



Picture  
taken  
4/13/2023.  
Leaves still  
haven't been  
taken to Russell  
County yard  
wait site  
despite my  
11/4/2022  
maintenance  
request for  
that to happen.  
JP.

**Subject** Housing Hub, LLC - Maintenance Request #50298-1 Received  
**To:** [ <gaiuslove@yahoo.com>]  
**From** <donotreply@appfolio.com>  
**Date** Thu, Nov 3, 2022 at 4:39 PM

Hello Gaius Poehler,

Request #1

Your maintenance request has been successfully submitted. Your maintenance request number is #50298-1.

Maintenance request details:

Please take the leaves I bagged to the Ramsey County yard waste site on Pierce Butler route.

[https://www.google.com/search?](https://www.google.com/search?q=Ramsey+County+yard+waste+site+Pierce+Butler+route&client=ms-android-att-us-rvc3&sourceid=chrome-mobile&ie=UTF-8&inm=vs)

[q=Ramsey+County+yard+waste+site+Pierce+Butler+route&client=ms-android-att-us-rvc3&sourceid=chrome-mobile&ie=UTF-8&inm=vs](https://www.google.com/search?q=Ramsey+County+yard+waste+site+Pierce+Butler+route&client=ms-android-att-us-rvc3&sourceid=chrome-mobile&ie=UTF-8&inm=vs)

Thank you for choosing Housing Hub, LLC.

Housing Hub, LLC

(651) 488-2437

<http://www.housinghubmn.com>

appfolio

**Subject** This maintenance crow test was not finished as listed  
**To:** [Jennifer Miglio <jennifer@housinghubmn.com>]  
**From** Gaius Poehler <gaiuslove@yahoo.com>  
**Date** Fri, Dec 2, 2022 at 6:38 PM

Jennifer,

Please see screensave.

6:30



 **Success! Your Maintenance Request has been sent to Housing Hub, LLC.** 

...entire fixture needs to be replaced.

Requested by You on

**COMPLETED**

*Request #2*

11/12/2022 3:16PM

Maintenance Request #50522-1

This request was completed on  
11/14/2022

Please take the leaves I bagged to the Ramsey County yard waste site on Pierce Butler route.

<https://www.google.com/search?q=Ramsey+County+yard+waste+site+>

Pierce+Butler+route&client=ms-  
android-att-us-  
rvc3&sourceid=chrome-  
mobile&ie=UTF-8&inm=vs

Requested by You on

COMPLETED

11/03/2022 4:39PM

Maintenance Request #50298-1

This request was completed on  
11/22/2022

The dumpster is overflowing in part because people moved out of one or more of the 467-478 Herschel apartments and left a lot of their stuff in said dumpsters and because there are lots of 4th of July fireworks boxes



This maintenance request claims to have been finished on November 22nd. The bagged leaves are all still there on the east side of 468 Herschel, and were never taken to the Ramsey County yard waste site. Please take them to the Ramsey County waste site.

Thank you!

Gaius Apt 10, 476 Herschel

I love the truth.

Gaius Poehler

# ← 6.12.2023 Maintenance request



Me

to Me



Jun 12, 7:05 AM

Leftover bags of leaves from last autumn next to 468 Herschel are attracting mice. Several maintenance requests to take them to the Ramsey County Yard waste site have been ignored. If they are not taken in the next week, I will report it to the city of St. Paul.

*(Housing Hub maintenance)  
That finally on  
6/15/2023  
took the leaves  
to \_\_\_\_\_  
?*

I love the truth.

Gaius Poehler



# Closed Maintenance Requests

## Washer

COMPLETED

The laundry machines in the 468 Herschel laundry room don't have the proper water temperature. Please correct this.

Requested by You on 06/12/2023 8:43AM  
Maintenance Request #54637-1

This request was completed on 06/12/2023

Request #3

## Other Maintenance - Not Listed

Leftover bags of

COMPLETED

leaves from last autumn next to 468 Herschel are attracting mice. Several maintenance requests to take them to the Ramsey County Yard waste site have been ignored. If they are not taken in the next week, I will report it to the city of St. Paul.

Requested by You on 06/12/2023 7:02AM  
Maintenance Request #54633-1

This request was completed on 06/12/2023

## Not Maintenance Related

Please take these

CANCELED

2:11



64%



housinghub.appfolio.com/surveys/respond?token=eyJhbGciOiJIUzI1NiJ9.eyJ



36



Please tell us what you think about your recent maintenance request.

 In reference to:

Leftover bags of leaves from last autumn next to 468 Herschel are attracting mice. Several maintenance requests to take them to the Ramsey C

Requested by Gaius Poehler on 06/12/2023 07:02 AM

Maintenance Request 54633-1



How satisfied are you with the overall experience? \*



2:11



64%

  housinghub.appfolio.com/surveys/respond?token=eyJhbGciOiJIUzI1NiJ9.eyJ



36



How satisfied are you with the overall experience? \*

1 = Not at all satisfied; 5 = Very satisfied

1  2  3  4  5

Has the issue been resolved completely? \*

Yes

No

Was the work completed in a timely manner? \*

Yes



No

Any additional feedback?

2:14



64%

  [housinghub.appfolio.com/surveys/respond?token=eyJhbGciOiJIUzI1NiJ9.eyJ9](https://housinghub.appfolio.com/surveys/respond?token=eyJhbGciOiJIUzI1NiJ9.eyJ9)



36



Was the work completed in a timely manner? \*

Yes

No

Any additional feedback?

The leaves are still there. It was not completed, they've been there since last October despite two 2 previous maintenance requests for them to be taken. They are attracting mice; I'm going to call the city in 5 days if they don't get taken.

Submit



all he needs to do is fill the 4/4-4/0  
Herschel boiler up with water which  
will then allow it to heat the units. As  
I've said several times, various heaters  
like mine leak at the valve which then  
depletes the water where he has to fill  
it/the boiler up again. See picture of  
my thermometer which has it at 60° in  
my bedroom.

Gaius Poehler, Apt 10, 476 Herschel  
Requested by You on 01/17/2023 9:36AM  
Maintenance Request #51876-1  
This request was canceled on  
01/17/2023.

**Heater**

COMPLETED

The hallway heater just before the  
third level by the stairs in 476  
Herschel is leaking. You can see the  
water dripping down the wall.

Requested by You on 01/06/2023 11:22PM  
Maintenance Request #51668-1

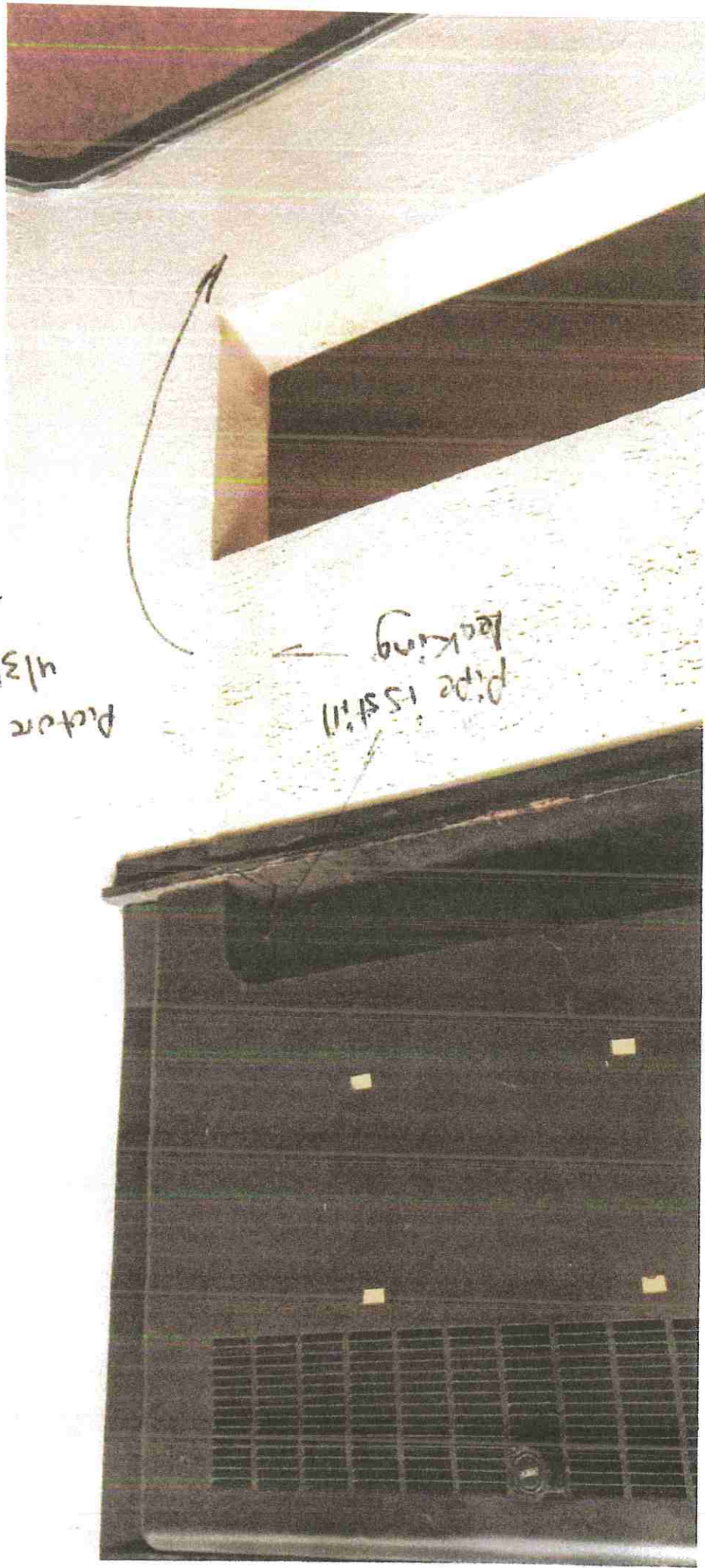
This request was completed on  
01/08/2023

4/1/2023  
Water is  
still dripping  
out of the  
hallway heater  
JA

Showing 6 of 6

Picture taken  
4/31/2023  
M.D.

pipe is still  
leaking



9:22

100%

< Details

Edit



April 3, 2023 9:21 AM



20230403\_092146.jpg

1.94 MB 1836x4080

/SD card/DCIM/Camera



Samsung SM-A136U

F1.8 1/24 s 4.00mm ISO 320


White balance Auto No flash






< Details

Edit

 April 1, 2023 6:58 PM

 20230401\_185856.jpg

1.72 MB 4080x1836

/SD card/DCIM/Camera

 Samsung SM-A136U

F1.8 1/50 s 4.00mm ISO 80

White balance Auto No flash



## Window

COMPLETED

A homeless person broke a basement outside window on 474 Herschel on Monday, February 20th, 2023. The broken window is on the south side of the building and is easily visible and it's glass pane needs to be replaced.

Requested by You on 02/24/2023 5:36PM





474 Herschel South  
window unrepaired  
for several weeks  
Picture taken 4/1/2022

7:18

97%

< Details

Edit



April 1, 2023 6:59 PM



20230401\_185903.jpg

3.29 MB 4080x1836

/SD card/DCIM/Camera



Samsung SM-A136U

F1.8 1/50 s 4.00mm ISO 80

White balance Auto No flash



**Subject** Re: Inappropriate neighbor and still unrepaired broken window  
**To:** [Jennifer Miglio <jennifer@housinghubmn.com>]  
**From** Gaius Poehler <gaiuslove@yahoo.com>  
**Date** Thu, Mar 30, 2023 at 11:36 PM

Sam is wrecking himself. Nobody's intervening. Okay then.

