3% rent increase cap under the Just Cause eviction provisions of the Rent Stabilization Ordinance.
- All communications between DSI and the owners or managers of The Haven of Battle Creek related in any way to the Just Cause provisions of the Rent Stabilization Ordinance and rules.

Staff fulfilled the request on 02/02/23.

01/24/23: The Haven of Battle Creek submits a completed Maintenance of Net Operating Income (MNOI) worksheet with supporting financial documents for evaluation as a rent increase exception request through staff determination. Please see the last two pages of this report for staff’s preliminary analysis of the worksheet and documentation.

01/31/23: Jack Cann from the Housing Justice Center submits a second Data Practices Act request for all correspondence between DSI and Marquette Management regarding that company’s request for an exception rent increase at 200 Winthrop Street South. Staff fulfilled the request on 02/01/23.

02/2023: Per the Rent Stabilization Ordinance, staff sent mailing data to Ideal Printers, Inc. for the residents of The Haven of Battle Creek with instruction to send the residents the Notice of Application. Roughly 100 records for this property were included in the file. Starting January 1, 2023, the City of Saint Paul is required to notify tenants when a landlord applies for an exception to the 3% annual cap on rent increases. An additional notice is required to be sent to the same residents to inform them of the determination (approval or denial). This starts the 45-day appeal timeframe during which a tenant’s rent cannot be increased.

The Haven of Battle Creek Briefing

02/2023: 02/04/23: Mayor Carter, Jon Grebner and Lynne Ferkinhoff meet with The Haven of Battle Creek residents on Saturday, February 4 in a meeting sponsored by ISAIAH. Lynne walks meeting attendees through the Rent Stabilization complaint process.

02/28/23: The Housing Justice Center submits an “Expert Report” and accompanying exhibits which suggest that lead-based paint removal and asbestos removal may not have been properly abated. It’s unclear if lead-based paint removal and asbestos removal actually took place during the renovation. The City would not be the appropriate authority on this matter.

04/2023: 04/20/23: The Department of Safety & Inspections Building Inspector and Senior Building Inspector meet staff at the property. The inspectors reviewed the interior and exterior work completed and determined that the work was “cosmetic” in nature (e.g., cabinets, flooring, fascia boards, trim, etc.) and did not require a permit.

05/2023: 05/10/23: The Housing Justice Center filed a complaint in Ramsey County District Court concerning The Haven of Battle Creek. The City was asked to defer any rent increase until the conclusion of the case. The City’s legal team doesn’t believe that the private action between tenants and the landlord impacts the City’s ability to issue a determination on a rent increase application. The City is not a party to the lawsuit and there is no court order prohibiting the City from making a determination. The City simply grants / denies an application based on financials – it’s ultimately up to the landlord what the imposed increase will be. Further delaying an increase application could increase the risk of a lawsuit from the landlord alleging a due process or taking violation.

05/24/23: The Rent Stabilization team sends an approval letter by email to the applicant. The team also approves the tenant notification postcards for mailing.

The Haven of Battle Creek Briefing

Preliminary Staff Analysis

The Haven of Battle Creek submits a completed MNOI worksheet and additional financial documentation for a rent increase exception through the staff determination process. The application is polished and well put together. Based on a preliminary staff review, the financial information supports an allowable rent increase per Ordinance 193A. Several metrics contribute to the potential increase and represent a significant uptick in the allowable rent increase results, as shown in the table below.

Financial Metric	Allowable Rent Increase	Notes
Increases in Operating Expenses: Changes in Net Operating Income independent of Capital Improvements (planned or completed)	10.38%	Between 2019 and 2022, income increased by \$237,000, while expenses increased by \$470,000.
Completed Capital Improvements (Building Wide) <ul style="list-style-type: none"> • Exterior (completed): paint, asphalt, concrete, new roof on 200 side, balcony, drainage and landscape repairs. • Interior (completed): new leasing office, renovated indoor pool, fitness center, model, lobbies, painting of hallways, stairwells and doors with new locks. • Interior (in progress): package room, new mailboxes on 200 side, garage power washing/stripping, new FOB and camera systems installations, outdoor patio off the pool, outdoor eating/veranda areas. 	10.55%	Only includes improvements that affect every unit. None of the unit overhauls are included in the estimated percentage.
Planned Capital Improvements	Potential for 17% or more unit-specific rent increase after the renovations are completed.	Very large, planned expenses related to ongoing renovations / updates to the older units.
Potential for Partial Vacancy Decontrol	12.84%	The value of an allowed increase in this space could change depending on the timing of the application.

There is a small amount of missing information in the application as the current owners purchased the building in 2021 and the previous owners did not include as much detail in their bookkeeping. There are some income / expense numbers that could be missing but there is no way to be certain given the information provided. Regardless, the information that is missing would have to be included in the MNOI and would contribute to a greater rent increase.

The Certificate of Occupancy was last approved on 12/16/15 as a Class A building.

The Haven of Battle Creek Briefing

Summary

- All units at The Haven of Battle Creek will likely be approved for an increase on the low end between 20% - 24% with the potential maximum increase for a unit being nearly 40% through the Reasonable Return on Investment application process. Portions of the increase are related to planned improvements and these renovations would need to be completed prior to the increases being applied.
- The potential for partial vacancy decontrol via Just Cause Vacancy is only speculation at this point but is a possible next step for building management. The Haven of Battle Creek seems to be maneuvering for a Just Cause Vacancy increase.

- In its 12/2022 letter to residents, The Haven of Battle Creek suggests that the renovated units are not equivalent to the original units, which is questionable. (The letter noted that there are no substantially equivalent replacement units available.)
- May purposely be failing Section 8 inspections to get to Just Cause Vacancy.

Staff has asked the CAO to provide advice on stacking increases for staff determination and Just Cause Vacancy. Ultimately, the decision to stack these increases or not is a policy decision for Mayor Carter and Director Wiese.

- Some residents have engaged HOME Line, ISIAAH, the Housing Justice Center and the Minnesota State Attorney General. Residents and community leaders are encouraged to use a multi-pronged approach to oppose the actions and pursue resolution through:
 - The Public Housing Agency for Section 8 (we can't talk to Section 8).
 - Private legal action.
 - The City of Saint Paul.

All of these approaches can happen at the same time.

- The City of Saint Paul encourages landlords to maintain and improve their rental properties.

EXHIBIT

S3

Lynne Ferkinhoff

From: Lynne Ferkinhoff
Sent: Thursday, May 18, 2023 2:56 PM
To: Jon Grebner
Cc: Angie Wiese; Demetrius Sass
Subject: RE: The Haven of Battle Creek - Rent Increase Exception Approval

Hi Jon.

The print vendor tells me that the tenant notification postcards will mail mid-next week. The postcards will be dated 05/24/23.

In terms of a briefing, please also include Demetrius Sass (Rent Stabilization team) in the meeting. You can also include Director Wiese as an optional attendee. I'm happy to arrange the meeting for you if you like, but I know you have a handle on the Mayor's schedule.

Please reach out if you have questions. Thanks,

Lynne Ferkinhoff

Management Analyst

Pronouns: She/Her

Department of Safety & Inspections

Rent Stabilization Program

375 Jackson Street Suite 220

Saint Paul, MN 55101-1806

P: 651-266-9110

lynne.ferkinhoff@ci.stpaul.mn.us

www.StPaul.gov



SAINT PAUL
MINNESOTA

From: Lynne Ferkinhoff
Sent: Thursday, May 18, 2023 7:48 AM
To: Jon Grebner <Jon.Grebner@ci.stpaul.mn.us>
Cc: Angie Wiese <angie.wiese@ci.stpaul.mn.us>
Subject: RE: The Haven of Battle Creek - Rent Increase Exception Approval

Good Morning, Jon.

I will reach out to the print vendor day and follow-up with you today re: timing for the postcard mailing.

Lynne Ferkinhoff

Management Analyst
Pronouns: She/Her
Department of Safety & Inspections
Rent Stabilization Program
375 Jackson Street Suite 220
Saint Paul, MN 55101-1806
P: 651-266-9110
lynne.ferkinhoff@ci.stpaul.mn.us
www.StPaul.gov



SAINT PAUL
MINNESOTA

From: Jon Grebner <Jon.Grebner@ci.stpaul.mn.us>
Sent: Wednesday, May 17, 2023 1:41 PM
To: Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>
Cc: Angie Wiese <angie.wiese@ci.stpaul.mn.us>
Subject: RE: The Haven of Battle Creek - Rent Increase Exception Approval

Thank you so much, Lynne.

I agree with your sense of coverage and contact – I think a briefing would be helpful. Are you able to provide additional info regarding timing so that I can know how quickly we should pull together a conversation?

Thanks again,

Jon Grebner
Political Director
[Pronouns:](#) he / him
Office of Mayor Melvin Carter
390 City Hall
Saint Paul, MN 55102
(651) 266-6497
jon.grebner@ci.stpaul.mn.us
www.StPaul.gov



SAINT
MINNESOTA

From: Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>
Sent: Wednesday, May 17, 2023 1:33 PM
To: Jon Grebner <Jon.Grebner@ci.stpaul.mn.us>
Cc: Angie Wiese <angie.wiese@ci.stpaul.mn.us>
Subject: The Haven of Battle Creek - Rent Increase Exception Approval

Hi Jon.

The Rent Stabilization team finished its analysis of the financial data provided by Marquette Management – the owner of The Haven of Battle Creek. (The Mayor attended a meeting on February 4 that included tenants and advocates for this property.) The request for an exception to the 3% cap on rent increases will be granted.

- The approved increases range from 26.48% on the low end to 80.61% on the high end.
- Staff will be working with a print vendor to notify impacted tenants of the approval, as required by Ordinance. The postcards will be mailed late this week or early next week.
- Impacted tenants will have 45 days from the date of notice to appeal the determination. During this time, the rent cannot be increased.

On a related note, the Justice Housing Center recently filed a complaint in Ramsey County District Court concerning The Haven of Battle Creek. The City was asked to defer any rent increase until the conclusion of the case. The City's legal team doesn't believe that the private action between tenants and the landlord impacts the City's ability to issue a determination on a rent increase application. The City is not a party to the lawsuit and there is no court order prohibiting the City from making a determination. The City simply grants / denies an application based on financials – it's ultimately up to the landlord what the imposed increase will be. Further delaying an increase application could increase the risk of a lawsuit from the landlord alleging a due process or taking violation.

I'd be happy to meet with you and / or Mayor Carter if you would like to be briefed on the determination / next steps. I think there is a chance that this could be covered by local news outlets and / or result in calls to the Mayor's office.

Please reach out if you'd like me to set up a brief meeting and / or provide additional background information.

Thanks. Hope all is well with you.

Lynne Ferkinhoff

Management Analyst

Pronouns: She/Her

Department of Safety & Inspections

Rent Stabilization Program

375 Jackson Street Suite 220

Saint Paul, MN 55101-1806

P: 651-266-9110

lynne.ferkinhoff@ci.stpaul.mn.us

www.StPaul.gov



SAINT PAUL
MINNESOTA

EXHIBIT

S4

Lynne Ferkinhoff

From: Ferkinhoff, Lynne (CI-StPaul)
Sent: Tuesday, February 7, 2023 12:46 PM
To: Wiese, Angie (CI-StPaul); Sass, Demetrius (CI-StPaul); Moreland, Asha (CI-StPaul)
Subject: Packet from ISAI AH Meeting on 02/04/23 Re: The Haven of Battle Creek
Attachments: ISAI AH Meeting - The Haven of Battle Creek -- 02-04-23.pdf

Attached is the packet that was handed out at the ISAI AH Meeting last Saturday re: The Haven of Battle Creek. I think we've all seen most (if not all) of the communications that were included in the packet. Passing along just in case there's something you haven't seen before.

I completed all meeting follow-ups yesterday.

One person at the meeting talked about how available activities for his kids decrease as rent and other related expenses (e.g., utilities) increase. With soaring rent and utilities costs, he doesn't have enough discretionary income to pay for youth activities and it's a challenge to keep his kids quiet in the apartment building. They end up hanging out in a parking lot, where others view them as troublemakers.

There's nothing actionable about the situation that the person described. I just thought his perspective was interesting and a situation I hadn't previously considered.

