

From: [Angie French](#)
To: [*CI-StPaul_RentAppeals](#); [Janie Vang](#)
Cc: [Patty Jansen](#)
Subject: RE: Request for MNOI – 195 Dunlap St. South, Units 6 and 23
Date: Thursday, May 8, 2025 2:04:15 PM
Attachments: [image002.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
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[image011.png](#)
[image012.png](#)
[image013.png](#)
[image003.png](#)
[L&O- Rent Stabilization-2023.pdf](#)
[SC Determination - 195 and 215 Dunlap Street S -- 3-12-2025.pdf](#)

You don't often get email from afrench@mcmc.rent. [Learn why this is important](#)

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

Hello Janie,

I am responding to your email on behalf of Patty Jansen and our organization. Please find attached the MNOI workbook that was used in the process of determining the Request for Exemption for L & O Apartments located at 195 & 215 Dunlap Street in St. Paul.

Please note the following:

- **NO INCREASE LETTER** has been sent from Management, this appeal is filed as part of the 45-day notice to residents sent by the City.
- The current lease on unit 6 expires 08/31/2025 and the current lease for unit 23 expires 07/31/2025.
- Renewal offer letters are sent mid-month 75 days prior to expiration.
- The 10-year history of rent charges that the resident in unit 23 provided demonstrates that this property has a history of implementing modest rent increases, almost always less than 3% even before the Rent Stabilization ordinance was implemented.

The primary reason for filing the exemption request was due to increased and uncontrollable operating costs. The primary drivers are:

- **Property Taxes:** 12.6% higher in 2023 than 2022.
- **Insurance:** 31% increase in 2023 (due to market conditions) and 66% increase over 2019 (Base Year) costs.

Last, the resident provided a letter with several reasons or “Factors” that they feel supports their request to not increase rent by more than 3 percent. Management will be prepared to provide documentation of those items being addressed, even though this hearing is not intended for that

purpose.

Thank you,

**Angie French CPM,
CRM
President**

☎ 651-602-7093
✉ afrench@mcmc.rent
🌐 www.mcmc.rent
📍 37 E. Isabel St., St. Paul, MN 55107

From: Patty Jansen <patty@mcmc.rent>
Sent: Thursday, May 8, 2025 10:07 AM
To: Angie French <afrench@mcmc.rent>
Subject: Fw: Request for MNOI – 195 Dunlap St. South, Units 6 and 23

Hi Angie,

Please see the email below.



**Patty Jansen CRM
Portfolio Manager**

☎ 651-291-0111 Ext. 7083
✉ Patty@mcmc.rent
🌐 www.mcmc.rent
📍 37 E. Isabel St., St. Paul, MN 55107

From: *CI-StPaul_RentAppeals <RentAppeals@ci.stpaul.mn.us>
Sent: Thursday, May 8, 2025 9:55 AM
To: Patty Jansen <patty@mcmc.rent>
Subject: Request for MNOI – 195 Dunlap St. South, Units 6 and 23

Hello Patty,

My name is Janie, and I'm with the St. Paul City Council Rent Stabilization team. I'm currently

handling the case for appellants Abigail Moe and Mary Freitag.

I am requesting the MNOI (Maintenance of Net Operating Income) documentation for 195 Dunlap St. South, Units 6 and 23. Please provide this information at your earliest convenience.

Feel free to reach out if you have any questions.

Best regards,

Janie Vang

Executive Assistant | She/her

Rent Stabilization

15 W Kellogg Blvd., City Hall

Saint Paul, MN 55102

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MINNESOTA