<https://www.dailymail.co.uk/health/article-2028253/Colonic-irrigation-wrecked-life-Hairdressers-ordeal-raises-questions-treatments-safety.html>

I love the truth.

Gaius Poehler

On Thu, Mar 30, 2023 at 10:15 PM, Gaius Poehler <gaiuslove@yahoo.com> wrote:

Housing Hub, Dadder's Properties,

My neighbor in Apartment 9 is a perverted distraction with his annoying audible colonics addiction, and the broken window hole on the south side of 474 Herschel is still there and should have been repaired weeks ago. Leaving it like that will attract theft and crime. Please repair it immediately! I've put in two repair requests and it hasn't been done.

Gaius Poehler, Apt 10, 476 Herschel

I love the truth.

Gaius Poehler



This request was canceled on 03/01/2023.

Window

COMPLETED

A homeless person broke a basement outside window on 474 Herschel on Monday, February 20th, 2023. The broken window is on the south side of the building and is easily visible and it's glass pane needs to be replaced.

Requested by You on 02/24/2023 5:36PM  
Maintenance Request #52613-1

This request was completed on 03/06/2023

*Request was not completed. See picture of hole in window taken on 4/1/2023 GP.*

Other Maintenance - Not Listed

Please clean the 476

COMPLETED

Herschel hallways. They haven't been cleaned for decades. Vacuuming does not fully clean them and keep them safe for the tenants. Thank you!

Requested by You on 02/18/2023 7:30PM  
Maintenance Request #52478-1

This request was completed on 02/20/2023

Showing 3 of 6 | Show more

**Subject** Housing Hub, LLC - Maintenance Request #52613-1 Received  
**To:** [ <gaiuslove@yahoo.com>]  
**From** <donotreply@appfolio.com>  
**Date** Fri, Feb 24, 2023 at 5:36 PM

Hello Gaius Poehler,

Your maintenance request has been successfully submitted. Your maintenance request number is #52613-1.

Maintenance request details:

A homeless person broke a basement outside window on 474 Herschel on Monday, February 20th, 2023. The broken window is on the south side of the building and is easily visible and it's glass pane needs to be replaced.

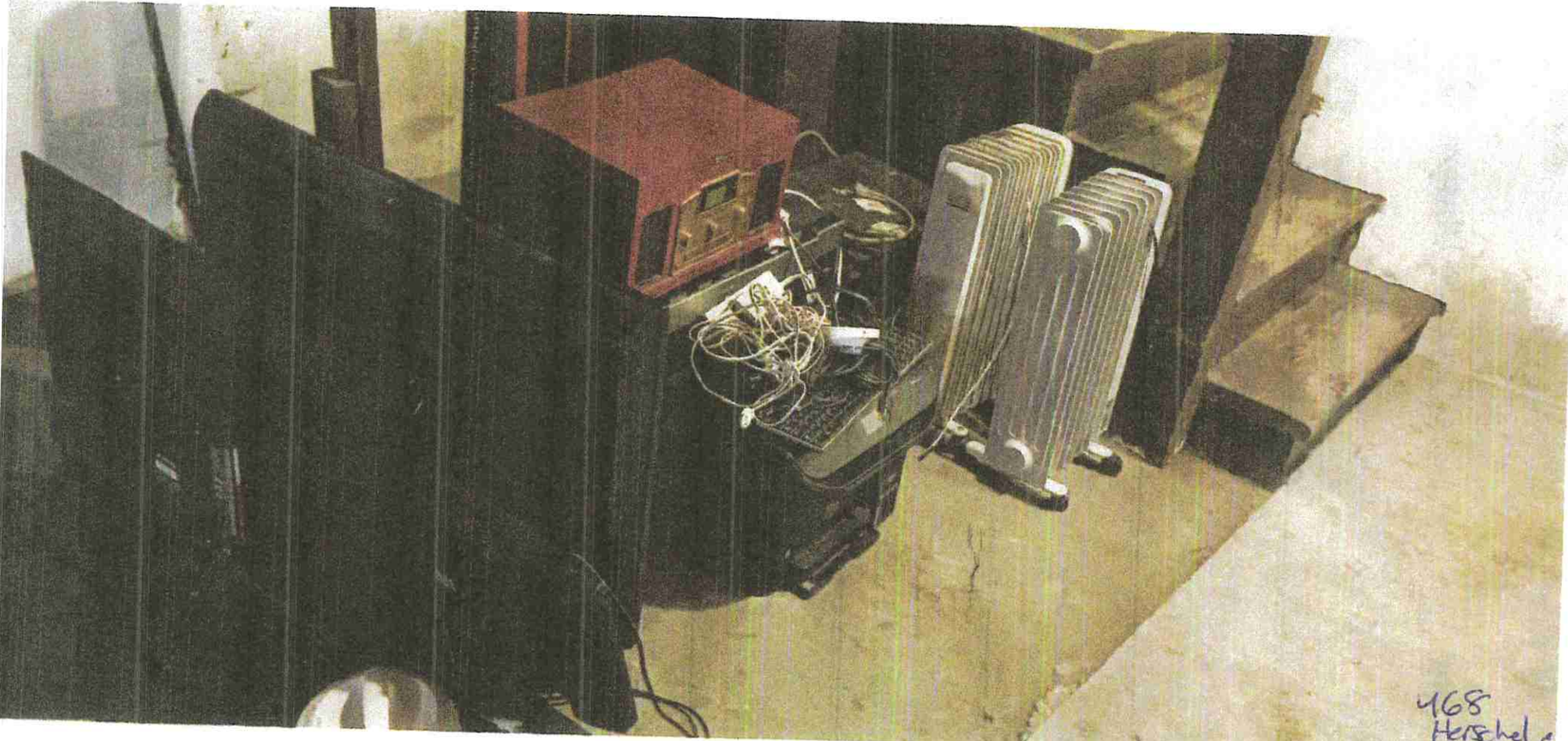
Thank you for choosing Housing Hub, LLC.

Housing Hub, LLC

(651) 488-2437

<http://www.housinghubmn.com>

appfolio



468  
Herschel

Unclaimed Items left in 468 Herschel  
 basement laundry room for several  
 months. Items were illegally  
 left in the 468 - 478 Herschel  
 dumpster located on South side of  
 468 Herschel

\* Picture taken  
 4/1/2023

< Details

Edit



April 1, 2023 7:00 PM



20230401\_190008.jpg

2.26 MB 4080x1836

/SD card/DCIM/Camera



Samsung SM-A136U

F1.8 1/17 s 4.00mm ISO 1600

White balance Auto No flash



## Closed Maintenance Requests

### **Not Maintenance Related**

Please take these **CANCELED** electronics and appliances that have been at the foot of the 468 Herschel basement laundry room steps for years; many of them were illegally put in the nearby 468 Herschel dumpster. Repowered, (formerly Tech Dump) in St Paul (see link for locations) has contracted with Ramsey County and will now take most of these items for free. Here is a link to Repowered's listing the items they take:  
<https://getrepowered.org/certified-recycling/items-we-recycle/>

Repowered locations:

<https://getrepowered.org/certified-recycling/drop-off-locations/>

Ramsey County link describing Repowered's affiliation with Ramsey County:





<https://getrepowered.org/certified-recycling/drop-off-locations/>

Ramsey County link describing Repowered's affiliation with Ramsey County:

<https://www.ramseycounty.us/residents/recycling-waste/collection-sites/electronics-recycling#sidebar-contact-callout>

Thanks!

Requested by You on 03/01/2023 3:45PM  
Maintenance Request #52724-1  
This request was canceled on  
05/15/2023.

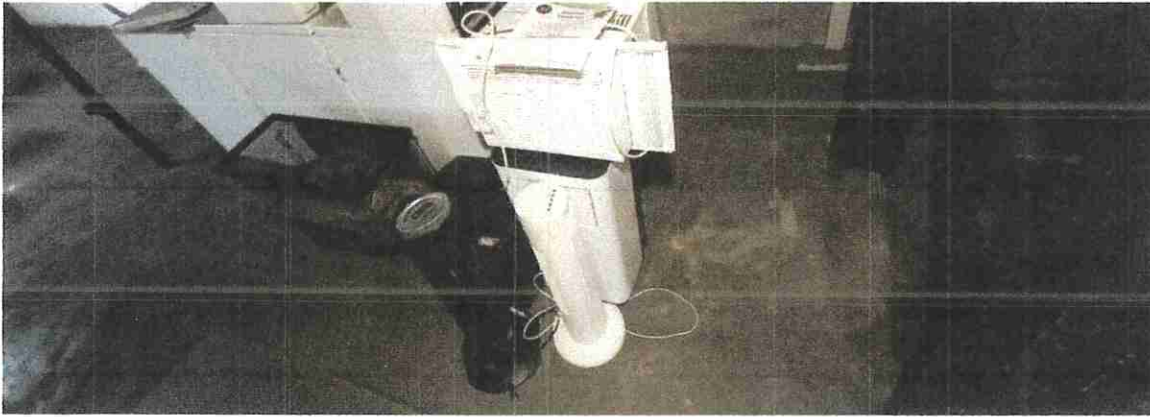
### Window

COMPLETED

A homeless person broke a basement outside window on 474 Herschel on Monday, February 20th, 2023. The broken window is on the south side of the building and is easily visible and it's glass pane needs to be replaced.

Requested by You on 02/24/2023 5:36PM  
Maintenance Request #52613-1  
This request was completed on





Here is a link to where to take said items:

<https://www.ramseycounty.us/residents/recycling-waste/a-z-disposal-guide>

Gaius Poehler, Apt 10, 476 Herschel

I love the truth...

I Gaius sent Jennifer this above December 16th, 2021 email after, in response to my October 29th, 2021 email:

On Fri, Oct 29, 2021 at 4:36 PM Gaius Poehler <[gaiuslove@yahoo.com](mailto:gaiuslove@yahoo.com)> wrote:

Jennifer,

Two more things were left in the 468 Herschel dumpster illegally last night. An air conditioner and what I think is a space heater. They're in the 468 Herschel laundry room and need to be taken to their proper places for legal processing.

Gaius, Apt 10, 476 Herschel

Jennifer said:

"Mon, Nov 1, 2021 at 9:10 AM

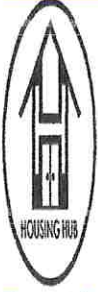
ok i will have maintenance scheduled to remove them. thank you for contacting me"

---

I love the truth...

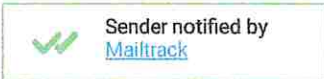
I thank you for your email, I have emailed out a letter to all tenants.

**\*\* 467-478 Herschel tenants and/or others are still leaving non-disposable items in or just outside the 468 Herschel dumpsters**



**Jennifer Miglio**  
**Tenant Relations Coordinator**

651-488-2437 ext 111  
351 Kellogg Blvd East St Paul. MN. 55101  
HousingHubmn.com



On Fri, Oct 29, 2021 at 4:36 PM Gaius Poehler <[gaiuslove@yahoo.com](mailto:gaiuslove@yahoo.com)> wrote:

Jennifer,

Two more things were left in the 468 Herschel dumpster illegally last night. An air conditioner and what I think is a space heater. They're in the 468 Herschel laundry room and need to be taken to their proper places for legal processing.