Lynne Ferkinhoff

Management Analyst

Pronouns: She/Her

Department of Safety & Inspections

Rent Stabilization Program

375 Jackson Street Suite 220

Saint Paul, MN 55101-1806

P: 651-266-9110

lynne.ferkinhoff@ci.stpaul.mn.us

www.StPaul.gov



SAINT PAUL
MINNESOTA

Sat Feb 4 Mayor Carter Meeting Agenda

Prep for Meeting with Mayor Carter **Abdulahi is Translating Starting at 1:15pm**

- 1:00pm - 1:15pm **Vivian + Tracy + Sarah**: Welcoming People and Grounding in Being a Protagonist
- 1:15pm - 1:20pm **Tracy + Hassan Hassan**: Purpose of Today's Meeting + Expectations
- 1:20pm - 1:28pm **Vivian**: Share Update about Haven of Battle Creek
- 1:28pm - 1:32pm **Vivian**: Preparing for our Meeting with Mayor Melvin Carter
- 1:32pm - 1:45pm **Vivian**: Time to Complete Commitment Form

Meeting with Mayor Carter - **Abdulahi is Translating**

- 1:45pm - 1:50pm **Hassan Hassan**: Welcome Mayor Carter and Purpose of the Meeting
- 1:50pm - 1:55pm **Ginny**: Sharing Appreciation for Having Us Work Together Over the Last 4 Years
- 1:55pm - 2:02pm: Mayor Carter Talks About Our Partnership And What's Possible
- 2:02pm - 2:17pm **Abdulahi**: 3 Haven of Battle Creek Residents Share their Stories with Mayor Carter
- 2:17pm - 2:22pm: Mayor Carter Responds re: What He's Committed to Do in this Situation
- 2:22pm - 2:34pm: DSI Staff Explain Their Roles and Introduce the DSI Form
- 2:34pm - 2:44pm: First Step In Partnership: Q&A about Needing Official Documentation as "Receipts" Just Like We Did for the AG
- 2:44pm - 2:45pm **Vivian**: Celebrate Exercising Agency Together + Closing Time with Mayor Carter
- 2:45pm - 2:52pm **Vivian**: Opportunities for Action
- 2:52pm - 2:58pm **Dan Humes**: Evaluation
- 3:00pm - 3:15pm: MUSLIM PRAYER
- 3:15pm - 4:30pm: Opportunity to Submit DSI Form + Q&A

NOTICES FOR THE HAVEN OF BATTLE CREEK

NOTICE TO ALL RESIDENTS

Dear Resident

We are sending this letter to all residents of The Haven of Battle Creek to let you know of ownership's plans to renovate and provide much needed rehabilitation of original apartments in the building.

When we acquired The Haven of Battle Creek in 2021 most units at the property had the original, 1988, interior design and materials including cabinetry, most appliances, fixtures, flooring, lighting, closet doors and other decor. The original units are obsolete in many ways and Management cannot find replacement parts, and materials. Original units have experienced decades of wear and tear and are sadly in need of updating and renovation.

Several units have been updated and renovated as vacancies occurred. We are now moving to a stage in our renovation plans where residents that have leases ending may receive a 90-day notice that they will need to vacate when their lease ends. For residents that do not receive a vacate notice, but have a lease ending, we will permit residents to remain month-to-month tenants, with a two-month notice period, with the understanding that any resident in an original unit will, eventually, be given a notice of termination of the tenancy. To comply with St. Paul ordinances that relate to termination or nonrenewal of a lease for rehabilitation and renovation, we will give a longer notice than the two-month notice required under a lease. A 90-day notice will be given.

Residents that enjoy living at The Haven of Battle Creek but are currently living in an original (1988) unit, are encouraged to contact the Management office to ask about the availability of renovated units and to consider making a request to apply for a renovated unit. Any available renovated apartment will be offered at the current rental rates for a renovated unit and units are rented on a first come, first serve basis. Also, current residents seeking to transfer to a renovated unit will need to complete the terms of their current lease, or give the proper, two-month, written notice to vacate, and to apply and be screened in accordance with Management's current screening criteria, including qualification for unit at the renovated rental rates.

This notice also serves as communication to you that there are no substantially equivalent replacement units available to you for transfer at the building. It is Management's plan to remove the original 1988 units from rental availability and renovate all 1988 original apartments.

Please be assured that any rental reference we give to a future owner or screening service will make it clear that your tenancy was terminated in connection with building wide, universal, plans for needed renovation.

Again, we thank everyone for their residency at The Haven of Battle Creek and appreciate your understanding regarding this matter.

Sincerely,

Kelly Delisle
Property Manager



December 14, 2022

TO: The Haven of Battle Creek
FROM: Jane Prince, Councilmember
SUBJECT: Notice to Vacate

I received an inquiry from a constituent regarding a notice sent to renter residents at The Haven of Battle Creek. The notice indicated that building management is renovating all original rental units and all tenants will be asked to vacate the building when their lease expires to allow for the renovations. This letter is to inform you that you must follow all requirements of the City's Rent Stabilization Ordinance.

As you may be aware, the City of Saint Paul passed a Residential Rent Stabilization Ordinance ([Chapter 193A](#)) through voter initiative in November 2021. The ordinance limits rent increases in residential rental units in a 12-month period at three (3) percent but permits landlords to request a greater increase if it is necessary for a reasonable return on investment. In September 2022, City Council passed an amended version of the ordinance, which is effective on January 1, 2023. Key changes to the amended ordinance include tenant notification requirements, partial vacancy decontrol tied to just cause, and appeal procedures.

Any proposed rent increase greater than 3% must be submitted to the City's Department of Safety and Inspections, who will either approve or deny the request. **If you intend to increase rent by greater than 3% in the renovated units, you must comply with the ordinance and application process.** You are encouraged to review the City's Rent Stabilization Website, Chapter 193A of the Legislative Code, and consult with an attorney to ensure compliance.

Thank you for continuing to work with us for the betterment of your residents that I represent and our community.

Jane L. Prince

Saint Paul City Councilmember, Ward 7
651-308-4984

THE HAVEN

BATTLE CREEK

January 9, 2023

To: Jane Prince, Councilmember

*From: The Haven of Battle Creek/Marquette Management, Inc.
200 Winthrop St. S
St. Paul, MN 55118*

Response to Letter Received on 12/14/22, Subject: Notice to Vacate

Dear Jane,

The Haven of Battle Creek received your Notice to Vacate letter dated December 14, 2022, which discusses Rent Control ordinances.

We appreciate the letter and are responding back to let you know that we are aware of the processes including the recently amended Just Cause Vacancy (amended on 1/2/2023). We are working with St. Paul and following the new rules accordingly. At this time, we will not be forcing any 90-day non-renewals for renovations of original units until we hear back from the appeal process. We will notify you and our residents once that information has been received & what our next steps will be. At this time, anyone in an original unit will remain on a Month to Month lease.

If you have any further questions or concerns, please feel free to contact us.

Respectfully,

*Kelly B Delisle
Property Manager
The Haven of Battle Creek
Agent for the Owner*

Implications of the Suspension of the 90 Day Notice by Marquette Management - Initial Thoughts from Kara at Housing Justice Center

We have important news. Marquette Management has told the City it is delaying its plan to start giving tenants 90-day notices to vacate as part of its renovation plan. We want to make sure you know of this change in Marquette Management's plans so that you are not making panicked decisions about the need to move out too soon. The following paragraphs give more detailed information.

In November 2022, Marquette Management sent a letter to all residents about its plan to renovate "original" apartment units. The letter said that all tenants living in "original" units may be given notices to move-out of their unit when their leases end so that the apartments can be renovated. After residents of Haven expressed concerns about this plan, Marquette Management communicated with the City of St. Paul that it will delay its plan while the City considers its application to increase rents under the new Rent Stabilization ordinance.

As of right now, if you are a tenant in an "original" unit and your lease is ending soon, you **will be able to remain** in your apartment on a month-to-month lease. If you do not know if you are living in an "original" unit, you can try to request this information from Marquette Management. We do not know what plans Marquette Management will have for the future until after it hears back from the City regarding approval of the rent increases, but this is the current information we have.



Here's the QR code to the SAME online form below!



Rent Stabilization Ordinance Complaint Form

This is the first step in having city staff investigate potential violations to the rent stabilization ordinance in Chapter 193A of Saint Paul's legislative code. **Complainant information related to housing is protected as confidential under state law.** Any personal information collected is to assist staff in resolving the complaint.

* Required

1. Name of Complainant

This is not required but may help staff if they have a question about the information included in this form. Please include phone number or email address.

Enter your answer

2. Complainant contact information: Email

This is not required but may help staff if they have a question about the information included in this form.

Enter your answer

3. Complainant contact information: Phone

This is not required but may help staff if they have a question about the information included in this form.

Enter your answer

4. Address of Potential Violation to the Rent Stabilization Ordinance *

Enter your answer

5. Nature of the Complaint *

- Landlord increased over 3% annually without an exception granted by the city
- Landlord increased rent with a city granted exception but complainant believes the information provided by landlord contained errors or omissions
- Landlord is charging fees which should be included in rent per the ordinance (repairs, maintenance, painting, light, hot and cold water, elevator service, window shades and screens, storage units, kitchen, bath, and laundry facilities and privileges, janitorial services, utilities that are paid by the landlord, refuse removal, furnishings, telephone services, vehicle parking spaces, the right to have a specified number of occupants, and any other benefit, privilege, or facility connected with the use or occupancy of any rental unit.)
- General question/inquiry/complaint

6. Details you would like staff to know:

Enter your answer

Submit

Never give out your password. [Report Abuse](#)

This content is created by the owner of the form. The data you submit will be sent to the form owner. Microsoft is not responsible for the privacy or security practices of its customers, including those of this form owner. Never give out your password.

Powered by Microsoft Forms |
The owner of this form has not provided a privacy statement as to how they will use your response data. Do not provide personal or sensitive information.
[Terms of use](#)

Points to consider for the complaint

Name Issues Happening Where You Live

- Nature of the original 90 day notice letter
 - The letter does not share whose unit will be impact, when the 90 days or month to month leases will take place,
 - It does not provide a means for family to start planning
 - It was not translate in oromo or Somali
- Issues with the property manager
 - They have sent emails saying that we should not attend resident meetings about the property that they didn't organize
 - Haven't done repairs
 - Unexpected rent increases more than 3%
 - Have charged money for rent when Section 8 voucher should cover my rent
 - They have been ignored or denied assistance from multiple entities that are supposed to provide services for proper housing.

Household

- How long have you lived at Haven?
 - If you've been there a long time this is your HOME
 - If you signed a recent lease and were put into a remodel unit, this is predatory renting because the property had to know this renovation was going to happen and allowed you to move into that unit
- Do you use a housing voucher?
 - Difficult to find housing that takes Section 8 vouchers
 - You can lose your Section 8 voucher through these processes and it is difficult to get it back

Services Contacted

- Have you contacted any service entity that is supposed to assist and fix the problems but did not respond to you or neglected to assist you?
 - St. Paul PHA, city inspector, DSI (Department of Safety and Inspections), Department of Health, fire marshall, etc.

Sat Feb 4 2023 Mayor Carter Meeting: Opportunities for Action

Name: _____ Email: _____

Cell Phone: _____ ISIAAH/FIMN leader?: Y ___ N ___ Haven Resident?: Y ___ N ___

Address: _____ Zip Code: _____

Opportunities to Take Action (check the box for actions you want to take!)

- Leaders at Faith Institutions Only:** I will attend Clergy & Religious Leaders Legislative Action Meeting w/Walz, Hortman and Dziedzic on Tue Feb 7, 1-3:30pm in person (will share location once you're registered)

Caucuses

- I will attend the caucuses on Sat Mar 19 (hold 1-5pm, location TBD)
- I want to talk to ISIAAH leaders and voters from the 2021 + 2022 elections about attending caucuses
- Muslim Base Only:** Virtual caucus training: _____ Mon Feb 13, 6-8:30pm _____ Mon Feb 20, 6-8:30pm

Playing a Role in Planning and Executing Meetings with Your Legislator(s) and STP Candidates in Your Ward

- I will want to attend a Virtual Indistrict Meeting Training on Thu Feb 23, 6:15-8:45pm on zoom

I Want to Attend My Ward Virtual Strategy Sessions + Turnout Party for Caucuses/Indistrict Meetings

- Ward 1: Mon Feb 13, 6-9pm
- Ward 2: Wed Feb 8, 5-8pm
- Ward 3: Sat Feb 11, 9am - 12pm
- Ward 4: Sat Feb. 11; 10am - 1pm
- Ward 5: Sat Feb 11, 1-4pm
- Ward 6/7: Thu Feb 9, 5-8pm
- I can't attend but am interested in participating

I want to Attend my In Person Indistrict Meetings w/Legislators & Candidates (TBD Location)

- Ward 1: Sat Apr 1; noon - 3:15pm
- Ward 2: TBD
- Ward 3: Sat April 22; 9am - 12:30pm
- Ward 4: Tue May 2; 5:30pm - 9:00pm
- Ward 5: Sun April 23, 1pm - 4:30pm
- Ward 6/7: Sat Apr 1 from 11:30am - 2:30pm

Please turn in this part of the sheet above

Keep this part of the sheet below for your own records

- Leaders at Faith Institutions Only:** I will attend Clergy & Religious Leaders Legislative Action Meeting w/Walz, Hortman and Dziedzic on Tue Feb 7, 1-3:30pm in person (will share location once you're registered)

Caucuses

- I will attend the caucuses on Sat Mar 19 (hold 1-5pm, location TBD)
- I want to talk to ISIAAH leaders and voters from the 2021 + 2022 elections about attending caucuses
- Muslim Base Only:** Virtual caucus training: _____ Mon Feb 13, 6-8:30pm _____ Mon Feb 20, 6-8:30pm

Ward Specific Opportunities

I Want to Attend My Ward Virtual Strategy Sessions + Turnout Party for Caucuses/Indistrict Meetings

- Ward 1: Mon Feb 13, 6-9pm
- Ward 2: Wed Feb 8, 5-8pm
- Ward 3: Sat Feb 11, 9am - 12pm
- Ward 4: Sat Feb. 11; 10am - 1pm
- Ward 5: Sat Feb 11, 1-4pm
- Ward 6/7: Thu Feb 9, 5-8pm
- I can't attend but am interested in participating

I want to Attend my In Person Indistrict Meetings w/Legislators & Candidates (TBD Location)

- Ward 1: Sat Apr 1; noon - 3:15pm
- Ward 2: TBD
- Ward 3: Sat April 22; 9am - 12:30pm
- Ward 4: Tue May 2; 5:30pm - 9:00pm
- Ward 5: Sun April 23, 1pm - 4:30pm
- Ward 6/7: Sat Apr 1 from 11:30am - 2:30pm

EXHIBIT

S5

Rent Stabilization > Complaint Tracki... > 

Abc

Name *



Abc

Email

Enter value here

≡

Concern

Landlord increased rent (utilities)

≡

Context

Landlord has increased rent through utilities. \$288 rent in section 8 housing. Lived here for 24 years. Landlord sent a letter now indicating tenants must pay nowutilities (water, trash and heat). The tenant stated that she is elderly on SSI and has no money for this. The tenant stated that utilities have always been included in the past 24 years. The tenant has also contacted HomeLine (who instructed her to call us).