Gaius, Apt 10, 476 Herschel

\*\*\*Maintenance request:

The 468 Herschel laundry room has turned into a dump pile. People have left electronics, mattresses, beds and a variety of other things down there. It isn't pleasant to look at that nor sanitary when you go down to do your laundry. Can somebody(s) from Housing Hub properly legally take these items to where they are supposed to go instead of just throwing them in the trash or leaving them there?  
In addition to the things left behind by tenants or that were retrieved from within or around the 468 Herschel dumpsters (that are currently not locked and so allow non 467-478 Herschel residents to throw things like that in them) are the 3 washing machines and 3 dryers that are no longer being used.

I've lived here in 476 Herschel for 25 years and this basement has only become increasingly cluttered like this in the last 7 years.

Please responsibly take care of this.

Gaius Poehler, Apt 10, 476 Herschel

Time is on the side of honesty.....  
Requested by You on 07/24/2021 12:32AM  
Maintenance Request #41338-1  
This request was completed on 08/16/2021

**COMPLETED**

---

Gaius Poehler <[gaiuslove@yahoo.com](mailto:gaiuslove@yahoo.com)>

To: Jennifer Miglio

Cc: [tgallagher@housinghubmn.com](mailto:tgallagher@housinghubmn.com)

Thu, Dec 16, 2021 at 12:54 PM

Jennifer,

Apartment 8, 476 Herschel and others have left behind things in the dumpster when they moved out. They can't be legally thrown in the dumpster and instead need to be taken to the appropriate processing locations.



---

Gaius Poehler <gaiuslove@yahoo.com>

To: Jennifer Miglio

Cc: tgallagher@housinghubmn.com

Fri, Aug 13, 2021 at 6:54 PM

Jennifer and Housing Hub,

Thanks for transferring the items that were left in the 468 Herschel laundry room. Please also transfer the remaining mattress, couch pieces, bed frame and the unused washers and dryers that are still down there.

Thanks!

Gaius Poehler, 476 Herschel Apartment 10

Time is on the side of honesty.....

I love the truth.....

Gaius Poehler

The young man who took the first load of items left in the 468 Herschel laundry room came back sometime later and took the remainder of the items except for the laundry machines and dryers. The maintenance request is listed as completed 8/16/2021 and was requested by me on 7/24/2021

---

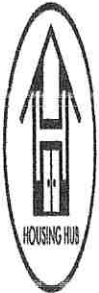
Jennifer Miglio <jennifer@housinghubmn.com>

To: Gaius Poehler

Mon, Nov 1, 2021 at 9:10 AM

ok i will have maintenance scheduled to remove them. thank you for contacting me

**\*\*They weren't removed**



**Jennifer Miglio**

**Tenant Relations Coordinator**

651-488-2437 ext 111

351 Kellogg Blvd East St Paul, MN. 55101

HousingHubmn.com



Sender notified by

[Mailtrack](#)

On Fri, Oct 29, 2021 at 4:36 PM Gaius Poehler <gaiuslove@yahoo.com> wrote:

Jennifer,

Two more things were left in the 468 Herschel dumpster illegally last night. An air conditioner and what I think is a space heater. They're in the 468 Herschel laundry room and need to be taken to their proper places for legal processing.

Gaius, Apt 10, 476 Herschel

---

Jennifer Miglio <jennifer@housinghubmn.com>

To: Gaius Poehler

Wed, Nov 3, 2021 at 12:17 PM

Gaius

Time is on the side of honesty.....  
I love the truth.....  
Gaius Poehler

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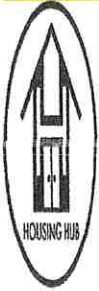
Jennifer Miglio <jennifer@housinghubmn.com>

To:Gaius Poehler

Fri, Jul 23, 2021 at 1:09 PM

Hello Gaius, Thank you for keeping us informed. I am asking if you would please make a tenant work order on the tenant portal so maintenance can take care of this situation. Thank you.

**\*\*I Gaius Poehler made a maintenance request (\*\*See below)**



**Jennifer Miglio**

**Tenant Relations Coordinator**

651-488-2437 ext 111

351 Kellogg Blvd East St Paul, MN. 55101

HousingHubmn.com

On Wed, Jul 14, 2021 at 10:23 AM Gaius Poehler <gaiuslove@yahoo.com> wrote:

Dear Housing Hub,

The 468 Herschel laundry room has turned into a dump pile. People have left electronics, mattresses, beds and a variety of other things down there. It isn't pleasant to look at that nor sanitary when you go down to do your laundry. Can somebody(s) from Housing Hub properly legally take these items to where they are supposed to go instead of just throwing them in the trash or leaving them there?

In addition to the things left behind by tenants or that were retrieved from within or around the 468 Herschel dumpsters (that are currently not locked and so allow non 467-478 Herschel residents to throw things like that in them) are the 3 washing machines and 3 dryers that are no longer being used.

I've lived here in 476 Herschel for 25 years and this basement has only become increasingly cluttered like this in the last 7 years.

Please responsibly take care of this.

Gaius Poehler, Apt 10, 476 Herschel

Time is on the side of honesty.....

On Tue, Jul 13, 2021 at 2:16 PM, Gaius Poehler <gaiuslove@yahoo.com> wrote:

Jennifer and Tom,

Public works at 651-266-9700 has taken large electronic and other large items dumped by the 468 Herschel dumpster in the past 2 years but has decided to no longer do so. Today numerous electronics were illegally placed in the dumpster and are now outside the dumpster and need to be taken to a facility that processes them legally. They can't legally be placed in a dumpster. Public works has asked that I talked to Housing Hub management to rectify this and process it appropriately..

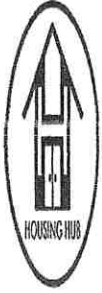
Gaius Poehler, apartment 10, 476 Herschel

Time is on the side of honestv.....

Fri, Jul 16, 2021 at 1:29 PM

Hello Gaius,

Thank you for the email heads up. Unfortunately illegal dumping has been a ongoing problem what seems to be forever. I will send a letter to our Housing Hub property that electronic appliances / household/ TV /computer etc. is not allowed in the trash bin. Honestly I don't know how to keep trespassers and illegal dumping by or in our trash container. If I find a solution it will be implemented. Thank you.



**Jennifer Miglio**

**Tenant Relations Coordinator**

651-488-2437 ext 111

351 Kellogg Blvd East St Paul. MN. 55101

HousingHubmn.com

On Tue, Jul 13, 2021 at 2:17 PM Gaius Poehler <[gaiuslove@yahoo.com](mailto:gaiuslove@yahoo.com)> wrote:

Jennifer and Tom,

Public works at 651-266-9700 has taken large electronic and other large items dumped by the 468 Herschel dumpster in the past 2 years but has decided to no longer do so. Today numerous electronics were illegally placed in the dumpster and are now outside the dumpster and need to be taken to a facility that processes them legally. They can't legally be placed in a dumpster. Public works has asked that I talked to Housing Hub management to rectify this and process it appropriately..

Gaius Poehler, apartment 10, 476 Herschel

Time is on the side of honesty.....

---

Jennifer Miglio <[jennifer@housinghubmn.com](mailto:jennifer@housinghubmn.com)>

To:Gaius Poehler

Thu, Jul 22, 2021 at 10:46 AM

Ok thank you this will be passed on to the owner.



**Jennifer Miglio**

**Tenant Relations Coordinator**

651-488-2437 ext 111

351 Kellogg Blvd East St Paul. MN. 55101

HousingHubmn.com

On Fri, Jul 16, 2021 at 1:42 PM Gaius Poehler <[gaiuslove@yahoo.com](mailto:gaiuslove@yahoo.com)> wrote:

A crossbar lock can be put on each dumpster as mentioned. Tenants could be issued keys for it.

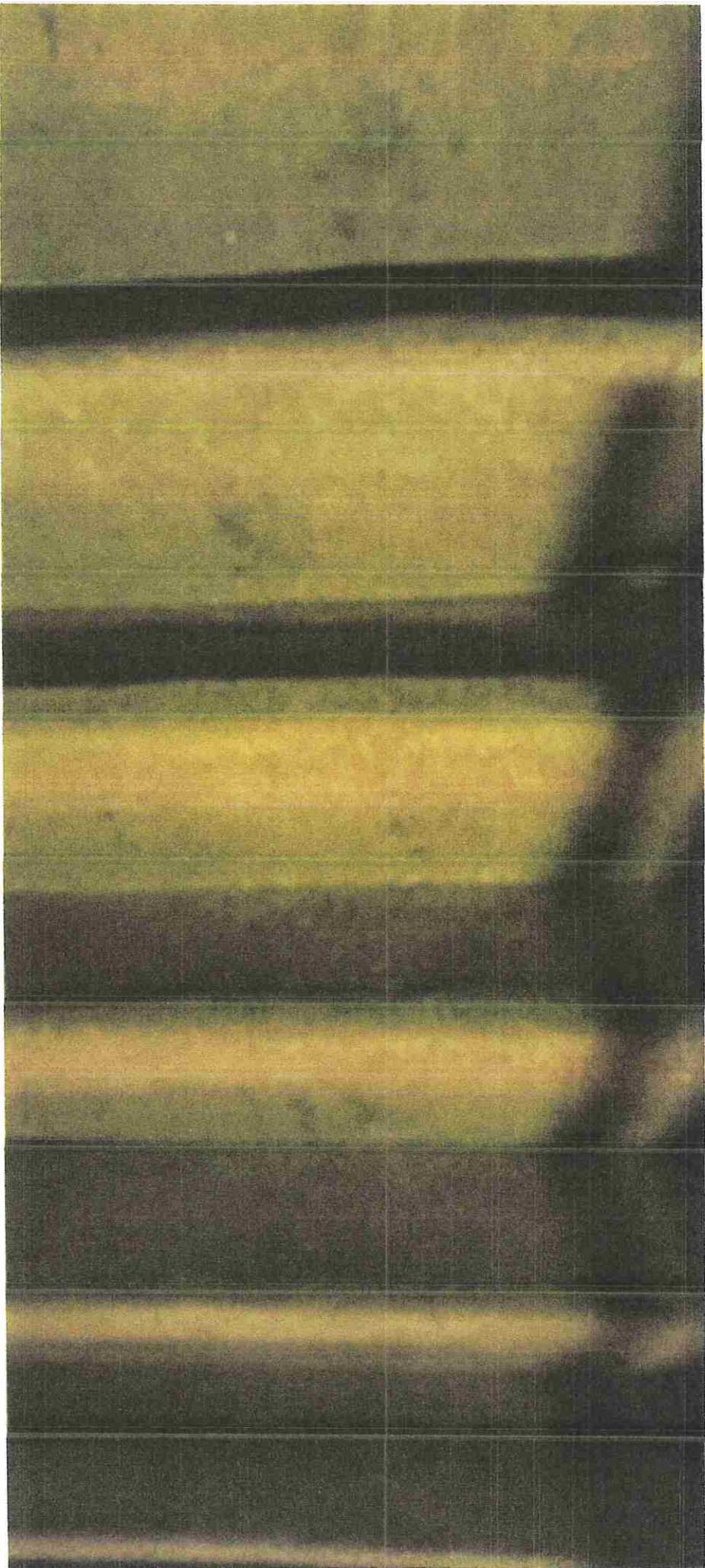
[dumpster crossbar lock - Google Search](#)



dumpster crossbar lock - Google Search

request on  
main frame  
2/13/2003  
4 for years  
to get cleared  
Snowing fast  
connecting  
Railway  
476 Herschel

Picture  
taken on  
April 12,  
2003.  
(secret)



< **Details**

**Edit**



**April 12, 2023 8:50 PM**



**20230412\_204959.jpg**

1.89 MB 1830x4080

/SD card/DCIM/Camera



**Samsung SM-A136U**

F1.8 1/10 s 4.00mm ISO 5000

White balance Auto No flash



**Subject** Re: Stain on floor on second floor  
**To:** [ <jennifer@housinghubmn.com>]  
**From** Gaius Poehler <gaiuslove@yahoo.com>  
**Date** Mon, Feb 13, 2023 at 7:31 PM

Jennifer,

Unfortunately, Housing Hub's maintenance request page won't permit somebody to come out to clean the carpet.  
The entire 476 hallway carpet needs to be cleaned due to years of having not been cleaned, and that is the company's responsibility, not tenant responsibility.

7:27  

    80% 

  
menu



[www.wv.gov/economic-development](http://www.wv.gov/economic-development)

[impact-payments](#)

---

# Resident Responsibility

Our system has detected that this issue is considered **resident responsibility**.

What this means:

- You are trusted to take care of this issue yourself
- Housing Hub, LLC will not send a

maintenance worker out to resolve the  
issue

I acknowledge that this is my responsibility to  
resolve \*

Yes

No

Back

Submit Request

---

Date Created

02/13/2023

---



I love the truth.

Gaius Poehler

On Mon, Feb 13, 2023 at 4:44 PM, Gaius Poehler <gaiuslove@yahoo.com> wrote:

Will do. I'll place one.

I love the truth.

Gaius Poehler

On Mon, Feb 13, 2023 at 3:36 PM, Jennifer Miglio <jennifer@housinghubmn.com> wrote:

Hello Gaius, have you placed a work order?



**Jennifer Miglio**  
Tenant Coordinator

[jennifer@housinghubmn.com](mailto:jennifer@housinghubmn.com)

[housinghubmn.com](https://www.housinghubmn.com)

755 Kellogg Blvd East 54 Park Ave, Minneapolis, MN 55412

Have a good experience? Leave us a [review!](#)



Sender notified by  
[MailDart](#)

On Sun, Feb 12, 2023 at 2:19 PM Gaius Poehler <gaiuslove@yahoo.com> wrote:  
Jennifer,

There's a white stain on the floor on the second floor by (476 Herschel) Apartment 8 near the steps. I don't know who caused it, but can you send someone out to clean it up?  
Furthermore, the entire 476 Herschel hallway carpeting probably could use a shampooing as it hasn't been cleaned for years. I noticed there's also permanent footprint marks on the steps leading up to the second floor that could be cleaned.

Thanks!

Gaius Poehler  
Apartment 10, 476 Herschel

I love the truth.

Gaius Poehler

**Subject** Re: Little heat  
**To:** [Gaius Poehler <gaiuslove@yahoo.com>]  
**From** Gaius Poehler <gaiuslove@yahoo.com>  
**Date** Mon, Apr 17, 2023 at 8:51 AM



Taken 8:49 AM \* See Details sheet

I love the truth.

Gaius Poehler

On Mon, Apr 17, 2023 at 6:10 AM, Gaius Poehler <gaiuslove@yahoo.com> wrote:

→ Taken 5:59 AM



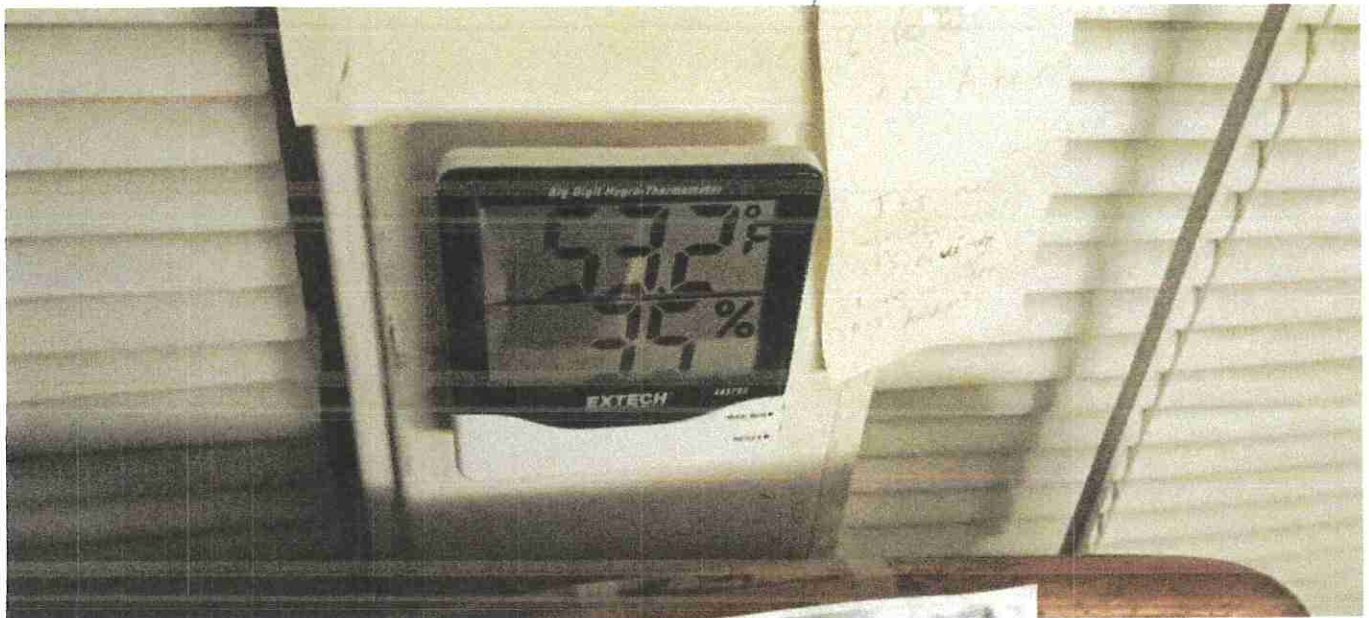


I love the truth.

Gaius Poehler

On Mon, Apr 17, 2023 at 4:36 AM, Gaius Poehler  
<gaiuslove@yahoo.com> wrote:

→ Taken 4:32 AM \*

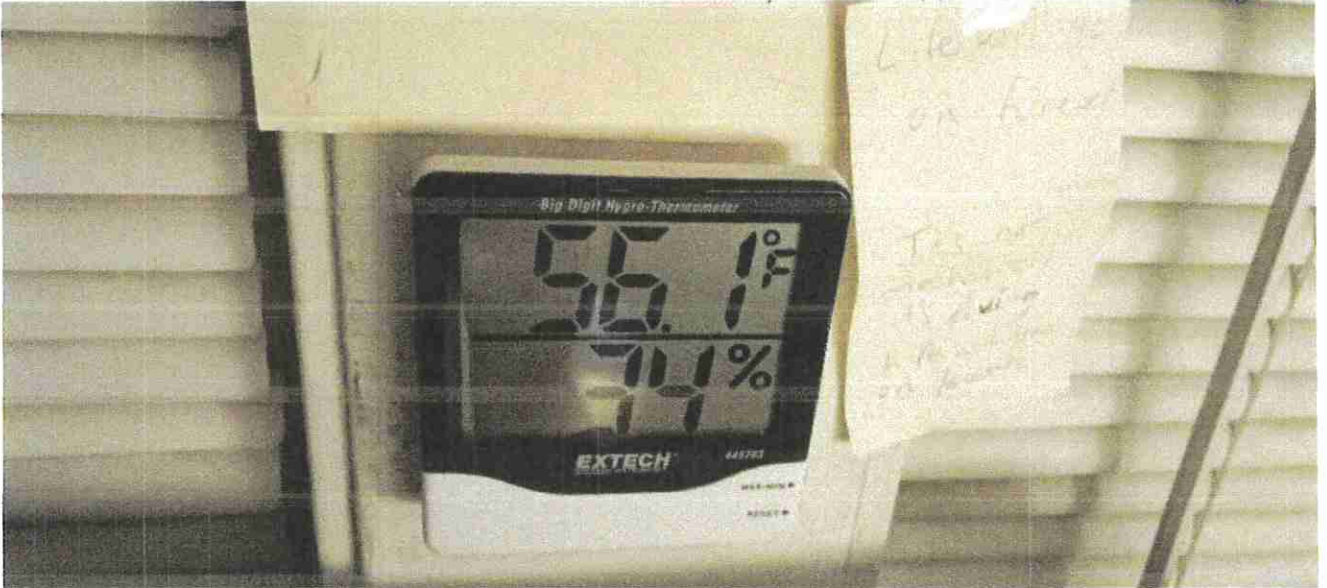


I love the truth.

Gaius Poehler

On Mon, Apr 17, 2023 at 2:24 AM, Gaius Poehler <gaiuslove@yahoo.com> wrote:

Taken 2:23 AM \*



I love the truth.

Gaius Poehler

On Mon, Apr 17, 2023 at 1:10 AM, Gaius Poehler <gaiuslove@yahoo.com> wrote:





Taken 1:06 AM \*

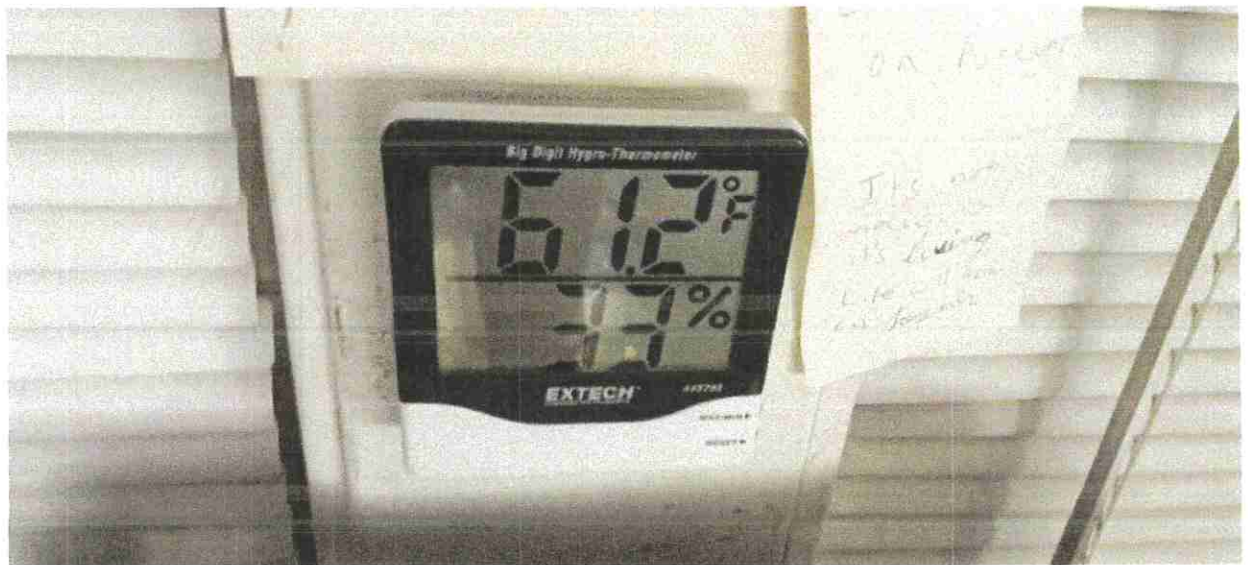
Having to try to sleep next to a space heater in a room that isn't my normal bedroom.