See less

Abc

Address

215 Kipling Street  55119

≡



Date of Complaint

June 13, 2022



Staff Notes

Ferhayn Gambrah (6/13/2022 4:20 PM): Complaint entered over the phone by staff. Caller does not have a computer.



Staff Action

1st Letter Sent



Phone

[REDACTED]



Attachments

215 Kipling Street [REDACTED] Owner- Complaint Response Letter.docx

Rent Stabilization > Complaint Tracki... > [REDACTED]

Abc

Name *

[REDACTED]

Abc

Email

[REDACTED]

☰

Concern

General question/inquiry/complaint

☰

Context

I am submitting this complaint because I understand that Marquette Management has applied for a large rent increase at Haven, and it has based its application, in part, on alleged improvements to the property and an increase in management services costs.

I have not benefited from any of the alleged improvements to the Haven property and my experience is that management staff are not providing basic services to residents.

Here are some examples of what is happening to me:

Repairs not being completed. Garbage disposal not working. Some burners on stove not working. Front door not opening properly on a regular basis. Failing to clean carpets. Ventilation in garage rarely working.

I worry that I may be forced to move out of my home if a large rent increase is approved. I grew in the neighborhood and like the area. Also I have some heavy things and will have to pay to have someone help me. My animals like the deck that I have. I don't want wood floors because I have an animal with a disability and also the floor is freezing in winter and I have to wear shoes.

See less



Address

215 Kipling St [REDACTED] St. Paul, MN 55119



Date of Complaint

March 2



Staff Notes



Staff Action

Exception Granted



Phone



Attachments

Add or remove attachments

Rent Stabilization > Complaint Tracki... > 

Abc

Name *



Abc

Email

Enter value here



Concern

General question/inquiry/complaint



Context

I am submitting this complaint because I understand that Marquette Management has applied for a large rent increase at Haven, and it has based its application, in part, on alleged improvements to the property and an increase in management services costs.

I have not benefited from any of the alleged improvements to the Haven property and my experience is that management staff are not providing basic services to residents.

Here are some examples of what is happening to me:

In the winter the glass door in my apartment is not well insulated. Maintenance came to fix the problem but did not actually resolve the issue. I have complained about the issue multiple times. There are lighting fixtures in the hallway that are broken and dangling from the ceiling, and I am afraid that they will fall on me or another tenant. Sometimes, when I contact management about concerns, they say that I am yelling and that they will write me up if I yell again. Security doors are often broken, and when I report it they do not fix them. Additionally, the pool is not accessible for handicapped people - I can get into the pool but am unable to get out.

I worry that I may be forced to move out of my home if a large rent increase is approved. I am 78 and moving would be very difficult for me.

See less



Address

215 Kipling Street [REDACTED] St. Paul, MN 55119



Date of Complaint

March 2



Staff Notes



Staff Action

Exception Granted



Phone

[REDACTED]



Attachments

Add or remove attachments

Rent Stabilization > Complaint Tracki... > n/a

Abc

Name *

n/a

Abc

Email

n/a



Concern

Landlord is charging fees which should

See more



Context

Our rent is increasing to 25% and that is to much for me to cover. Also there is mice, holes in the floors and our blinds in the windows are broken. I have request twice for the issues to be repair and i was told that right now they are not repair anything.

See less

Abc

Address

215 Kkipling St [redacted] St. Paul, MN 55119



Date of Complaint

March 2



Staff Notes



Staff Action

Exception Granted



Phone



Attachments

Add or remove attachments

Rent Stabilization > Complaint Tracki... > **Item properties**

Abc

Name *

Enter value here

Abc

Email

Enter value here



Concern

General question/inquiry/complaint



Context

I am submitting this complaint because I understand that Marquette Management has applied for a large rent increase at Haven, and it has based its application, in part, on alleged improvements to the property and an increase in management services costs.

I have not benefited from any of the alleged improvements to the Haven property and my experience is that management staff are not providing basic services to residents.

Here are some examples of what is happening to me: mice problem; roach problem; very high utility bills; broken storage units, renovation without notice.

I worry that I may be forced to move out of my home if a large rent increase is approved.

See less

Abc

Address

200 Winthrop st S STP, MN



Date of Complaint

March 2



Staff Notes



Staff Action

Exception Granted



Phone

Enter value here



Attachments

Add or remove attachments

EXHIBIT

S6

Leanna Shaff

From: Adrian Neis
Sent: Friday, March 10, 2023 4:05 PM
To: Steven Maki; James Thomas
Cc: Leanna Shaff; Stephen Ubl; Nathan Bruhn
Subject: RE: 200 Winthrop - Greg Myers Expert Report.pdf

Happy Friday all.

Mr. Ubl and I had a chance to speak.

The Fire CofO is due not until 2028.

CS is going to contact PO to see if they can have a conversation regarding the scope of work and when it was completed.

James, please provide Steve any good contacts that you have for this property.

Thank you!



SAINT PAUL
MINNESOTA

Adrian J. Neis (AJ), CFI
Fire Safety Manager
Pronouns: he/him/his
Department of Safety and Inspections
375 Jackson St. Suite 220
Saint Paul, MN 55101
P: 612-266-8992 | M: 651-796-8087
adrian.neis@ci.stpaul.mn.us
www.StPaul.gov

From: Stephen Ubl <stephen.ubl@ci.stpaul.mn.us>
Sent: Wednesday, March 8, 2023 10:59 AM
To: Adrian Neis <adrian.neis@ci.stpaul.mn.us>; Nathan Bruhn <nathan.bruhn@ci.stpaul.mn.us>; Steven Maki <Steven.Maki@ci.stpaul.mn.us>
Cc: Leanna Shaff <leanna.shaff@ci.stpaul.mn.us>
Subject: RE: 200 Winthrop - Greg Myers Expert Report.pdf

We have photographs of significant renovation on the interior. Additionally, the inspector drove by the building and recognized new decks, siding, etc.

NO PERMITS!

Steve

From: Adrian Neis <adrian.neis@ci.stpaul.mn.us>
Sent: Wednesday, March 8, 2023 9:50 AM
To: Nathan Bruhn <nathan.bruhn@ci.stpaul.mn.us>; Stephen Ubl <stephen.ubl@ci.stpaul.mn.us>; Steven Maki <Steven.Maki@ci.stpaul.mn.us>
Cc: Leanna Shaff <leanna.shaff@ci.stpaul.mn.us>
Subject: RE: 200 Winthrop - Greg Myers Expert Report.pdf

Gentlemen,

Perhaps there was some confusion. Leanna was preparing information on a data request that may not have anything to do with this.

Please clarify what starting the process is and what work was observed that was completed without a permit and how we can assist.

Thank you.



SAINT PAUL
MINNESOTA

Adrian J. Neis (AJ), CFI
Fire Safety Manager
Pronouns: he/him/his
Department of Safety and Inspections
375 Jackson St. Suite 220
Saint Paul, MN 55101
P: 612-266-8992 | M: 651-796-8087
adrian.neis@ci.stpaul.mn.us
www.StPaul.gov

From: Leanna Shaff <leanna.shaff@ci.stpaul.mn.us>
Sent: Wednesday, March 8, 2023 9:33 AM
To: Adrian Neis <adrian.neis@ci.stpaul.mn.us>
Subject: FW: 200 Winthrop - Greg Myers Expert Report.pdf

From: Nathan Bruhn <nathan.bruhn@ci.stpaul.mn.us>
Sent: Tuesday, March 7, 2023 6:58 AM
To: Stephen Ubl <stephen.ubl@ci.stpaul.mn.us>; Steven Maki <Steven.Maki@ci.stpaul.mn.us>
Cc: Leanna Shaff <leanna.shaff@ci.stpaul.mn.us>
Subject: RE: 200 Winthrop - Greg Myers Expert Report.pdf

Will do Steve.

Regards,

Nathan Bruhn

Senior Building Inspector
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
St. Paul, MN 55101
Phone: 651-266-9033
Email: Nathan.Bruhn@ci.stpaul.mn.us



SAINT PAUL
MINNESOTA

From: Stephen Ubl <stephen.ubl@ci.stpaul.mn.us>
Sent: Monday, March 6, 2023 2:33 PM
To: Nathan Bruhn <nathan.bruhn@ci.stpaul.mn.us>; Steven Maki <Steven.Maki@ci.stpaul.mn.us>
Cc: Leanna Shaff <leanna.shaff@ci.stpaul.mn.us>
Subject: FW: 200 Winthrop - Greg Myers Expert Report.pdf

We will need to meet to start the process. . . . please work with Leanna on this one.

Steve

From: Stephen Ubl
Sent: Monday, March 6, 2023 2:30 PM
To: Angie Wiese <angie.wiese@ci.stpaul.mn.us>
Cc: David Hoban <David.Hoban@ci.stpaul.mn.us>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>
Subject: RE: 200 Winthrop - Greg Myers Expert Report.pdf

Unfortunately, we do not have a choice on this issue.

Thank you,



SAINT PAUL
MINNESOTA

Stephen Ubl

Pronouns: He/Him/His
Building Official
Department of Safety & Inspections
375 Jackson St., Suite 220
Saint Paul, MN 55101
P: 651-266-9021
Email: Stephen.Ubl@ci.stpaul.mn.us



From: Angie Wiese <angie.wiese@ci.stpaul.mn.us>
Sent: Monday, March 6, 2023 2:29 PM
To: Stephen Ubl <stephen.ubl@ci.stpaul.mn.us>
Cc: David Hoban <David.Hoban@ci.stpaul.mn.us>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>
Subject: RE: 200 Winthrop - Greg Myers Expert Report.pdf

I assume they are going to follow up?

Angie Wiese, PE, CBO
Safety & Inspections
651-266-8953

From: Stephen Ubl <stephen.ubl@ci.stpaul.mn.us>
Sent: Monday, March 6, 2023 2:23 PM
To: Angie Wiese <angie.wiese@ci.stpaul.mn.us>
Subject: RE: 200 Winthrop - Greg Myers Expert Report.pdf

Good afternoon,

The inspector drove by to “refresh” his memory of the campus. The confusion is with multiple addresses. He is unable to confirm ANY recent permits were obtained for the properties. He did recognize new work completed on the exterior which would require a permit.

Thank you,

Steve

From: Angie Wiese <angie.wiese@ci.stpaul.mn.us>
Sent: Monday, March 6, 2023 2:15 PM
To: Stephen Ubl <stephen.ubl@ci.stpaul.mn.us>
Cc: David Hoban <David.Hoban@ci.stpaul.mn.us>; Nathan Bruhn <nathan.bruhn@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>
Subject: RE: 200 Winthrop - Greg Myers Expert Report.pdf

Steve- did you send a building inspector to 200 Winthrop last week?