I love the truth.

Gaius Poehler

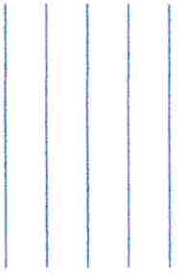
On Mon, Apr 17, 2023 at 12:55 AM, Gaius Poehler <gaiuslove@yahoo.com> wrote:

Taken 12:52 AM \*



This despite all my windows closed and the space heater on full blast. And this occurring regularly and not being fixed by Housing Hub.







I love the truth.

Gaius Poehler

< **Details**

**Edit**

 **April 17, 2023 8:49 AM**

 **20230417\_084928.jpg**

916.12 KB 4080x1836

/SD card/DCIM/Camera


 **Samsung SM-A136U**


F1.8 1/24 s 4.00mm ISO 400


White balance Auto No flash

< Details

Edit


 April 17, 2023 5:59 AM


 **20230417\_055923.jpg**  
1.76 MB 4080x1836  
/SD card/DCIM/Camera

 **Samsung SM-A136U**  
F1.8 1/10 s 4.00mm ISO 5000  
White balance Auto No flash

< Details

Edit

 April 17, 2023 4:32 AM

 20230417\_043235.jpg

1.72 MB 4080x1836

/SD card/DCIM/Camera


 Samsung SM-A136U


F1.8 1/10 s 4.00mm ISO 5000

White balance Auto No flash

< Details

Edit

 April 17, 2023 2:23 AM

 20230417\_022314.jpg

1.72 MB 4080x1836

/SD card/DCIM/Camera

 Samsung SM-A136U

F1.8 1/10 s 4.00mm ISO 5000

White balance Auto No flash

< **Details**

**Edit**



**April 17, 2023 1:06 AM**



**20230417\_010629.jpg**

1.81 MB 4080x1836

/SD card/DCIM/Camera



**Samsung SM-A136U**

F1.8 1/15 s 4.00mm ISO 3200

White balance Auto No flash

< Details

Edit



April 17, 2023 12:52 AM



20230417\_005241.jpg

1.77 MB 4080x1836

/SD card/DCIM/Camera



Samsung SM-A136U

F1.8 1/10 s 4.00mm ISO 5000

White balance Auto No flash

St. Paul City Council,

I think it's wrong that Legislative Officer Marcia Moermond recommended to the St. Paul City Council that my appeal to Herschel Apartments, LLC's self-certified exception to the 3% rent increase cap be denied.

Let the record show that I Gaius Poehler said that and that the St. Paul City Council was wrong for upholding Officer Moermond's recommendation.

Why?

Because St. Paul and other City governments are now not regulating but instead partnering with property companies whose selfish business interests compromise the fair and healthy treatment of tenants living in their buildings. And even rating organizations like the Better Business Bureau which Officer Moermond quoted as giving Herschel Apartments, LLC an A rating *don't accurately reflect the business practices of said property companies.*

Throughout the May 22nd, 2023 appeal hearing, Officer Moermond was on the side of the property owner. She was demonstrating that she was an extension of this property company instead of an independent objective regulator of said company.

For example:

With regard to the the property management company's (Housing Hub's) non-adherence to the property company's (Herschel Apartments, LLC's) own written month to month lease.

With regard to the property company not by law providing sufficient heat.

With regard to maintenance not being performed by the property company's property management company staff.

(See evidence of this in the provided attachments).



The City of St Paul's publication contention:

"Rent Stabilization Appeal Hearings provide the forum for reviewing appeals of Department of Safety and Inspections (DSI) determinations on applications for an exception to the City's 3% rent increase cap."

is an inaccurate statement.

The rent stabilization appeal hearings are merely the City of St Paul's directive from the property companies that Saint Paul now partners with to present an image of tenant consideration when in fact the City of St. Paul as directed by said property companies has no intention of granting an appeal to the 3% rent increase cap exception.

Respectfully,



Gaius Poehler  
Apt 10, 476 Herschel  
St. Paul, MN 55104

gaiuslove@yahoo.com

ph: 651-271-6724

I love the truth.

Officer Moermond in the May 22, 2023 appeal hearing said that "The City council will address your appeal very quickly."

So in other words, time won't be taken to properly look at and understand and rectify this issue. Part and parcel of a City government that no longer objectively oversees and regulates business it is now a partner with.



## Two landlords settle with St. Paul in federal housing case



By [KEVIN DUCHSCHERE](#), STAR TRIBUNE  
January 27, 2015 10:47 PM

St. Paul has reached a settlement with two landlords in a long-running federal lawsuit in which the city is accused of hurting minority tenants by aggressively enforcing its building codes, thereby reducing the supply of affordable housing.

City officials, who have vigorously contested those allegations, say they expect to prevail over at least three other landlords when the case goes to trial this spring in Minneapolis federal court.

But they were happy to announce Tuesday that they had reached a non-monetary settlement with St. Paul landlords Thomas Gallagher and Joseph Collins Sr., who agreed to drop their claims in exchange for the city's help in finding them more St. Paul housing properties to buy.

They and their companies, all going by the name Dadder's, currently own about 200 rental units in the city.

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“We welcome the opportunity to partner with Mr. Collins and Mr. Gallagher in an effort to encourage their long-term, positive investment in the city,” City Council President Kathy Lantry said in a prepared statement.

The terms of the settlement include putting a residential landlord on the city’s Business Review Council, a group of mostly business people that advises the inspections department on regulations.

The first nominee for that seat is Collins, whose appointment by Coleman to a three-year term on the business council is expected to be approved Wednesday by the City Council.

City officials also will meet quarterly in each of the next two years with Collins and Gallagher to make them better aware of available properties within the city, according to outgoing City Attorney Sara Grewing.

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But the city is paying them nothing, she said.

Lantry and Grewing helped negotiate the settlement, which has been in the works for more than two years.

Grewing said the deal came together in a 10-hour session last month and was only recently finalized.

The lawsuit was filed several years ago by a group of mostly white landlords, who claimed that St. Paul's aggressive enforcement of housing codes was forcing them to board up their properties and turn out low-income and minority renters.

The city argued that they were slumlords who provided shoddy housing for tenants with few other options.

A federal judge ruled for the city in 2008, but her decision was reversed by a three-judge appellate panel. The federal circuit court then asked the U.S. Supreme Court to look at the case, which it agreed to do.

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But housing advocates worried that the conservative-leaning high court might use the case to gut federal fair housing laws, which the landlords accused the city of violating with its enforcement policies.

Their concerns prompted St. Paul Mayor Chris Coleman to drop the city's appeal, returning the case to federal district court. The remaining plaintiffs are expected to take the case before Judge Michael Davis in May.

Kevin Duchscherer • 651-925-5035

Kevin Duchscherer, a metro team editor, has worked in the newsroom since 1986 as a general assignment reporter and has covered St. Paul City Hall, the Minnesota Legislature and Hennepin, Ramsey, Washington and Dakota counties. He was St. Paul bureau chief in 2005-07 and Suburbs team leader in 2015-20.

✉ [Kduchscherer@startribune.com](mailto:Kduchscherer@startribune.com) ☎ 612-673-4455

🐦 [KDuchscherer](#)

0

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## NEXT IN LOCAL

**Grieving families call for action, investigation of other agencies after DOJ**



I've re-read this (attached) rent control notice from Sonia Romero to make sure I understand it.

**\*\*This quoted second sentence in the second paragraph is very key I think with regard to Herschel Properties LLC and Housing Hub's recent attempt to get me to sign a new lease.**

**\*\* "Please note, a final determination on any application for exception to the rent cap is not made until all appeals have been resolved."**

Apparently Housing Hub and Herschel Properties LLC don't have the right to offer me a new lease until this appeal has been resolved.

A legitimate new lease would reflect the appeal's determination. They are otherwise basing this newly offered lease on the false presumption that they have a granted exception to the 3% cap.

It appears Housing Hub, Herschel Properties was very upset about having to attend this hearing and it seems their response was to offer me a lease with an even higher rental amount.

Combined with their recent settlement with the Attorney General, it's all part of a pattern of Herschel Properties and Housing Hub's bad business practices.

**Subject** Appeal for Rent Increase  
**To:** [null <galuslove@yahoo.com>]  
**From** Megan Peterson <housinghub-mail-system@housinghub.mailer.appfolio.us>  
**Date** Thu, Apr 13, 2023 at 1:25 PM

Good afternoon,

I wanted to reach out in regard to your appeal for the over 3% increase through the city. I wanted to assure you that we are not increasing your rent personally. When an owner request rent to go over 3%, we put the request in for the building. That way we don't have to get approval for other renewals. You however are month to month. You are currently locked in at \$899, due to you selecting month to month in your previous lease renewal. I would like to go over a few things that I saw were sent in and help you out. Give me a call at 651-488-2437 ext. 101

Thank you

~Megan~  
~Housing Hub~



**Subject** Follow up  
**To:** [null <galuslove@yahoo.com>]  
**From** Megan Peterson <housinghub-mail-system@housinghub.mailer.appfolio.us>  
**Date** Mon, Apr 17, 2023 at 1:39 PM

Good afternoon, I just wanted to follow up with you about your maintenance requests and your concern about rent increase. Can you give me a call at 651-488-2437 ext. 101

Thank you.

~Megan~  
~Housing Hub~



**CITY OF SAINT PAUL**  
**OFFICE OF THE CITY COUNCIL**

310 CITY HALL  
15 WEST KELLOGG BOULEVARD  
SAINT PAUL, MN 55102-1615  
Marcia Moermond, Legislative Hearing Officer  
EMAIL: [legislativehearings@ci.stpaul.mn.us](mailto:legislativehearings@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

May 12, 2023

Joe Collins  
Tom Gallagher  
Herschel Apartment, LLC  
351 Kellogg Blvd.  
Saint Paul, MN 55101  
VIA EMAIL: [joecollins@housinghubmn.com](mailto:joecollins@housinghubmn.com)  
[tomgallagher@housinghubmn.com](mailto:tomgallagher@housinghubmn.com)

Re: Rent Control Appeal of Gaius Poehler, for property at 476 Herschel St, Unit 10

Dear Mr. Collins and Mr. Gallagher:

This letter confirms my April 12, 2023 correspondence regarding the hearing scheduled to discuss the Gaius Pohler appeal for an exception to the 3% Saint Paul's rent cap. As indicated, the hearing will be before the Legislative Hearing Officer, Marcia Moermond, on **Monday, May 22, 2023, at 1 p.m. in Room 330 City Hall**. For your reference, I have also attached the appeal to this correspondence. You or a representative are invited to attend and participate in this hearing. Please note, 45 days have passed since your (self-certification) application was approved and no other appeals were received or will be considered in this matter.

In order to come to a final determination on your application for an exemption to the 3% rent cap, the City is requiring that you provide the Maintenance of Net Operating Income (MNOI) ~~AA~~ you were required to prepare, but not submit with your self-certification application. Please note, a final determination on any application for exception to the rent cap is not made until all appeals have been resolved. Please provide MNOI to me by close of business Wednesday, May 17, 2023. For reference, here is a link to the document on the City's website:

- Maintenance of Net Operating Income - <https://www.stpaul.gov/sites/default/files/2022-07/Landlord%20MNOI%20-%20Cap%20Improvement%20Worksheet-071922.pdf>

**All materials should be sent to me and will be attached to the appeal record.**

I have also left voicemail message at the number listed for Megan Peterson, on the Rent Increase Exemption Request Form: 651-488-2437, confirming the hearing and the requirement that your MNOI be submitted. If you have any questions, please contact me at 651-266-8585.

Sincerely,



An Affirmative Action Equal Opportunity Employer

/s/

**Sonia Romero, Executive Assistant**  
**Rent Stabilization Legislative Hearings**

**c: Rent Stabilization Staff**  
**Megan Peterson:** [megan@housinghubmn.com](mailto:megan@housinghubmn.com)  
**Ben Herding:** [ben@housinghubmn.com](mailto:ben@housinghubmn.com)

← Re: Fw: Follow-up on Rent Contro...



\*CI-StPaul\_RentAppeals

to \*CI-StPaul\_RentAppeals & 9 more



May 15, 2:30 PM

Good Afternoon Mr. Collins,

Following up on this morning's email, we spoke to Gaius Poehler this afternoon. He is interested in continuing with his appeal. He reports this is because his written lease language indicates rent may be increased with limited notice. He is concerned that this is inconsistent with the verbal discussions you or your team have had with him. As such, the appeal is not withdrawn and the hearing is not cancelled.

Should there be a change in Mr. Poehler's position following any future conversations with you or your team, we would, again, be happy to cancel the hearing scheduled for next Monday.

In the meantime, we renew our request for the MNOI to be submitted to Sonia Romero, per her earlier correspondence.

Thank you, Rent Stabilization Appeal Team

From: \*CI-StPaul\_RentAppeals
Sent: Monday, May 15, 2023 10:15 AM
To: 'Joe Collins' <joecollins@housinghubmn.com>; \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>
Cc: tomgallagher@housinghubmn.com; Ben Herding <ben@housinghubmn.com>; Gaius Poehler <gaiuslove@yahoo.com>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>; Angie Wiese <angie.wiese@ci.stpaul.mn.us>; Mai Vang <mai.vang@ci.stpaul.mn.us>; megan@housinghubmn.com
Subject: RE: Follow-up on Rent Control Hearing

Good Morning Mr. Collins,

Gaius Poehler can appeal the city's determination to allow an exception to the 3% rent increase cap under the code. The appeal can be made whether or not he has received a lease with a proposed increase, as the determination applies to a 12-month period of time. This appeal needs to be filed within 45 days of the determination being made, which it was.

- Delete, Archive, Move, Reply all, More

← **Re: Fw: Follow-up on Rent Contro...**



**\*CI-StPaul\_RentAppeals**

to **Joe Collins & 9 more**



May 15, 10:15 AM

Good Morning Mr. Collins,

Gaius Poehler can appeal the city's determination to allow an exception to the 3% rent increase cap under the code. The appeal can be made whether or not he has received a lease with a proposed increase, as the determination applies to a 12-month period of time. This appeal needs to be filed within 45 days of the determination being made, which it was.

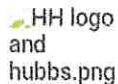
If Mr. Poehler is withdrawing his appeal, we would be happy to cancel the hearing scheduled for next Monday. We will reach out to him under separate cover to confirm his position.

Thank you for your response.

-Rent Stabilization Appeal Team

**From:** Joe Collins <joecollins@housinghubmn.com>  
**Sent:** Monday, May 15, 2023 6:34 AM  
**To:** \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>  
**Cc:** tomgallagher@housinghubmn.com; Ben Herding <ben@housinghubmn.com>; Gaius Poehler <gaiuslove@yahoo.com>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>; Angle Wiese <angle.wiese@ci.stpaul.mn.us>; Mai Vang <mai.vang@ci.stpaul.mn.us>; megan@housinghubmn.com  
**Subject:** Re: Follow-up on Rent Control Hearing

I thought we resolved this matter? Gaius never received a rent increase. What is he appealing?



**Joe Collins**

Agent - Owner/CEO

O: 651-488-2437 C: 651-428-5922/  
[joecollins@housinghubmn.com](mailto:joecollins@housinghubmn.com)  
[HousingHubMN.com](http://HousingHubMN.com)  
351 Kellogg Blvd East, St. Paul, MN 55101  
Have a good experience? Leave us a [review!](#)



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# Re: Fw: Follow-up on Rent Contro...



**Joe Collins**

to \*CI-StPaul\_RentAppeals & 8 more



May 15, 6:34 AM

I thought we resolved this matter? Gaius never received a rent increase. What is he appealing?

HH logo and hubbs.png

**Joe Collins**  
Agent - Owner/CEO  
O: 651-488-2437 C: 651-428-5922  
/ [jocollins@housinghubmn.com](mailto:jocollins@housinghubmn.com)  
[HousingHubMN.com](http://HousingHubMN.com)  
351 Kellogg Blvd East, St. Paul, MN 55101  
Have a good experience? Leave us a [review!](#)



On May 12, 2023, at 4:29 PM, \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us> wrote:

Goof Afternoon All,  
Please find a letter attach requesting the MNOI to be send to us by the end of business day Wednesday.  
If you have further question please don't hesitate to contact me.  
Best,

<image001.png>

**Sonia Romero**  
Executive Assistant  
Pronouns: she/her  
Saint Paul City Council  
320 City Hall, 15 W Kellogg Blvd  
Saint Paul, MN 55102  
P 651-266-8568  
[Sonia.romero@ci.stpaul.mn.us](mailto:Sonia.romero@ci.stpaul.mn.us)  
[www.StPaul.gov](http://www.StPaul.gov)

<476 Herschel St. Apt 10 Appeal Request for MNOI 5-12-2023.pdf>



Reply



Reply all



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**Subject** Follow-up on Rent Control Hearing

**To:** [joecollins@housinghubmn.com <joecollins@housinghubmn.com>, tomgallagher@housinghubmn.com <tomgallagher@housinghubmn.com>]

**From** \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>

**Cc:** [Ben Herding <ben@housinghubmn.com>, Gaius Poehler <gaiuslove@yahoo.com>, Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>, Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>, Angie Wiese <angie.wiese@ci.stpaul.mn.us>, Mai Vang <mai.vang@ci.stpaul.mn.us>, megan@housinghubmn.com <megan@housinghubmn.com>]

**Date** Fri, May 12, 2023 at 4:29 PM

Goof Afternoon All,

Please find a letter attach requesting the MNOI to be send to us by the end of business day Wednesday.

If you have further question please don't hesitate to contact me.

Best,



Sonia Romero  
Executive Assistant  
Pronouns: she/her  
Saint Paul City Council  
320 City Hall, 15 W.Kellogg Blvd.  
Saint Paul, MN 55102  
P 651- 266-8568  
[sonia.romero@ci.stpaul.mn.us](mailto:sonia.romero@ci.stpaul.mn.us)  
[www.StPaul.gov](http://www.StPaul.gov)

**Monthly Charges:**

Trash - Tenant charge	\$20.00
Housing Hub Tenant Admin Fee	\$12.00
Rent Income	\$896.10
<b>Total:</b>	<b>\$928.10</b>

**\*Month to Month Term Admin Fee: \$299**

*\*If you do not sign a 12 month lease term, the term will change to month to month and annual Month to Month Term Admin Fee will be applied to the Tenant(s) ledger.*

**Renter's Insurance Required:NO**

1.4 APPLIANCES, UTILITIES AND EXTERIOR RESPONSIBILITIES

**Appliances Provided:**

Gas Stove and Refrigerator

**Utility Responsibilities:**



## ! Your Renewal Offer

Review and sign one option:

12 Month Renewal  
\$896.10 / mo from 07/01/2023 -  
06/30/2024

View

Or you may also [request notice to vacate.](#)

**i** Your account setup is incomplete. ✕  
[Learn More](#)

Your Current Balance

**\$899.00**

Next bill due on June 01, 2023

Pay Now

Set Up Autopay



# Your Current Balance

# \$899.00

Next bill due on June 01, 2023

[Pay Now](#)

[Set Up Autopay](#)

## June (Next Month)

Description	Amount
MTM Due on 06/01/2023	\$870.00
Trash - Tenant charge Due on 06/01/2023	\$20.00
Housing Hub Tenant Admin Fee Due on 06/01/2023	\$9.00
<b>Total Balance</b>	<b>\$899.00</b>

*plus \$100 annual fee*



Renters Insurance  
Powered by AppFolio Insurance Services

← Re: Fw: Appeal for Rent Increase

Gaius Poehler

On Thu, Apr 13, 2023 at 2:47 PM, Matt Eichenlaub

<[matte@homelinemn.org](mailto:matte@homelinemn.org)> wrote:

That's correct.

On Thu, Apr 13, 2023 at 2:38 PM

Gaius Poehler

<[gaiuslove@yahoo.com](mailto:gaiuslove@yahoo.com)> wrote:

In other words my month lease is not locked in as they say it is. They could change the monthly amount at any time.

I love the truth.

Gaius Poehler

On Thu, Apr 13, 2023 at 2:16 PM, Matt Eichenlaub

<[matte@homelinemn.org](mailto:matte@homelinemn.org)> wrote:

A month to month lease is only good month to month. It

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-  Move
-  Reply all
-  More



← Re: Fw: Appeal for Rent Increase

I love the truth.

Gaius Poehler

On Thu, Apr 13, 2023 at 2:16 PM,  
Matt Eichenlaub  
<[matte@homelinemn.org](mailto:matte@homelinemn.org)> wrote:

A month to month lease is only good month to month. It can be changed most anytime. If you want to talk, you certainly can. If you want to sign a longer term lease at 899, you can propose that, too. I don't know if I would feel any obligation to withdraw your complaint.

On Thu, Apr 13, 2023 at 2:09 PM Gaius Poehler  
<[gaiuslove@yahoo.com](mailto:gaiuslove@yahoo.com)>  
wrote:

What do you think about this, Matt?

Gaius



Delete



Archive



Move



Reply all



More

Gaius Poehler

--- Forwarded Message ---

**From:** "CI-StPaul\_RentAppeals" <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>

**To:** "Ben Herding" <[ben@housinghubmn.com](mailto:ben@housinghubmn.com)>, "Gaius Poehler" <[gaiuslove@yahoo.com](mailto:gaiuslove@yahoo.com)>

**Cc:** "joecollins@housinghubmn.com" <[joecollins@housinghubmn.com](mailto:joecollins@housinghubmn.com)>,  
"tomgallagher@housinghubmn.com" <[tomgallagher@housinghubmn.com](mailto:tomgallagher@housinghubmn.com)>, "Demetrius Sass" <[Demetrius.Sass@ci.stpaul.mn.us](mailto:Demetrius.Sass@ci.stpaul.mn.us)>,  
"Lynne Ferkinhoff" <[Lynne.Ferkinhoff@ci.stpaul.mn.us](mailto:Lynne.Ferkinhoff@ci.stpaul.mn.us)>,  
"Angie Wiese" <[angie.wiese@ci.stpaul.mn.us](mailto:angie.wiese@ci.stpaul.mn.us)>, "Mai Vang" <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>,  
"megan@housinghubmn.com" <[megan@housinghubmn.com](mailto:megan@housinghubmn.com)>

**Sent:** Thu, Apr 13, 2023 at 3:06 PM

**Subject:** RE: Rent Appeal Notice 476 Herschel St Apt. 10

Good afternoon all,

I have had a chance to consult with my colleagues about an appeal of a propose rent increase for this unit. **All appeals we accept are of City determinations** on requests to increase rent above the 3% cap. We do not hear appeals on specific leases or proposed lease agreements.