Angie Wiese, PE, CBO
Safety & Inspections
651-266-8953

From: Stephen Ubl <stephen.ubl@ci.stpaul.mn.us>
Sent: Thursday, March 2, 2023 3:59 PM
To: Angie Wiese <angie.wiese@ci.stpaul.mn.us>
Cc: David Hoban <David.Hoban@ci.stpaul.mn.us>; Nathan Bruhn <nathan.bruhn@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>
Subject: Re: 200 Winthrop - Greg Myers Expert Report.pdf

Hi Angie,

I don't see any permits for work at 200 Winthrop S in Amanda -

Steve

Get [Outlook for iOS](#)

From: Angie Wiese <angie.wiese@ci.stpaul.mn.us>

Sent: Thursday, March 2, 2023 9:41:30 AM

To: Stephen Ubl <stephen.ubl@ci.stpaul.mn.us>

Cc: David Hoban <David.Hoban@ci.stpaul.mn.us>; Nathan Bruhn <nathan.bruhn@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>

Subject: 200 Winthrop - Greg Myers Expert Report.pdf

Steve,

This came to the Rent Stabilization team via an attorney who is trying to provide an argument for a habitability violation of the ordinance.

Imbedded in that correspondence was this report.

As the contractor tested for lead or asbestos? Are they taking precautions as is required if there is lead and asbestos present?

The building inspector assigned to this property should be aware but also, I would like to know for our file with Rent Stabilization.

Thank you,



SAINT PAUL
MINNESOTA

Angie Wiese, PE(MN), CBO

Director

Pronouns: She/Her

Department of Safety & Inspections

375 Jackson Street Suite 220

Saint Paul, MN 55101

P: 651-266-8953

Angie.Wiese@ci.stpaul.mn.us

www.StPaul.gov

Lynne Ferkinhoff

From: Lynne Ferkinhoff
Sent: Wednesday, April 5, 2023 2:35 PM
To: Stephen Ubl
Cc: David Hoban; Demetrius Sass; Angie Wiese
Subject: RE: 200 Winthrop - Greg Myers Expert Report.pdf
Attachments: Supplemental - Capital - 2021 - Summary.pdf; Supplemental - Capital - 2021 - Detail.pdf; Supplemental - Capital - 2022 - Detail.pdf; Page 14 - XV - Planned Capital Improvements.pdf

Hi Steve:

The application submitted by The Haven of Battle Creek on includes a brief description of several interior and exterior capital improvement projects. Please see list below.

Exterior (completed)

- Paint
- Asphalt
- Concrete
- Roof (new on 200 side)
- Balcony
- Drainage
- Landscape (repairs)

Interior (completed)

- New Leasing Office
- Renovated Indoor Pool
- Fitness Center
- Model
- Lobbies
- Painting (hallways, stairwells, doors)
- Door Locks (new)

Interior (in progress)

- Package Room
- Mailboxes (new on 200 side)
- Garage (power washing / striping)
- FOB and Camera Systems Installation (new)
- Outdoor Patio (off the pool)
- Outdoor Eating / Veranda Area

Additionally, the attached documents list 2021, 2022 and planned capital improvements for this same property.

Would you be able to review the list above and the attached documents and identify any improvements that would require a permit?

I'd be happy to set up a meeting if that would be easier / more convenient for you. Just let me know.

Thanks in advance for your help.

Lynne Ferkinhoff

Management Analyst

Pronouns: She/Her

Department of Safety & Inspections

Rent Stabilization Program

375 Jackson Street Suite 220

Saint Paul, MN 55101-1806

P: 651-266-9110

lynne.ferkinhoff@ci.stpaul.mn.us

www.StPaul.gov



SAINT PAUL
MINNESOTA

From: Stephen Ubl <stephen.ubl@ci.stpaul.mn.us>

Sent: Monday, March 27, 2023 10:22 AM

To: Angie Wiese <angie.wiese@ci.stpaul.mn.us>

Cc: David Hoban <David.Hoban@ci.stpaul.mn.us>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>

Subject: RE: 200 Winthrop - Greg Myers Expert Report.pdf

Good morning,

We have been in contact with the representative of the property. They will be providing us "scope of work" to clarify what work they performed. Their initial response was the scope of work completed did not require a permit . . . more to come.

Thank you,

Steve

From: Angie Wiese <angie.wiese@ci.stpaul.mn.us>

Sent: Monday, March 27, 2023 10:01 AM

To: Stephen Ubl <stephen.ubl@ci.stpaul.mn.us>

Cc: David Hoban <David.Hoban@ci.stpaul.mn.us>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>

Subject: RE: 200 Winthrop - Greg Myers Expert Report.pdf

I still don't see a new building permit for this address. Can I get an update?

Angie Wiese, PE, CBO

Safety & Inspections

651-266-8953

From: Stephen Ubl <stephen.ubl@ci.stpaul.mn.us>

Sent: Monday, March 6, 2023 2:30 PM

To: Angie Wiese <angie.wiese@ci.stpaul.mn.us>

Cc: David Hoban <David.Hoban@ci.stpaul.mn.us>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>

Subject: RE: 200 Winthrop - Greg Myers Expert Report.pdf

Unfortunately, we do not have a choice on this issue.

Thank you,



**SAINT PAUL
MINNESOTA**

Stephen Ubl

Pronouns: He/Him/His

Building Official

Department of Safety & Inspections

375 Jackson St., Suite 220

Saint Paul, MN 55101

P: 651-266-9021

Email: Stephen.Ubl@ci.stpaul.mn.us



From: Angie Wiese <angie.wiese@ci.stpaul.mn.us>

Sent: Monday, March 6, 2023 2:29 PM

To: Stephen Ubl <stephen.ubl@ci.stpaul.mn.us>

Cc: David Hoban <David.Hoban@ci.stpaul.mn.us>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>

Subject: RE: 200 Winthrop - Greg Myers Expert Report.pdf

I assume they are going to follow up?

Angie Wiese, PE, CBO

Safety & Inspections

651-266-8953

From: Stephen Ubl <stephen.ubl@ci.stpaul.mn.us>

Sent: Monday, March 6, 2023 2:23 PM

To: Angie Wiese <angie.wiese@ci.stpaul.mn.us>

Subject: RE: 200 Winthrop - Greg Myers Expert Report.pdf

Good afternoon,

The inspector drove by to “refresh” his memory of the campus. The confusion is with multiple addresses. He is unable to confirm ANY recent permits were obtained for the properties. He did recognize new work completed on the exterior which would require a permit.

Thank you,

Steve

From: Angie Wiese <angie.wiese@ci.stpaul.mn.us>
Sent: Monday, March 6, 2023 2:15 PM
To: Stephen Ubl <stephen.ubl@ci.stpaul.mn.us>
Cc: David Hoban <David.Hoban@ci.stpaul.mn.us>; Nathan Bruhn <nathan.bruhn@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>
Subject: RE: 200 Winthrop - Greg Myers Expert Report.pdf

Steve- did you send a building inspector to 200 Winthrop last week?

Angie Wiese, PE, CBO
Safety & Inspections
651-266-8953

From: Stephen Ubl <stephen.ubl@ci.stpaul.mn.us>
Sent: Thursday, March 2, 2023 3:59 PM
To: Angie Wiese <angie.wiese@ci.stpaul.mn.us>
Cc: David Hoban <David.Hoban@ci.stpaul.mn.us>; Nathan Bruhn <nathan.bruhn@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>
Subject: Re: 200 Winthrop - Greg Myers Expert Report.pdf

Hi Angie,

I don't see any permits for work at 200 Winthrop S in Amanda -

Steve

Get [Outlook for iOS](#)

From: Angie Wiese <angie.wiese@ci.stpaul.mn.us>
Sent: Thursday, March 2, 2023 9:41:30 AM
To: Stephen Ubl <stephen.ubl@ci.stpaul.mn.us>
Cc: David Hoban <David.Hoban@ci.stpaul.mn.us>; Nathan Bruhn <nathan.bruhn@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>
Subject: 200 Winthrop - Greg Myers Expert Report.pdf

Steve,

This came to the Rent Stabilization team via an attorney who is trying to provide an argument for a habitability violation of the ordinance.

Imbedded in that correspondence was this report.

As the contractor tested for lead or asbestos? Are they taking precautions as is required if there is lead and asbestos present?

The building inspector assigned to this property should be aware but also, I would like to know for our file with Rent Stabilization.

Thank you,



SAINT PAUL
MINNESOTA

Angie Wiese, PE(MN), CBO

Director

Pronouns: She/Her

Department of Safety & Inspections

375 Jackson Street Suite 220

Saint Paul, MN 55101

P: 651-266-8953

Angie.Wiese@ci.stpaul.mn.us

www.StPaul.gov

EXHIBIT

S7

Lynne Ferkinhoff

From: Lynne Ferkinhoff
Sent: Monday, April 10, 2023 9:21 AM
To: Demetrius Sass
Subject: RE: Angie Meeting

Thanks for the update, Demetrius.

It looks like we meet with Angie @ 4:30 pm today, but please let me know if you see something different on your calendar. (I noticed she moved our RSO Check-in meeting to 9:00 am on 04/17/23.)

We can ask Angie about the habitability issues at The Haven of Battle Creek during our meeting today. I sent an email to Seve Ubl last week about the habitability issues, but he did not respond. I can follow-up with him.

Lynne Ferkinhoff

Management Analyst

Pronouns: She/Her

Department of Safety & Inspections

Rent Stabilization Program

375 Jackson Street Suite 220

Saint Paul, MN 55101-1806

P: 651-266-9110

lynne.ferkinhoff@ci.stpaul.mn.us

www.StPaul.gov



SAINT PAUL
MINNESOTA

From: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>

Sent: Friday, April 7, 2023 2:32 PM

To: Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>

Subject: Angie Meeting

Good'ay,

Asha is wondering about the status of DSI's investigation into the expert report on Haven. Since there are habitability concerns, and habitability is key to an approval, we need to get this sorted out to avoid being sued. Angie moved our meeting to the morning so I figure we can ask her then.

Thanks



SAINT PAUL
MINNESOTA

Demetrius Sass

Rent Stabilization Administrator

Pronouns: he/him/his

Department of Safety and Inspections

375 Jackson Street, Suite 220

Saint Paul, MN 551101-1806

P: 651-266-9067

Demetrius.sass@ci.stpaul.mn.us

www.StPaul.gov

EXHIBIT

S8

Lynne Ferkinhoff

From: Jason Wood <JWood@marquettecompanies.com>
Sent: Friday, June 2, 2023 4:40 PM
To: Lynne Ferkinhoff
Cc: Demetrius Sass; Jason Wood
Subject: RE: Rent Control Petition - Marquette Management, Inc

Think Before You Click: This email originated outside our organization.

That would be great, thank you!

From: Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>
Sent: Friday, June 2, 2023 4:14 PM
To: Jason Wood <JWood@marquettecompanies.com>
Cc: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>
Subject: RE: Rent Control Petition - Marquette Management, Inc

Caution: This is an external email and is NOT from a Marquette Employee.

Hi Jason.

The appeals notification is usually delivered by email.

Demetrius and I represent the Department of Safety & Inspections at Rent Stabilization appeals. If an appeal is filed for a rent increase granted at The Haven of Battle Creek, we can alert the Legislative Hearing Officer to include you in the emails that are sent.

Have a good weekend.

Lynne Ferkinhoff

Management Analyst

Pronouns: She/Her

Department of Safety & Inspections

Rent Stabilization Program

375 Jackson Street Suite 220

Saint Paul, MN 55101-1806

P: 651-266-9110

lynne.ferkinhoff@ci.stpaul.mn.us

www.StPaul.gov



SAINT PAUL
MINNESOTA

From: Jason Wood <JWood@marquettecompanies.com>
Sent: Friday, June 2, 2023 1:47 PM
To: Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>
Cc: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Jason Wood <JWood@marquettecompanies.com>
Subject: RE: Rent Control Petition - Marquette Management, Inc

Think Before You Click: This email originated **outside** our organization.

Thank you, Lynne! Quick follow-up on the notifications of appeals, how/where will that notification be delivered?

From: Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>
Sent: Friday, June 2, 2023 10:51 AM
To: Jason Wood <JWood@marquettecompanies.com>
Cc: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>
Subject: RE: Rent Control Petition - Marquette Management, Inc

Caution: This is an external email and is NOT from a Marquette Employee.

Hi Jason.

Please see answers to your questions below.

- The letter is dated 5/24 but within the first paragraph it says that approval was granted on 5/16. Which date should we use to start the 45-day clock?

The 45-day clock started on 05/24. This is the date that the both the approval letter and tenant notices were mailed.

- Will we be notified if a tenant appeals, or is there somewhere online for us to check?

Yes, you will be notified if a tenant appeals the determination.

- Assuming there are some appeals, how quickly does the Hearing Officer make his/her recommendation? Would it be on that same date of the hearing (i.e. second/fourth Thursday of the month)?

Generally, the Legislative Hearing Officer will make a recommendation 2 to 3 weeks after the appeal hearing, sometimes sooner if the case is simple. If the Legislative Hearing Officer recommends that the increase be granted and the City Council accepts the recommendation, the appeal is final and the applicant can move forward with the rent increase.