(IE) Housing Hub could raise my month to month rent.

All people who are potentially affected by the City's determination have standing to file an appeal. Appeals must be received within 45 days of the City determination being made. Please let me know if additional clarification is needed on this matter.

All Best,



**Sonia Romero,**

**Executive Assistant**

**Rent Stabilization**

Pronouns: she/her

Saint Paul City Council

320 City Hall, 15 W. Kellogg Blvd.

Saint Paul, MN 55102

P 651-266-8568

[rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)

[www.StPaul.gov](http://www.StPaul.gov)

Please see  
① Gaius Poehler  
Lease Renewal  
Notice &  
② Provision 25  
of Gaius Poehler  
lease.  
BP.

**From:** Ben Herding <[ben@housinghubmn.com](mailto:ben@housinghubmn.com)>

**Sent:** Wednesday, April 12, 2023 1:40 PM

**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>

**Cc:** [joecollins@housinghubmn.com](mailto:joecollins@housinghubmn.com); [tomgallagher@housinghubmn.com](mailto:tomgallagher@housinghubmn.com); Demetrius Sass <[Demetrius.Sass@ci.stpaul.mn.us](mailto:Demetrius.Sass@ci.stpaul.mn.us)>; Lynne Ferkinhoff <[Lynne.Ferkinhoff@ci.stpaul.mn.us](mailto:Lynne.Ferkinhoff@ci.stpaul.mn.us)>; Angie Wiese <[angie.wiese@ci.stpaul.mn.us](mailto:angie.wiese@ci.stpaul.mn.us)>; Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; [megan@housinghubmn.com](mailto:megan@housinghubmn.com)

**Subject:** Re: Rent Appeal Notice 476 Herschel St Apt. 10

Thanks Sonia,

I am a little confused as Giaus has not been issued a renewal with an increase. He is currently on a month to month lease and has been for almost a year at the same rent.

How can he appeal a rent increase when there wasn't one?



Sender notified by 04/12/23, 01:34:11 PM  
[Mailtrack](#)

On Wed, Apr 12, 2023 at 1:12 PM \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)> wrote:

Good Afternoon Mr. Poehler, Mr. Collins, and Mr. Gallager,

Attached is the notification of a Legislative Hearing to consider the appeal in Mr. Poehlers' rent increase at 476 Herschel St. Apt. 10.

As indicated in my letter, the hearing is scheduled for May 22 at 1pm May 21 at 1 p.m.

For your reference, I have also attached Mr. Poehlers' appeal form, the DSI Summary, and the Landlord Notification.

Please reach out to me with any questions.



**Sonia Romero,**  
**Executive Assistant**  
**Rent Stabilization**  
**Pronouns: she/her**  
**Saint Paul City Council**  
320 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, MN 55102  
P 651-266-8568  
[rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)  
[www.StPaul.gov](http://www.StPaul.gov)



**Ben Herding, MBA**  
**Chief Operating Officer**

651-488-2437 X109 / [ben@housinghubmn.com](mailto:ben@housinghubmn.com)  
[HousingHubMN.com](http://HousingHubMN.com)  
351 Kellogg Blvd East, St. Paul, MN 55101

**Have a good experience? Leave us a [review!](#)**



[Book a Meeting with Me](#)

**Matthew Eichenlaub**  
**Housing Attorney**  
**HOME Line**  
8011 34th Ave S, Suite 126  
Bloomington, MN 55425  
phone: 612/255/8866  
fax: 612/728/5761  
[www.homelinemn.org](http://www.homelinemn.org)



## Lease Renewal Notice

Date: 03/01/2022

RE: Lease Renewal and Rent Adjustment

Dear Tenant(s),

As you know your lease expires on 09/30/2017 and we'd would love to keep you as a tenant! It is never a pleasant task to adjust rents, however, rents must be changed at times to keep up with cost of rising insurance, property taxes, utilities, etc. and to fund future improvements. Per city ordinance, rent increases will be no more than 3% higher than current base rent.

The following adjustment in rent will be effective 05/01/2022 :

12-month lease: \*\*\$ 795

Month-To-Month lease: \*\*\$870

\*\*The rent amounts above do not include any admin fees, pet, garage, parking, laundry, or storage charges that may also be owed. Please read the lease renewal and addendums for details.

In the event we **do not receive your completed Lease Renewal**, your current lease shall be extended under its original terms, except the duration shall change to **Month-To-Month** and your rent will **increase by \$200/Month**.

During a month-to-month tenancy, the Tenant(s) is(are) prohibited from giving a Notice to Vacate with move-out date between Nov 1st and March 31st. Landlord may change any term of a month-to month tenancy by giving notice to Tenant(s) in writing one month plus a day before the end of any given month.

If you have any questions regarding your Lease Renewal, notice incorrect information or for any reason you do not understand your Lease Renewal terms, please contact our lease renewal specialist at 651-488-2437 ext.101 or [Renewals@HousingHubMN.com](mailto:Renewals@HousingHubMN.com) if you have any questions.

Thank you for your continued residency!

Housing Hub Property Management

*This notice satisfies the automatic renewal provision requirement as stated in the Minn Stat. 504B.145.*



## MN Residential Lease Agreement (continued)

- i. Adding a pet requires the Tenant(s) to provide the Landlord with the pet type, breed, name, age, weight and current vet records detailing up-to-date vaccinations and current city required licensing.
- ii. The following fees are also required upfront in order to add a pet: Nonrefundable Pet Fee, refundable pet deposit and pet rent. Two (2) pets max per unit.
- iii. For removing a pet, the Tenant(s) must let the Landlord know of the removed pet and provide proof of the removed pet. The Landlord will update their system and the Tenant(s) file accordingly.

d. Timeline: Allow the Landlord one to two (1-2) weeks to approve any roommate or pet changes.

e. Once the process is completed, a new Lease Agreement must be signed by all Tenant(s) in the unit with a new lease start and end date GP (initial)

22. **Lease Termination:** Please contact the Housing Hub office for options, any associated fees, and other restrictions. Subletting is prohibited. Refer to Section 11 and Section 21.

23. **Lease Skip and Personal Property Abandonment:** If the Tenant(s) moves out of the premises before the Lease end date without giving proper sixty (60) days' notice to vacate, the Tenant(s) is responsible for all rent and any other costs and/or damages. Abandoned personal property of a Tenant(s) are belongings that are left inside or outside of a rented property after a Tenant(s) has moved out. Abandoned property will be disposed of by the Landlord however they choose after twenty-eight (28) days, or sooner with written permission from the Tenant(s). The Landlord will document and photograph all personal property left on the premises. The Tenant(s) is responsible for any and all on-site or off-site storage fees and disposal fees of their personal belongings pursuant to Minn. Stat. 504B.271 and 504B.365.

24. **Termination of Lease with Specified Ending Date (Notice to Vacate):** If Tenant(s) wishes to move out of the premises on the date this Lease ends, Tenant(s) must give Landlord the written 60-day Notice to Vacate using Housing Hub's **60-Day Notice to Vacate form ONLY**, two full calendar months prior to Lease expiration date, by the last day of the month, and will only be accepted with a month's end move-out date. If Tenant(s) fails to give proper notice, Landlord will provide an "Invalid 60-Day Move Out Notice", extend the Lease for one 60-day Notice Period and raise the rent if Tenant(s) stay past the initial Lease end date on page 1. If Tenant(s) and Landlord have not renewed this Lease or entered into a new Lease, this Lease shall be extended under its original terms except the duration shall be changed to month-to-month and the rent will increase by \$200.00/month. If Tenant(s) stays past 12:00AM (midnight) on the 2<sup>nd</sup>, they will be charged a full month's rent. For additional information, please refer to the *60-Day Notice to Vacate Addendum*. GP (initial)

25. **Termination of Month-to-Month Tenancy:** A sixty (60) Day Notice to Vacate is required using Housing Hub's "60-Day Notice to Vacate" form by the last day of the month, even if the Lease has expired and/or is converted to a month-to-month tenancy. If the Tenant(s) choose month-to-month tenancy, the Tenant(s) is(are) prohibited from giving a 60-Day Notice with move-out date between Nov 1<sup>st</sup> and March 31<sup>st</sup>. Landlord may change any term of a month-to month tenancy by giving notice to Tenant(s) in writing one month plus a day before the end of any given month.

26. **Active Military Personnel Lease Termination Consideration:** The  Servicemembers Civil Relief Act (SCRA) helps protect active service members who are relocated due to deployment or permanent change of station (PCS). The protection begins on the date of entering duty and ends between 30-90 days after the date of discharge. If Tenant enlists, is drafted, or commissioned and on active duty in the Armed Forces of the United States and needs to break the lease, in accordance with the SCRA, a tenant must 1.) prove the lease was signed before entering active duty, 2.) prove they will remain on active duty for at least the next 90 days, and 3.) deliver a written **30-Day Notice to Vacate** the landlord accompanied by a copy of the orders to deploy / PCS or a letter from their commanding officer stating their pending deployment. Once the notice is delivered, received and confirmed, the 30-Day period will begin after the beginning on the following 1<sup>st</sup>.

27. **Eviction:** If the Tenant(s) violates any terms of this Lease, an eviction action may be brought immediately without prior notice to the Tenant(s). If the Tenant(s) violates a term of this Lease but the Landlord does not sue or evict the Tenant(s), the Landlord does not waive the right to evict, and the Landlord may still sue or evict the Tenant(s) for any violation of any term of this Lease. Under state law, a lawful seizure from any premises of any illegal object or substance, including drugs, constitutes unlawful possession of the premises by the Tenant(s) and is grounds for automatic eviction. For additional information, see attached *Crime-Free/Drug-free Housing Addendum*.