- If a tenant is unsatisfied with the Hearing Officer's recommendation and decides to take it to the City Council, how quickly would that hearing be scheduled (i.e. similar to Hearing Officer appeal within 1-4 weeks)?

After the Legislative Hearing Officer makes a recommendation, the tenant and / or landlord can appear at the City Council meeting where the specific case is being discussed. The case would generally be added to the agenda for the next City Council meeting after the recommendation is made.

I hope this information is helpful.

Lynne Ferkinhoff
Management Analyst

Pronouns: She/Her
Department of Safety & Inspections
Rent Stabilization Program
375 Jackson Street Suite 220
Saint Paul, MN 55101-1806
P: 651-266-9110
lynne.ferkinhoff@ci.stpaul.mn.us
www.StPaul.gov



SAINT PAUL
MINNESOTA

From: Jason Wood <JWood@marquettecompanies.com>
Sent: Friday, June 2, 2023 9:08 AM
To: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>
Cc: Jason Wood <JWood@marquettecompanies.com>
Subject: RE: Rent Control Petition - Marquette Management, Inc

Think Before You Click: This email originated outside our organization.

Hope you both had a nice holiday weekend. Our team reviewed and had a few quick questions we were hoping you could assist us with. The Rent Stabilization Appeals portion of the website (<https://www.stpaul.gov/rent-stabilization-appeals>) was rather thorough but wanted to clarify a few items:

- The letter is dated 5/24 but within the first paragraph it says that approval was granted on 5/16. Which date should we use to start the 45-day clock?
- Will we be notified if a tenant appeals, or is there somewhere online for us to check?
- Assuming there are some appeals, how quickly does the Hearing Officer make his/her recommendation? Would it be on that same date of the hearing (i.e. second/fourth Thursday of the month)?
- If a tenant is unsatisfied with the Hearing Officer's recommendation and decides to take it to the City Council, how quickly would that hearing be scheduled (i.e. similar to Hearing Officer appeal within 1-4 weeks)?

Thanks again for all of your help!
JW

From: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>
Sent: Thursday, May 25, 2023 10:04 AM
To: Jason Wood <JWood@marquettecompanies.com>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>
Subject: RE: Rent Control Petition - Marquette Management, Inc

Caution: This is an external email and is NOT from a Marquette Employee.

Hello,

Please see the attached determination letter for the property.

If you have any additional questions, please reach out and we will do our best to assist.

Thank you for your patience.



SAINT PAUL
MINNESOTA

Demetrius Sass

Rent Stabilization Administrator

Pronouns: he/him/his

Department of Safety and Inspections

375 Jackson Street, Suite 220

Saint Paul, MN 551101-1806

P: 651-266-9067

Demetrius.sass@ci.stpaul.mn.us

www.StPaul.gov

From: Jason Wood <JWood@marquettecompanies.com>

Sent: Tuesday, May 23, 2023 8:46 AM

To: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>

Cc: Jason Wood <JWood@marquettecompanies.com>

Subject: Re: Rent Control Petition - Marquette Management, Inc

Think Before You Click: This email originated **outside** our organization.

Circling back as I do not believe I saw a response, and wanted to check in before the holiday weekend. This process has taken considerably longer than the 3 weeks that were initially relayed to our team for a determination, so any additional feedback and firm timing would be much appreciated.

From: Jason Wood <JWood@marquettecompanies.com>

Date: Wednesday, May 17, 2023 at 10:01 AM

To: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>

Subject: RE: Rent Control Petition - Marquette Management, Inc

Circling back here, do we have an ETA on the determination letter?

From: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>

Sent: Thursday, May 11, 2023 8:26 AM

To: Jason Wood <JWood@marquettecompanies.com>

Subject: RE: Rent Control Petition - Marquette Management, Inc

Caution: This is an external email and is NOT from a Marquette Employee.

We primarily send them digitally unless a physical copy is requested.

Best.



SAINT PAUL
MINNESOTA

Demetrius Sass

Rent Stabilization Administrator
Pronouns: he/him/his
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 551101-1806
P: 651-266-9067
Demetrius.sass@ci.stpaul.mn.us
www.StPaul.gov

From: Jason Wood <JWood@marquettecompanies.com>
Sent: Wednesday, May 10, 2023 4:20 PM
To: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>
Subject: Re: Rent Control Petition - Marquette Management, Inc

Think Before You Click: This email originated outside our organization.

Thank you. Any chance we could get a digital copy of the letter when you send out as well?

JW

From: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>
Sent: Wednesday, May 10, 2023 2:09 PM
To: Jason Wood <JWood@marquettecompanies.com>
Subject: RE: Rent Control Petition - Marquette Management, Inc

Caution: This is an external email and is NOT from a Marquette Employee.

Hello,

We have now met with the inspection team that visited the property and cleared up a few concerns that arose during the review process. Now that this is complete we are now preparing the determination letter and you will have it soon.

Thank you



SAINT PAUL
MINNESOTA

Demetrius Sass

Rent Stabilization Administrator
Pronouns: he/him/his
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 551101-1806
P: 651-266-9067
Demetrius.sass@ci.stpaul.mn.us
www.StPaul.gov

From: Jason Wood <JWood@marquettecompanies.com>
Sent: Tuesday, May 9, 2023 10:23 AM
To: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>
Cc: Cheron Eich <CEich@marqnet.com>; Jim Cunningham <JCunningham@marqnet.com>; Jason Wood <JWood@marquettecompanies.com>
Subject: RE: Rent Control Petition - Marquette Management, Inc

Think Before You Click: This email originated outside our organization.

Demetrius / Lynne – I wanted to circle back to see where we are at within the process and expect to have a final decision on the allowable rent increases that we had submitted? Trying to be patient, but our equity partner on the asset is getting a bit pushy and this process has definitely gone on a bit longer than what was initially relayed to us. Any feedback on current status and timing/next steps would be much appreciated.

Thanks,

JASON WOOD
Director | Asset Management



☎ 630-420-3096
✉ jwood@marquettecompanies.com
📍 www.marquettecompanies.com
📍 135 Water St. | Naperville, IL 60540

From: Cheron Eich <CEich@marqnet.com>
Sent: Monday, April 17, 2023 5:00 PM
To: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Jason Wood <JWood@marquettecompanies.com>
Subject: RE: Rent Control Petition - Marquette Management, Inc

Hi Demetrius,

Just curious if there is an update on this? I will be with the ownership group this week in MN and know this is something that will be asked. 😊

Appreciate your time.

Thank you,

Cheron



Cheron Eich, CAM

Regional Manager | As Agent For Owner
A: 135 Water Street, 4th Floor | Naperville, IL 60540
www.marquettemanagement.com |
www.marquettecompanies.com

From: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>
Sent: Friday, March 31, 2023 9:39 AM

To: Cheron Eich <CEich@marqnet.com>; Jason Wood <JWood@marquettecompanies.com>

Subject: RE: Rent Control Petition - Marquette Management, Inc

Caution: This is an external email and is NOT from a Marquette Employee.

Hello,

I wanted to follow up and let you know that I have essentially finished my portion of the process and have calculated the potential rent increase allowances. My analysis will be looked over by our supervisor next week and the process should be on its way to completion.

Since there is still 1 or 2 more desks to verify my work I cannot yet share the full results with you but the rent increases for the units range from roughly 25% to 75% when capital improvements are accounted for.

Thank you



SAINT PAUL
MINNESOTA

Demetrius Sass

Rent Stabilization Administrator

Pronouns: he/him/his

Department of Safety and Inspections

375 Jackson Street, Suite 220

Saint Paul, MN 551101-1806

P: 651-266-9067

Demetrius.sass@ci.stpaul.mn.us

www.StPaul.gov

From: Cheron Eich <CEich@marqnet.com>

Sent: Friday, March 24, 2023 3:19 PM

To: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Jason Wood <JWood@marquettecompanies.com>

Subject: RE: Rent Control Petition - Marquette Management, Inc

Think Before You Click: This email originated outside our organization.

Thank you very much for the follow up. Hope you have a great weekend and hopefully no more snow up there!



Cheron Eich, CAM

Regional Manager | As Agent For Owner

P: 630-320-0557

A: 135 Water Street, 4th Floor | Naperville, IL 60540

www.marquettemanagement.com |

www.marquettecompanies.com

From: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>

Sent: Friday, March 24, 2023 3:15 PM

To: Jason Wood <JWood@marquettecompanies.com>

Cc: Cheron Eich <CEich@marqnet.com>

Subject: RE: Rent Control Petition - Marquette Management, Inc

Caution: This is an external email and is NOT from a Marquette Employee.

Hello,

Unfortunately I couldn't quite get that report buttoned up this afternoon due to a couple surprise in person meetings. I will have the allowable increase values to you early next week but we are still working with our legal team to decide how to best create this approval letter since there will be so many varying increase percentages. I thank you for your patience as we work through the growing pains of the new ordinance.

Have a nice weekend.



SAINT PAUL
MINNESOTA

Demetrius Sass

Rent Stabilization Administrator

Pronouns: he/him/his

Department of Safety and Inspections

375 Jackson Street, Suite 220

Saint Paul, MN 551101-1806

P: 651-266-9067

Demetrius.sass@ci.stpaul.mn.us

www.StPaul.gov

From: Jason Wood <JWood@marquettecompanies.com>

Sent: Wednesday, March 22, 2023 3:56 PM

To: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>

Cc: Cheron Eich <CEich@marqnet.com>

Subject: RE: Rent Control Petition - Marquette Management, Inc

Think Before You Click: This email originated outside our organization.

Thank you, much appreciated!

From: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>

Sent: Wednesday, March 22, 2023 3:03 PM

To: Jason Wood <JWood@marquettecompanies.com>

Cc: Cheron Eich <CEich@marqnet.com>

Subject: RE: Rent Control Petition - Marquette Management, Inc

Caution: This is an external email and is NOT from a Marquette Employee.

Hello Jason,

Lynne is out of the office this week and a most of next wee so I am running the show solo. I will do my best to get you some updated information by the end of the week.

Thanks



SAINT PAUL
MINNESOTA

Demetrius Sass

Rent Stabilization Administrator
Pronouns: he/him/his
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 551101-1806
P: 651-266-9067
Demetrius.sass@ci.stpaul.mn.us
www.StPaul.gov

From: Jason Wood <JWood@marquettecompanies.com>
Sent: Wednesday, March 22, 2023 2:51 PM
To: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>
Cc: Cheron Eich <CEich@marqnet.com>; Jason Wood <JWood@marquettecompanies.com>
Subject: RE: Rent Control Petition - Marquette Management, Inc

Think Before You Click: This email originated outside our organization.

Demetrius / Lynne – I wanted to follow-up to see if there has been any further update regarding our petition.

Thanks!
JW

From: Jason Wood <JWood@marquettecompanies.com>
Sent: Tuesday, March 7, 2023 2:43 PM
To: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>
Cc: Cheron Eich <CEich@marqnet.com>; Jason Wood <JWood@marquettecompanies.com>
Subject: Re: Rent Control Petition - Marquette Management, Inc

Perfect, thank you. Let me know if you have any questions on the recent revisions after you have had a chance to dig in.

From: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>
Date: Tuesday, March 7, 2023 at 2:33 PM
To: Jason Wood <JWood@marquettecompanies.com>, Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>
Cc: Cheron Eich <CEich@marqnet.com>
Subject: RE: Rent Control Petition - Marquette Management, Inc

Caution: This is an external email and is NOT from a Marquette Employee.

Jason,

At this point, do not worry about updating the PDF version of the MNOI. In case of any additional adjustments we will save that for the end of the process.

Thank you.



SAINT PAUL
MINNESOTA

Demetrius Sass

Rent Stabilization Administrator
Pronouns: he/him/his
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 551101-1806
P: 651-266-9067
Demetrius.sass@ci.stpaul.mn.us
www.StPaul.gov

From: Jason Wood <JWood@marquettecompanies.com>
Sent: Tuesday, March 7, 2023 1:58 PM
To: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>
Cc: Cheron Eich <CEich@marqnet.com>; Jason Wood <JWood@marquettecompanies.com>
Subject: RE: Rent Control Petition - Marquette Management, Inc

Think Before You Click: This email originated outside our organization.

Thanks, Demetrius. Please see attached for our revisions and below (for the notes that correspond with the revisions). Apologies in advance for the amount of detail, wanted to make sure all bases were covered for your re-review.

Side note/question – do you want us to also update the PDF document with the revisions, or will the MS Excel workbook suffice?

IX – Operating Expenses

- Cell P27 has been updated to tie directly to the ‘XII – Interest Allowance (All)’ tab to incorporate the capital improvements that have been made that impact all 216 units at the property. Cell O27 refers to the previous ownership’s capital spend but as we understand it, those upgrades only occurred in select (73) units, so I believe that should be removed from the calculation, no?

XII – Interest Allowance

- I left this tab alone as I wanted a baseline for the initial submission, but all revisions have been made to the ‘XII – Interest Allowance (All)’ and ‘XII – Interest Allowance (Ind)’ tabs, and corresponding formulas that relate to those tabs have been updated.

XII – Interest Allowance (All)

- Similar to the note below, this tab has been revised to only include the upgrades that impact all 216 units at the property. In addition, the interest allowance percentage input has reverted back to the 6.15% + 2.00% that ties back to our initial submission.

XII – Interest Allowance (Ind)

- Similar to the note below, this tab has been revised to only include the upgrades that impact individual units with the corresponding costs and interest allowance as applicable, and the information has been filled out in Columns AK-BA within this tab.
- To confirm, I do not see this flowing to anywhere else within the submission as they do not impact all 216 units.

XV – Planned Capital

- Similar to the note above in ‘XII – Interest Allowance’, I left this tab alone as I wanted a baseline for the initial submission, but all revisions have been made to the ‘XV – Planned Capital (All)’ and ‘XV – Planned Capital (Ind)’ tabs.

XV – Planned Capital (All)

- Similar methodology to the ‘Interest Allowance’ tabs, this tab has been revised to only include the upgrades that impact all 216 units at the property that are slated for 2023 and/or 2024. In addition, the interest allowance percentage input has reverted back to the 6.15% + 2.00% that ties back to our initial submission.
- To confirm, I do not see this flowing to anywhere else within the submission since the upgrades have not yet occurred (some unit renovations are actually in-process).

XV – Planned Capital (Ind)

- Based on your note below, we can accurately identify which units will be upgraded with unit renovations and asphalt repairs (215 building) that impact select units at the property, and the information has been filled out in Columns AK-AX within this tab.
- The additional items that were included in the ‘XV – Planned Capital’ tab at the onset have been removed as they are placeholders for the time being.

XVI – Net Operating Income

- With the changes made above that impact the IX – Operating Expenses and XII – Interest Allowance sections, the formulas are updated to come up with a revised allowable rent increase percentage for all applicable items that impact all 216 units.

From: Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>

Sent: Monday, March 6, 2023 12:28 PM

To: Jason Wood <JWood@marquettecompanies.com>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>

Cc: Cheron Eich <CEich@marqnet.com>

Subject: RE: Rent Control Petition - Marquette Management, Inc

Caution: This is an external email and is NOT from a Marquette Employee.

Hello Jason,

The attached revisions look great. The interest allowance % will be based on the date of the initial application so we will continue to use 8.15%. In order to assess how the capital improvements will affect the allowable rent increase values, we simply take the annual amortized cost of the improvement and divide this by the annual gross collectible rent of said unit.

With that said, without a unit to attribute the planned improvements to, I do not have a way to calculate an allowable increase for those improvements. At this time it would be best to exclude those from the submission.

Best.



SAINT PAUL
MINNESOTA

Demetrius Sass

Rent Stabilization Administrator

Pronouns: he/him/his

Department of Safety and Inspections

375 Jackson Street, Suite 220

Saint Paul, MN 551101-1806

P: 651-266-9067

Demetrius.sass@ci.stpaul.mn.us

www.StPaul.gov

From: Jason Wood <JWood@marquettecompanies.com>

Sent: Thursday, March 2, 2023 4:43 PM

To: Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>

Cc: Cheron Eich <CEich@marqnet.com>; Jason Wood <JWood@marquettecompanies.com>

Subject: RE: Rent Control Petition - Marquette Management, Inc

Think Before You Click: This email originated outside our organization.

Lynne and Demetrius,

Thank you again for taking the time to speak with Cheron and I and talk thru our application, we both sincerely appreciate your time and feedback related to the submission. Based on our conversation, I wanted to follow-up on a few of the open items that we discussed:

XII – Interest Allowance – I have preliminarily broken out this category into two new tabs:

- *XII – Interest Allowance (All)* – this tab only includes the capital items that impact all 216 units at the property. The annual cost (utilizing the updated 30-Yr FRM rate) is \$329,539.31.
 - Should we be updating the applicable sections with the updated 30-year fixed rate mortgage data or are we still tied to the most current rate at the time of our initial submission?
- *XII – Interest Allowance (Ind)* – this tab only includes the capital items that impact specific individual units (see Columns AF-BA) with the revised total for these items located in Row 8 of Columns AS-BA). Several of the individual capital items that were previously included are not included in this section as there were larger bulk purchases that occurred, and our accounting was not as detailed with assigning unit numbers to the individual items. Based on the adjustments, there are 72 units that are impacted with annual costs ranging from \$69 to \$6,809 on a per unit basis, totaling \$192,732.70 (utilizing the updated 30-Yr FRM rate) compared to \$210,420.26 that was previously submitted – representing a \$17k delta between the two for not having detailed unit numbers for some of the improvements.
 - With some of the costs being a bit lower, I wanted to understand (if approved) what the individual rent increases would be to understand if it is worth our time (and yours) to go thru those items if the benefit is very, very minimal. Trying to best utilize everyone’s time...
- *XII – Interest Allowance* – this is the initial tab that remains untouched other than an adjustment to the 2019 (Base Year) capital units impacted based on Cheron’s comment today that the prior ownership only focused on unit renovations. Our business plan encompassed renovating every remaining unit at the time of our

acquisition, so that assumes that 73 units were renovated under the previous ownership's period, but we cannot say for certain that all 73 units were included in calendar year 2019 for the total 'initial cost' of \$319,827.15. In addition, following the notes above, I did update the interest rate with today's most recent data.

XV – Planned Capital – I have held off on updating this section but wanted to make sure I was on the right path with the notes above. There are a good number of items that would impact all units (or half of the property for the asphalt repairs), but outside of the projects that encompass all 216 units and future unit renovation totals (which we know what units those will be over the next two years), the remainder of the items are placeholders and do not currently have a specific unit number tied to the improvements. Therefore, should we exclude those from the submission and later bookmark for a future year's submission for items that were completed, or do we still go thru the same process knowing that we do not have a specific unit to tie the anticipated costs to at this time?

I am around tomorrow and next week if easier to go thru these quickly on the phone.

Thanks again!

JW



From: Ferkinhoff, Lynne (CI-StPaul) <Lynne.Ferkinhoff@ci.stpaul.mn.us>
Sent: Thursday, February 23, 2023 11:38:30 AM
To: Cheron Eich <CEich@marqnet.com>
Cc: Sass, Demetrius (CI-StPaul) <Demetrius.Sass@ci.stpaul.mn.us>
Subject: RE: Rent Control Petition - Marquette Management, Inc

Caution: This is an external email and is NOT from a Marquette Employee.

Hi Cheron.

City staff:

- Worked with a local print vendor to send notices to tenants that The Haven of Battle Creek applied for an exception to the 3% rent increase allowed without petitioning the City of Saint Paul. (Under the amendments to the Rent Stabilization Ordinance, the City is required to notify tenants when a landlord submits an application and again when the application is approved / denied.)
- Completed a preliminary review of the application.

Demetrius and I would like to meet with you. We have some questions about the information submitted by The Haven of Battle Creek. The additional information will help us finalize the application and make a determination. Are you available for a meeting on March 2? Demetrius and I are available until 4 pm that day. We can meet by phone / Microsoft Teams or in person, if you prefer. Please let me know what works for you.

Thanks for reaching out.

Lynne Ferkinhoff

Management Analyst

Pronouns: She/Her

Department of Safety & Inspections

Rent Stabilization Program

375 Jackson Street Suite 220

Saint Paul, MN 55101-1806

P: 651-266-9110

lynne.ferkinhoff@ci.stpaul.mn.us

www.StPaul.gov



SAINT PAUL
MINNESOTA

From: Cheron Eich <CEich@marqnet.com>

Sent: Wednesday, February 22, 2023 5:20 AM

To: Ferkinhoff, Lynne (CI-StPaul) <Lynne.Ferkinhoff@ci.stpaul.mn.us>

Subject: Re: Rent Control Petition - Marquette Management, Inc

Think Before You Click: This email originated outside our organization.

Good Morning Lynne,

Wanted to follow up on the petition submission and see if there are any updates for The Haven of Battle Creek?

Please advise.

Thanks,
Cheron

Sincerely,

Cheron Eich, CAM
Regional Manager
Marquette Management, Inc.
E: ceich@marqnet.com

From: Ferkinhoff, Lynne (CI-StPaul) <Lynne.Ferkinhoff@ci.stpaul.mn.us>

Sent: Tuesday, January 31, 2023 10:33 AM

To: Cheron Eich <CEich@marqnet.com>

Subject: FW: Rent Control Petition - Marquette Management, Inc

[EXTERNAL EMAIL] .

Thanks, Cheron.

Lynne Ferkinhoff

Management Analyst

Pronouns: She/Her

Department of Safety & Inspections

Rent Stabilization Program

375 Jackson Street Suite 220

Saint Paul, MN 55101-1806

P: 651-266-9110

lynne.ferkinhoff@ci.stpaul.mn.us

www.StPaul.gov



**SAINT PAUL
MINNESOTA**

From: Cheron Eich <CEich@marqnet.com>

Sent: Tuesday, January 31, 2023 6:09 AM

To: Ferkinhoff, Lynne (CI-StPaul) <Lynne.Ferkinhoff@ci.stpaul.mn.us>

Cc: Marcella Doyle <MDoyle@marqnet.com>; Cheron Eich <CEich@marqnet.com>

Subject: RE: Rent Control Petition - Marquette Management, Inc

Think Before You Click: This email originated outside our organization.

Good Morning Lynne,

The completed rent roll template is attached.

Thank you,

Cheron



Cheron Eich, CAM

Regional Manager | As Agent For Owner

P: 630-320-0557

A: 135 Water Street, 4th Floor | Naperville, IL 60540

www.marquettemanagement.com |

www.marquettecompanies.com

From: Ferkinhoff, Lynne (CI-StPaul) <Lynne.Ferkinhoff@ci.stpaul.mn.us>

Sent: Monday, January 30, 2023 12:55 PM

To: Cheron Eich <CEich@marqnet.com>

Subject: RE: Rent Control Petition - Marquette Management, Inc

Good Afternoon, Cheron.

The City received the completed forms and staff is conducting a preliminary review of them. We flagged the questions from the Asset Manager and will let you know if any numbers need to be adjusted on the amortization portion of the Maintenance of Net Operating Income worksheet.

To answer your question about whether it's possible to be present for the appeal . . . yes, the City's process for Rent Stabilization appeals allows both property managers and tenants to be present for the appeal hearing. A determination (approval or denial of the rent increase exception request) is usually communicated before an appeal is filed. At this point, an appeal has not been filed.

One thing I would like to clarify is our request for a "Rent Roll." With the Rent Stabilization amendments that went into effect on 01/01/23, we are required to send notices to impacted tenants when:

- A landlord submits an application for an exception to the 3% cap on rent.
- We issue a determination on the exception to the 3% cap on rent.

Landlords provide the Rent Roll, which lists the unit numbers (not tenant names) and address information for apartment units that would be impacted by an approved rent increase. I have attached a Microsoft Excel spreadsheet ("Rent Roll") that we ask landlords to complete / submit when requesting an exception to the 3% cap on rent. Could you please complete / submit this rent roll for all of the units that will be impacted by your request for rent increase, if approved?

Please reach out if you have questions. Thanks,

Lynne Ferkinhoff

Management Analyst

Pronouns: She/Her

Department of Safety & Inspections

Rent Stabilization Program

375 Jackson Street Suite 220

Saint Paul, MN 55101-1806

P: 651-266-9110

lynne.ferkinhoff@ci.stpaul.mn.us

www.StPaul.gov



SAINT PAUL
MINNESOTA

From: Cheron Eich <CEich@marqnet.com>

Sent: Monday, January 23, 2023 12:10 PM

To: Ferkinhoff, Lynne (CI-StPaul) <Lynne.Ferkinhoff@ci.stpaul.mn.us>

Cc: Marcella Doyle <MDoyle@marqnet.com>

Subject: RE: Rent Control Petition - Marquette Management, Inc

Think Before You Click: This email originated outside our organization.

Hi Lynne,

Happy Monday! Outside of the few questions we had, we have completed our forms. Any news on if we can present them in person?



Cheron Eich, CAM

Regional Manager | As Agent For Owner

P: 630-320-0557

A: 135 Water Street, 4th Floor | Naperville, IL 60540

www.marquettemanagement.com |
www.marquettecompanies.com

From: Ferkinhoff, Lynne (Ci-StPaul) <Lynne.Ferkinhoff@ci.stpaul.mn.us>

Sent: Wednesday, January 18, 2023 11:26 AM

To: Cheron Eich <CEich@marqnet.com>

Cc: Marcella Doyle <MDoyle@marqnet.com>

Subject: RE: Rent Control Petition - Marquette Management, Inc

[EXTERNAL EMAIL]

No worries, Cheron.

I am reviewing your emails and will get back to you.

Thanks for reaching out.

Lynne Ferkinhoff

Management Analyst

Pronouns: She/Her

Department of Safety & Inspections

Rent Stabilization Program

375 Jackson Street Suite 220

Saint Paul, MN 55101-1806

P: 651-266-9110

lynne.ferkinhoff@ci.stpaul.mn.us

www.StPaul.gov



SAINT PAUL
MINNESOTA

From: Cheron Eich <CEich@marqnet.com>
Sent: Wednesday, January 18, 2023 11:24 AM
To: Ferkinhoff, Lynne (CI-StPaul) <Lynne.Ferkinhoff@ci.stpaul.mn.us>
Cc: Cheron Eich <CEich@marqnet.com>; Marcella Doyle <MDoyle@marqnet.com>
Subject: FW: Rent Control Petition - Marquette Management, Inc

Think Before You Click: This email originated **outside** our organization.

Hi Lynne,

So sorry, two more questions (in red) from Asset management. Please see below.

QUESTION 1: For the **Total for Current Year** input at the bottom, should that be the total of **Column I Annual Cost** or the total of **Column H Total Cost**?

XII. Interest Allowance

If an amount was reported as an amortized portion of expenses on page 7, line 23 of the Base Year or expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" is the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the expense table above. <http://www.freddiemac.com/pmms/archive.html>

1. Completed Capital Improvement and Expense Worksheet (Base Year)

(a) Date of Improvement	(b) Description of Expense	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost
			\$	%		\$	\$	\$	\$
			\$	%		\$	\$	\$	\$
			\$	%		\$	\$	\$	\$
			\$	%		\$	\$	\$	\$

*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then calculate (g) through (i).

Total for Base Year: \$ _____
[add amounts in column (d)]

2. Completed Capital Improvement and Expense Worksheet (Current Year)

(a) Date of Improvement	(b) Description of Expense	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost
			\$	%		\$	\$	\$
			\$	%		\$	\$	\$
			\$	%		\$	\$	\$
			\$	%		\$	\$	\$

*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then calculate (g) through (i).

Total for Current Year: \$?????

QUESTION 2: For the Proposed Total Capital Expenses input at the bottom, should that be the total of Column I Annual Cost or the total of Column H Total Cost?

XV. Planned Capital Improvements

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future exp amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for expenses that the Landlord intends to incur during the twenty-four month period following the date of a final determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repair. Any allowable rent increase attributable to the capital improvement and expense shall not go into effect until documented to the Rent Program.

Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been approved by the City.

Column:

- (b) - Identify capital improvements and expenses you plan to complete within twenty four (24) months.
- (c) - List each unit that will benefit from the capital improvement/expense.
- (d) - Provide the date you expect to complete each capital improvement/expense.
- (e) - State the estimated cost of each improvement/expense.

(a) Item #	(b) Description of Expense & Estimated Date of Completion	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost
			\$	%		\$	\$	\$
			\$	%		\$	\$	\$
			\$	%		\$	\$	\$
			\$	%		\$	\$	\$
			\$	%		\$	\$	\$
			\$	%		\$	\$	\$
			\$	%		\$	\$	\$
			\$	%		\$	\$	\$
			\$	%		\$	\$	\$
			\$	%		\$	\$	\$

*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then column (g) through (i) will fill in automatically.

Proposed Total Capital Expenses \$?????

Use extreme caution sending sensitive information in replying by using new Safe Sending Techniques such as encrypted email and expiring attachment links option in Outlook (here's how) and verify the email address you are communicating with is legitimate. When in doubt schedule a Teams video meeting with the sender to verify. Please [add a Zendesk for Marquette IT](#) for help.

Use extreme caution sending sensitive information in replying by using new Safe Sending Techniques such as encrypted email and expiring attachment links option in Outlook (here's how) and verify the email address you are communicating with is legitimate. When in doubt schedule a Teams video meeting with the sender to verify. Please [add a Zendesk for Marquette IT](#) for help.

Use extreme caution sending sensitive information in replying by using new Safe Sending Techniques such as encrypted email and expiring attachment links option in Outlook (here's how) and verify the email address you are communicating with is legitimate. When in doubt schedule a Teams video meeting with the sender to verify. Please [add a Zendesk for Marquette IT](#) for help.

address you are communicating with is legitimate. When in doubt schedule a Teams video meeting with the sender to verify. Please [add a Zendesk for Marquette IT](#) for help.

Use extreme caution sending sensitive information in replying by using new Safe Sending Techniques such as encrypted email and expiring attachment links option in Outlook (here's how) and verify the email address you are communicating with is legitimate. When in doubt schedule a Teams video meeting with the sender to verify. Please [add a Zendesk for Marquette IT](#) for help.

Use extreme caution sending sensitive information in replying by using new Safe Sending Techniques such as encrypted email and expiring attachment links option in Outlook (here's how) and verify the email address you are communicating with is legitimate. When in doubt schedule a Teams video meeting with the sender to verify. Please [add a Zendesk for Marquette IT](#) for help.

Use extreme caution sending sensitive information in replying by using new Safe Sending Techniques such as encrypted email and expiring attachment links option in Outlook (here's how) and verify the email address you are communicating with is legitimate. When in doubt schedule a Teams video meeting with the sender to verify. Please [add a Zendesk for Marquette IT](#) for help.

Use extreme caution sending sensitive information in replying by using new Safe Sending Techniques such as encrypted email and expiring attachment links option in Outlook (here's how) and verify the email address you are communicating with is legitimate. When in doubt schedule a Teams video meeting with the sender to verify. Please [add a Zendesk for Marquette IT](#) for help.

Use extreme caution sending sensitive information in replying by using new Safe Sending Techniques such as encrypted email and expiring attachment links option in Outlook (here's how) and verify the email address you are communicating with is legitimate. When in doubt schedule a Teams video meeting with the sender to verify. Please [add a Zendesk for Marquette IT](#) for help.

Use extreme caution sending sensitive information in replying by using new Safe Sending Techniques such as encrypted email and expiring attachment links option in Outlook (here's how) and verify the email address you are communicating with is legitimate. When in doubt schedule a Teams video meeting with the sender to verify. Please [add a Zendesk for Marquette IT](#) for help.

Use extreme caution sending sensitive information in replying by using new Safe Sending Techniques such as encrypted email and expiring attachment links option in Outlook (here's how) and verify the email address you are communicating with is legitimate. When in doubt schedule a Teams video meeting with the sender to verify. Please [add a Zendesk for Marquette IT](#) for help.

Use extreme caution sending sensitive information in replying by using new Safe Sending Techniques such as encrypted email and expiring attachment links option in Outlook (here's how) and verify the email address you are communicating with is legitimate. When in doubt schedule a Teams video meeting with the sender to verify. Please [add a Zendesk for Marquette IT](#) for help.

EXHIBIT

S9

Lynne Ferkinhoff

From: Demetrius Sass
Sent: Wednesday, July 19, 2023 2:32 PM
To: Lynne Ferkinhoff
Subject: Haven Notes
Attachments: Haven Battle Creek MNOI Review.docx

Attached



SAINT PAUL
MINNESOTA

Demetrius Sass
Rent Stabilization Administrator
Pronouns: he/him/his
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 551101-1806
P: 651-266-9067
Demetrius.sass@ci.stpaul.mn.us
www.StPaul.gov

Haven Battle Creek MNOI Review

Income:

- Lacking Base Year Utility information
-

Expenses:

-

Capital Improvements:

- Rehab Capital vs Capital Improvements?
 - 400k rehab cost in December
 - Rehab Capitalized row
 - What are the credit values on the capital improvements general ledger?
- Base Year Capital improvements are not listed.
- Base Year improvements do not seem to be amortized in the current year. May need to be added in.
- No descriptions of Base Year Capital Improvements. Can we count these?
-

- Increase with removal of unit specific cap improvements and Base Year improvements is 20.94%
- \$470,361 increase in expenses not including capital improvements
- Planned Capital Improvements will lead to an additional 2.38% increase for all units. This is excluded unit specific improvements/renovations.
- Planned renovations equate to a 17.75% increase for the renovated units in addition to all other possible increases.

Haven Battle Creek's RROI application is very polished, well put together, and without question, represents a business deserving of an allowable rent increase per ordinance 193A. I will briefly try to summarize the information that has been presented to DSI, both its faults as well as the current findings.

There are several distinct items that contribute to Haven's potential increase: increases in operating expenses, completed capital improvements, planned capital improvements, and potential partial vacancy decontrol. Each one of these factors represents a significant uptick in the allowable rent increase results. Below is a brief summary of the impacts of each of the factors followed by the potential cumulative approval.

- Changes in Net Operating Income independent from any Capital Improvements planned or completed represents an allowable increase of 10.38%.
 - Income has increased by \$237,000 while expenses have increased by \$470,000 for the property between 2019 and 2022.

- Building-wide Capital Improvements completed between the years of 2021 and 2022 equate to a 10.55% allowable increase to all units in the building.
 - This only includes improvements that affect every unit, none of the unit overhauls are included in this percentage.
- In addition to the building-wide Capital Improvements, there are very large planned expenses related to the ongoing renovations/updates to the older units. These unit specific expenses could represent an additional 17% or more increase for the units after the renovations are complete.
- Lastly, the property seems to be angling for partial vacancy decontrol. At this point, that would allow for another 12.84% increase but this value could change dependent on the timing of the application.
- There is a small amount of missing information in the application as the current owners purchased the building in 2021. The previous owners did not have the same caliber bookkeeping and there are some income/expense numbers that could be missing but there is no way to be certain with the information provided.
 - Additionally, the information that is most clearly missing would contribute to a greater rent increase. If the information was available, it likely would have been included.

In summation, all units at Haven Battle Creek will likely be approved for an increase with the low end starting between 20-24% with the potential maximum increase for a unit being nearly 40% through the RROI application process. Portions of the increase are related to planned improvements and these renovations would need to be completed prior to the increases being applied. The potential of partial vacancy decontrol via Just Cause Vacancy is only speculation at this point but is a possible next step for building management.

March 2nd Meeting:

1. There is not any Base Year utility income information. Were the previous owners covering all utility expenses for the tenants?
 - a. Yes
2. Capital improvements need to be split out by unit.
3. What offers is new management bringing to the table with the large expense increase
 - a. Maria – Previous manager
 - b. Minimal techs spread throughout multiple properties
 - c. No true payroll, possibly at corporate level
 - d. Now 5 people dedicated onsite daily.
 - e. Previously lacking general caretaking
4. What is the management services capital improvement and how is it adding to the value of the property?
 - a. Project management
5. Base Year Cap Improv was related to unit renovations, no additional information from previous owner.

Previously lacking pest control, working to abate. Lacking cleanliness in general.

EXHIBIT

S10

	2019	2022
1 Assessments	0	0
2 Real Property Taxes	405,836	506,287
3 License Tax/Fee	276	3,376
4 Rent Board Registration Fees	0	0
5 Insurance	67,984	83,270
6 Accounting	725	15,642
7 Legal	5,010	16,142
8 Manager/Management Services	372,502	659,811
9 Security	0	18,219
10 Office Supplies	6,634	12,064
12 Normal Repairs	295,265	88,634
13 Owner-Performed Labor	0	0
14 Plumbing Maintenance	0	8,864
15 Pool Maintenance	0	2,669
16 Landscape Maintenance	0	21,610
17 Other Maintenance	39,897	67,335
18 Parking Lot/Street Maintenance	12,045	16,778
19 Gas	118,210	125,727
20 Electricity	0	56,709
21 Water	148,630	186,612
22 Sewer	10,688	0
23 Garbage & Recycling	45,946	68,679
24 Amortized Portion of Capital Expense	0	323,455
99 Other	0	0
25 Vandalism Repairs	0	7,096
26 Uninsured Damages	0	34,487
27 Total Operating Expenses	1,529,648	2,323,464

Page 11 - XII. Interest Allowance

2022 - Capital (Current Year)

8.15%										
a	b	c	d	e	f	g	h	i	j	k
Date of Improvement	Description of Expense	Units Impacted	Initial Cost	Interest Rate Allowed	Amortization Period	Interest Amount	Total Cost	Annual Cost	Monthly Cost	Monthly Cost Per Unit
2022	Pool Equipment	216	1,016.62	8.15%	5	224.57	1,241.19	248.24	20.69	0.10
2022	Boiler Motor Replacement	216	4,163.85	8.15%	10	1,938.10	6,101.95	610.20	50.85	0.24
2022	Heat Exchanger and Pipe Replacement	216	4,527.45	8.15%	10	2,107.35	6,634.80	663.48	55.29	0.26
2022	Exterminating	216	7,516.25	8.15%	5	1,660.31	9,176.56	1,835.31	152.94	0.71
2021	Tuckpointing / Siding Repairs	216	18,533.00	8.15%	10	8,626.37	27,159.37	2,715.94	226.33	1.05
2021/22	Roof Repairs	216	398,660.68	8.15%	10	185,560.51	584,221.19	58,422.12	4,868.51	22.54
2021/22	Exterior Painting	216	30,429.94	8.15%	5	6,721.84	37,151.78	7,430.36	619.20	2.87
2022	Hallway Painting and Door Hardware	216	112,322.81	8.15%	5	24,811.60	137,134.41	27,426.88	2,285.57	10.58
2021	Trash Chute Door Replacements	216	5,843.17	8.15%	10	2,719.76	8,562.93	856.29	71.36	0.33
2022	Security Improvements	216	1,250.00	8.15%	10	581.82	1,831.82	183.18	15.27	0.07
2022	Landscaping Improvements	216	35,395.12	8.15%	10	16,475.00	51,870.12	5,187.01	432.25	2.00
2021	Concrete Replacement	216	22,582.00	8.15%	10	10,511.01	33,093.01	3,309.30	275.78	1.28
2022	Garage Re-Striping	216	2,675.00	8.15%	10	1,245.10	3,920.10	392.01	32.67	0.15
2021	Model Furnishings	216	4,599.81	8.15%	5	1,016.08	5,615.89	1,123.18	93.60	0.43
2022	Garage Door Replacements	216	11,490.00	8.15%	10	5,348.13	16,838.13	1,683.81	140.32	0.65
2021/22	Garage Maintenance	216	126,890.78	8.15%	10	59,062.55	185,953.33	18,595.33	1,549.61	7.17
2021	Signage	216	1,916.38	8.15%	5	423.32	2,339.70	467.94	38.99	0.18
2021/22	Pool / Fitness Center / Package Room Upgrades	216	611,284.02	8.15%	10	284,528.11	895,812.13	89,581.21	7,465.10	34.56
2021/22	Office Supplies and Management Services	216	49,798.70	8.15%	5	11,000.31	60,799.01	12,159.80	1,013.32	4.69
2021	Common Area Door Replacements	216	57,130.00	8.15%	5	12,619.76	69,749.76	13,949.95	1,162.50	5.38
2021	Balcony Repairs	216	106,886.62	8.15%	10	49,751.42	156,638.04	15,663.80	1,305.32	6.04
2022	Sprinkler Head Replacement	216	1,350.00	8.15%	10	628.37	1,978.37	197.84	16.49	0.08
2021/22	Camera Rewiring	216	15,600.00	8.15%	10	7,261.17	22,861.17	2,286.12	190.51	0.88
2021	Underground Storage Tank Removal	216	44,410.00	8.15%	10	20,671.07	65,081.07	6,508.11	542.34	2.51
2021/22	Electrical Panel Replacement	216	127,217.07	8.15%	10	59,214.43	186,431.50	18,643.15	1,553.60	7.19
2022	Exterminating	216	8,547.05	8.15%	5	1,888.00	10,435.05	2,087.01	173.92	0.81
2021/22	Management Services	216	127,886.92	8.15%	5	28,249.64	156,136.56	31,227.31	2,602.28	12.05
Total		216	1,939,923.24			804,845.71	2,744,768.95	323,454.88	26,954.57	124.79

EXHIBIT

S11

Jack Cann

From: Ferkinhoff, Lynne (CI-StPaul) <Lynne.Ferkinhoff@ci.stpaul.mn.us>
Sent: Wednesday, February 1, 2023 3:03 PM
To: Jack Cann
Cc: Sass, Demetrius (CI-StPaul); Brown, Odell (CI-StPaul)
Subject: Data Practices Act Request re: Haven of Battle Creek (New Request)
Attachments: DSI - The Haven of Battle Creek -- 01-24-23.pdf; DSI - The Haven of Battle Creek -- 01-27-23.pdf; DSI - The Haven of Battle Creek -- 01-30-23.pdf; DSI - The Haven of Battle Creek -- 01-31-23.pdf; Rent Roll Template_0.xlsx; Rent Roll Template II_1.30.2023.xlsx; Landlord MNOI - Cap Improvement Worksheet 2023 - Final.pdf; Landlord MNOI - Cap Improvement Worksheet 2023.xlsx; Page 6 - VIII - Income and Operating Expense.pdf; Page 7 - IX - Operating Expenses.pdf; Page 11 - XII - Interest Allowance.pdf; Page 14 - XV - Planned Capital Improvements.pdf; Page 15 - XVI - Net Operating Income.pdf; Supplemental - Capital - Current Year - Detail.pdf; Supplemental - Capital - Prior Year - Detail.pdf; Supplemental - Capital - Prior Year - Summary.pdf; Supplemental - Financials - Base Year.pdf; Supplemental - Financials - Current Year.pdf; Supplemental - Rent Roll - Base Year.pdf; Supplemental - Rent Roll - Current Year.pdf; DSI - The Haven of Battle Creek - Self-Certification Application -- 06-14-22.pdf

Good Afternoon, Jack.

In response to your latest data practices request, attached please find the emails / documents listed below.

- DSI - The Haven of Battle Creek -- 01-24-23 (email) / 14 attachments
- DSI - The Haven of Battle Creek -- 01-27-23 (email) / No attachments
- DSI - The Haven of Battle Creek -- 01-30-23 (email) / Rent Roll Template_0 (1 attachment)
- DSI - The Haven of Battle Creek -- 01-31-23 (email) / Rent Roll Template II_1.30.2023 (1 attachment)

Additionally, I have attached a rent increase exception request submitted by The Haven of Battle Creek on 06/14/22. Please note that some of the information fields on the bottom of page 1 are repeated on the top of page 2. The attachments referenced at the bottom of page 2 (14) are the same ones provided with the email dated 01/24/23.

I will plan to see you tomorrow at 1:30 pm. When you arrive at 375 Jackson Street, take the elevator to the second floor and follow the blue signs for the Department of Safety & Inspections licensing and permits counter. Tell the person working at the counter that you are here to see me. The front counter person will call me and I will come down to accept your thumb drive for The Haven of Battle Creek Just Cause Vacancy request.

Thanks,

Lynne Ferkinhoff

Management Analyst

Pronouns: She/Her

Department of Safety & Inspections

Rent Stabilization Program

375 Jackson Street Suite 220

Saint Paul, MN 55101-1806

P: 651-266-9110

lynne.ferkinhoff@ci.stpaul.mn.us



SAINT PAUL
MINNESOTA

From: Jack Cann <jcann@hjcmn.org>
Sent: Tuesday, January 31, 2023 3:37 PM
To: Ferkinhoff, Lynne (CI-StPaul) <Lynne.Ferkinhoff@ci.stpaul.mn.us>
Subject: RE: Data Practices Act Request re: Haven of Battle Creek

Think Before You Click: This email originated outside our organization.

Good afternoon Lynne, this is a Minnesota Data Practices Act request for the following: all correspondence between DSI and Marquette Management regarding that company's request for an exception rent increase at 200 Winthrop. You need not duplicate material provided to me today regarding that address.

Edit all Copy link



Item properties

Title

Enter value here

Completion time

6/14/2022 11:45 AM

Applicant information Name

Cheron Eich

Applicant Information Email

ceich@marqnet.com

Applicant Information Phone

6303200557

Applicant Information Address of Applicant

135 Water Street, 4th Floor, Naperville, IL 60540

Company Applicant Represents

Marquette Management, Inc

Owner of Record for the Property

GI & X Phoenix Apartments, LLC

Address of Property Requesting Exception to Raise Rent Over 3%

200 Winthrop Street S and 215 Kipling Street, St. Paul, MN 55119

Property Identification Number

022822440095

What portion of the building are you requesting an exception?

Multiple units

Are the increases the same across all units?

No

Percentage Increase Requested

Enter value here

What date are the increases proposed to take effect?

05/01/2022

Which of the following factors are you using to support your application? (Rules explaining each of these elements can be found HERE) This would be used to tell applicants in an auto-email, which ...

["An unavoidable increase in operating expenses","A capital improvement project"]

Condition of the habitability of the property (referred to as 'warranty of habitability' in the ordinance) Applications for exception to the 3% cap must include consideration of the habitability o...

No known code violations

The information entered above will be used to send you the appropriate documents for your rent increase request. Is there any other information you would like to provide the City at this time?

Edit all Copy link



["An unavoidable increase in operating expenses", "A capital improvement project"]

Condition of the habitability of the property (referred to as 'warranty of habitability' in the ordinance) Applications for exception to the 3% cap must include consideration of the habitability o...

No known code violations

The information entered above will be used to send you the appropriate documents for your rent increase request. Is there any other information you would like to provide the City at this time?

GI & X Phoenix Apartments, LLC purchased the above property on May 17, 2021 and has been going through an extensive building and unit renovation program. Property was built in 1988 and still has 113 original units to renovate. Capital projects already completed: Exterior: paint, asphalt, concrete, new roof on 200 side, balcony, drainage, and landscape repairs. Interior: new leasing office, renovated indoor pool, fitness center, model, lobbies,

See more

Are you self-certifying the increase or requesting a city staff determination? (answer given will generate specific email upon submission)

Self-certifying: available for increases between 3 and 8 percent

Application Status

Waiting on Information

Appeal Status

No Action

Income Adjusted by CPI

working on this- baseline year is not 2019

Allowable Rent Increase

working on this -baseline year is not 2019

Allowable Increase/Unit/Month

working on this

Staff Notes

Sass, Demetrius (Cl-StPaul) (8/1/2022 10:19 AM): Last C of O approved 12/16/15 as class A building.

Factors Supporting your Application

Select an option

Attachments

- image001.png
image002.png
Landlord MNOI - Cap Improvement Worksheet 2023 - Final.pdf
Landlord MNOI - Cap Improvement Worksheet 2023.xlsx
Page 11 - XII - Interest Allowance.pdf
Page 14 - XV - Planned Capital Improvements.pdf
Page 15 - XVI - Net Operating Income.pdf
Page 6 - VIII - Income and Operating Expense.pdf
Page 7 - IX - Operating Expenses.pdf
Supplemental - Capital - Current Year - Detail.pdf
Supplemental - Capital - Prior Year - Detail.pdf
Supplemental - Capital - Prior Year - Summary.pdf
Supplemental - Financials - Base Year.pdf
Supplemental - Financials - Current Year.pdf
Supplemental - Rent Roll - Base Year.pdf
Supplemental - Rent Roll - Current Year.pdf



Mortgage Rates Increase

June 9, 2022

MCLEAN, Va., June 09, 2022 (GLOBE NEWSWIRE) -- [Freddie Mac](#) (OTCQB: FMCC) today released the results of its [Primary Mortgage Market Survey®](#) (PMMS®), showing that the 30-year fixed-rate mortgage (FRM) averaged 5.23 percent.

"After little movement the last few weeks, mortgage rates rose again on the back of increased economic activity and incoming inflation data," said Sam Khater, Freddie Mac's Chief Economist. "The housing market is incredibly rate-sensitive, so as mortgage rates increase suddenly, demand again is pulling back. The material decline in purchase activity, combined with the rising supply of homes for sale, will cause a deceleration in price growth to more normal levels, providing some relief for buyers still interested in purchasing a home."

News Facts

- [30-year fixed-rate mortgage](#) averaged 5.23 percent with an average 0.9 point as of June 9, 2022, up from last week when it averaged 5.09 percent. A year ago at this time, the 30-year FRM averaged 2.96 percent.
- [15-year fixed-rate mortgage](#) averaged 4.38 percent with an average 0.8 point, up from last week when it averaged 4.32 percent. A year ago at this time, the 15-year FRM averaged 2.23 percent.
- [5-year Treasury-indexed hybrid adjustable-rate mortgage](#) (ARM) averaged 4.12 percent with an average 0.3 point, up from last week when it averaged 4.04 percent. A year ago at this time, the 5-year ARM averaged 2.55 percent.

The PMMS® is focused on conventional, conforming, fully amortizing home purchase loans for borrowers who put 20 percent down and have excellent credit. Average commitment rates should be reported along with average fees and points to reflect the total upfront cost of obtaining the mortgage. Visit the following link for the [Definitions](#). Borrowers may still pay closing costs which are not included in the survey.

Freddie Mac makes home possible for millions of families and individuals by providing mortgage capital to lenders. Since our creation by Congress in 1970, we've made housing more accessible and affordable for homebuyers and renters in communities nationwide. We are building a better housing finance system for homebuyers, renters, lenders, investors and taxpayers. Learn more at [FreddieMac.com](#), Twitter [@FreddieMac](#) and Freddie Mac's blog [FreddieMac.com/blog](#).

MEDIA CONTACT:

Angela Waugaman

703-714-0644

Angela_Waugaman@FreddieMac.com

A photo accompanying this announcement is available at <https://www.globenewswire.com/NewsRoom/AttachmentNg/e2a063ca-b8dc-439e-aa03-762de81dde14>

Primary Mortgage Market Survey®



U.S. weekly average mortgage rates as of June 9, 2022.