# Minnesota Residential Lease Agreement

## Property

Rental Property Address: 476 Herschel Street

Unit: 10, City/State/Zip Saint Paul, MN 55104

## Tenant Information

Tenants/Cosigners (18 & older):	Email:	Phone:
<u>Gaius Poehler</u>	<u>Gaiuslove@yahoo.com</u>	<u>651-271-6724</u>
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---

Minor Occupants: N/A

N/A

## Landlord Information

Owner of Premise: Herschel Apartments LLC  
 Landlord and Authorized Manager of Premises to accept service and give receipts (Required by Minn. Stat. §504B.181): Housing Hub, LLC, 351 Kellogg Blvd East, St Paul, MN 55101 651-488-2437

## Deposit Information

Security Deposit: \$ 353.88 Refundable Pet Deposit: \$ 0.00

Pets Allowed?  Y  N Nonrefundable Pet Fee: \$ 0.00

## Responsibilities

	Landlord	Tenant	Provider	Landlord	*RUBS
Heat:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Gas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Snow Removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lawn Care:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paid to (refer to Lawn & Snow Clearing Addendum)		
			(refer to Lawn & Snow Clearing Addendum)		

\*RUBS relates to Ratio Utility Billing System (refer to Ratio Utility Billing System (RUBS) Addendum)

## Terms of Lease

\*\*\*Select ONLY ONE\*\*\*

Option #1 - Specific End Date GP

Monthly Rent Amount: \$ 795.00

Start Date: 05/01/2022

End Date: 04/30/2023

Other Rent: \$ 0.00

Utilities: \$ 20.00 (Trash fee)

Pet Rent: \$ 0.00

Tenant Insurance: \$ 0.00

Rent Credit: (\$ 0.00)

Monthly Admin Fee: \$ 9.00

Total Monthly: \$ 824.00

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Option #2 - Month to Month

Monthly Rent Amount: \$ 870.00

Start Date: 05/01/2022

Other Rent: \$ 0.00

Utilities: \$ 20.00 (Trash fee)

Pet Rent: \$ 0.00

Tenant Insurance: \$ 0.00

Rent Credit: (\$ 0.00)

Monthly Admin Fee: \$ 9.00

Total Monthly: \$ 899.00

\*\*\*Late Fee: 8% of gross rent\*\*

## Appliances

- Washer/Dryer:  Y  N
- Range:  Y  N
- Refrigerator:  Y  N
- Dishwasher:  Y  N
- Microwave:  Y  N
- A/C:  Y  N
- Water Softener:  Y  N

Initials GP



# APPEAL APPLICATION FOR RENT STABILIZATION DETERMINATIONS

Saint Paul City Council – Rent Stabilization  
310 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, MN 55102  
651-266-8568

### We need the following to process your appeal:

- \$25 filing fee (non-refundable (payable to the City of Saint Paul
- Copy of the Department of Safety & Inspections Determination Letter
- Attachments you may wish to include
- This appeal form completed
- Walk-In     Email     US Mail

HEARING DATE & TIME	
(provided by Rent Stabilization Appeals Staff)	
THURSDAY:	_____
TIME:	_____
LOCATION OF HEARING:	
Room 330 Saint Paul City Hall 15 West Kellogg Blvd. Saint Paul, MN 55102	

### Address Being Appealed:

476 Herschel St, Apt. 10  
Number & Street & Unit Number (if applicable)

St. Paul, MN  
City & State

55104  
Zip Code

### Appellant:

Gaius Poehler  
Appellant Name

gaiuslove@yahoo.com  
Email

(651)-271-6724  
Preferred Phone Number

(651)-645-9318  
Alternate Phone Number

Gaius Poehler 4/3/2023  
Signature & Today's Date

No  
Is Appellant: Property Owner/ Manager OR Tenant ?

### Property Owner (if other than appellant):

Joe Collins and Tom Gallagher  
Dadden's Properties/Housing Hub  
Property Owner Name

receptionist@housinghubmn.com  
Email

651-488-2437  
Preferred Phone Number

\_\_\_\_\_  
Alternate Phone Number

*They have known these chickens were coming home to roost, and this exception to the*

### What Is Being Appealed and Why?

*Attachments Are Acceptable*

Please see attachments showing history of unresolved building problems. In lieu of these unresolved building problems, the owners of the property & the landlord of said property shouldn't be granted an exception to the 3% cap on rent increase.

This landlord is a poor corporate citizen. They (see attachment) have recently agreed to settle claims with The Minnesota Attorney General relating to their bad practices. They have known these chickens were coming home to roost, and this exception to the

## Attorney General Ellison wins relief for tenants whose landlord unlawfully withheld amounts from security deposits

*Housing Hub to pay \$63,000, stop charging tenants for carpet cleaning, replacing batteries, lightbulbs, and filters at move out*

*AG's office will use the funds to refund tenants*

**March 13, 2023 (SAINT PAUL)** – Minnesota Attorney General Keith Ellison announced today that his office has settled with a St. Paul-based property management company that illegally withheld amounts from tenants' security deposits. The settlement requires the company to provide refunds to its tenants and change its security deposit retention practices to comply with the law.

Under Minnesota law, landlords can withhold from security deposits only amounts reasonably necessary "to restore the premises to their condition at the commencement of the tenancy, ordinary wear and tear excepted." Instead, Housing Hub charged tenants (by withholding amounts from their security deposits) for items that needed to be replaced due to a tenant's ordinary use of the home. For instance, Housing Hub systematically charged tenants for professional carpet cleaning upon move-out even if the carpet's condition was not damaged beyond normal use. Additionally, Housing Hub charged tenants to replace smoke-detector batteries, lightbulbs, and furnace filters, which are all routine turn-over costs that Minnesota law prohibits landlords from shifting onto their departing tenants. Housing Hub also told tenants they were "required to leave the property in its original condition," and were required to take apart and clean their windows, stoves, vents, and light fixtures in order to obtain their security deposit back without deductions.

The Settlement, filed in Ramsey County District Court, requires Housing Hub to pay the State \$63,000, which the Attorney General's Office will use to provide restitution to the company's tenants who were illegally charged for carpet cleaning, and/or replacing batteries, lightbulbs, or filters. Among other things, the settlement also requires Housing Hub to remove from its lease provisions requiring tenants obtain or pay for professional carpet cleaning, and to stop charging tenants for batteries, lightbulbs, or filters. Housing Hub may only charge for damage to the home that rises beyond ordinary wear and tear. Additionally, if Housing Hub withholds amounts from tenants' security deposits for cleaning, the settlement also requires Housing Hub to provide tenants with evidence that the unit required professional cleaning to restore it to its original condition, ordinary wear and tear excepted.

"Having a safe, affordable roof over your head is essential to living with safety, dignity, and respect," Attorney General Ellison said. "Part of that is landlords following the law and returning tenants their security deposits. I am pleased that Housing Hub has agreed to refund its tenants and change its security deposit practices going forward."

Attorney General Ellison encourages *any* tenants—not just Housing Hub tenants—who have had amounts withheld from their security deposits for normal wear and tear to contact the Minnesota Attorney General's Office by filling out the dedicated Tenant Report Form on the Attorney General's website. Minnesotans can also report violations by calling Attorney General Ellison's office at (651) 296-3353 (Metro) or (800) 657-3787 (Greater Minnesota).

Good Day, Officer Moermond

May 23, 2023

This increase is a reaction to Housing Hub's recent settlement with the Minnesota Attorney General. They charged phony fees for years and now that they cant, their next step is to skip around the rent cap.

This increase is covering Housing Hub's loss of revenue from the fees.

To sum it up, though they, Housing Hub, Joe Collins/Tom Gallagher etc... state they want an increase in tenant money for the increased building taxes, A. they, as the attachments I've included overwhelmingly show, don't maintain their properties/don't provide enough to the tenants to justify it and B. they just entered into a settlement with the Attorney General to cease charging a lot of unlawful fees that were charged for years, and now that they were called on it, they're trying to skip the 3% cap.

They acted dishonestly for years, and now that they can't make as much money as they want through dishonest methods, they want to go above and beyond the 3% cap. These are bad corporate citizens.

They are a sophisticated business. They know how much revenue those bogus fees created. Maybe they would share with us how much they will be losing now that they agreed to follow the law. How does that match up with the increase? They are a sophisticated and large organization; their position "We don't know how much those fees brought in" is not credible and is a little patronizing.

Gaius Poehler  
476 Herschel Street, Apartment 10  
St Paul. Minnesota 55104

## *Overview*

Rent Stabilization Appeal Hearings provide the forum for reviewing appeals of [Department of Safety & Inspections](#) (DSI) determinations on applications for an exception to the City's 3% rent increase cap. The hearing offers landlords, tenants, and other interested parties the opportunity to appeal and testify about the determination on these applications. The hearings are conducted by the Hearing Officer who makes a recommendation to the City Council. The Hearing Officer may recommend that the City Council reverse, approve, or approve in part, DSI's determination. Appellants not satisfied with the recommendation of the Hearing Officer also have the opportunity to be heard before the City Council if they wish to appeal further.

## *Filing an Appeal for Rent Stabilization Determination*

Appeals ***must be filed no later than 45 days after the date of the determination*** of the Department of Safety & Inspection (DSI) on the application for an exception to the City's 3% rent increase cap.

Filing an appeal ***in person***: fill out the appeal form in our office at the City Hall/Courthouse 15 Kellogg Blvd. West, Room 310 Monday through Friday between 8 a.m. and 4:30 p.m.

To file an appeal ***via email***: download an appeal form below and email to [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us), along with a copy of the order, and any evidence you would like the hearing officer to consider. You will need to mail the \$25.00 filing fee separately (Check should be made to: City of Saint Paul.) to:

Rent Stabilization Appeals  
310 City Hall 15 Kellogg Blvd. West  
Saint Paul, MN 55102

To file an appeal ***U.S. Mail***: download an appeal form below OR contact our office and we will mail a form. Complete it and send it to the above address with the filing fee.

## *Scheduling Your Appeal Hearing*

The date and time of the hearing for those applications submitted in person will usually be set at that time. Mailed applications will be copied and returned to the appellant with the date and time clearly indicated on the form. Generally, appeal hearings are scheduled one to four weeks after the application is submitted. Hearings are scheduled during the ***mornings of the 2nd and 4th Thursdays of the month.***

## *What to Expect at the Hearing*

For each appeal, City Staff will give a report and appellants will be given time to present information, testimony, or other documents. The Hearing Officer will consider these items to develop a recommendation for Council. The hearings are informal, but it is still expected that cell phones be turned off and both City staff and appellants will address one another respectfully. Please email [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us) or call 651-266-8568 with questions about the application or appeal process.

**If you need an *interpreter* for your hearing, please call 651-266-8568 to arrange.**



**SAINT PAUL**  
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS  
ANGIE WIESE, DIRECTOR

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
Tel: 651-266-8953 | Fax: 651-266-9124

Resident  
476 Herschel St.  
Unit 10  
Saint Paul, MN 55104

03/28/2023

REQUEST FOR EXCEPTION TO 3% CAP  
NOTICE OF DEPARTMENT DETERMINATION THROUGH SELF-CERTIFICATION

RE: 476 Herschel St.

Dear Resident:

On 3/21/2023, your landlord applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. Department approval for the exception has been **granted** through the self-certification process provided by the City.

However, this is not a Final Determination and rent cannot be increased in the next 45 days.

You have the right to appeal this determination to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102, phone: 651-266-8568 and must be filed within 45 days of notice.

If there is no appeal within the next 45 days, the determination will be considered final, and your landlord may proceed with the rent increase between 3% and 8% as approved by the Department.

A full translation of the notice is available upon request from the City.

If you have any questions, please reach out to the Rent Stabilization Workgroup using the email address below.

Sincerely,

**Rent Stabilization Workgroup**  
**[Rent-Stabilization@ci.stpaul.mn.us](mailto:Rent-Stabilization@ci.stpaul.mn.us)**  
**651-266-8553**

SC 01/2023 - ENG





**CITY OF SAINT PAUL**  
OFFICE OF THE CITY COUNCIL

310 CITY HALL  
15 WEST KELLOGG BOULEVARD  
SAINT PAUL, MN 55102-1615  
Marcia Moermond, Legislative Hearing Officer  
EMAIL: [legislativehearings@ci.stpaul.mn.us](mailto:legislativehearings@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

May 25, 2023

Gaius Poehler  
476 Herschel Street, Unit 10  
St. Paul, MN 55104

VIA EMAIL: [gaiuslove@yahoo.com](mailto:gaiuslove@yahoo.com)

Re: Recommendation to the City Council on the Rent Control Appeal of Gaius Poehler, for Property at 476 Herschel Street, Unit 10

Dear Gaius Poehler:

This is to confirm that on May 22, 2023 at the Rent Stabilization Hearing on your appeal, Marcia Moermond, the Legislative Hearing Officer recommended that the City Council deny your appeal.

**Property qualifies for 3% - 8% rent cap increase exception per staff analysis:** Staff analyzed the MNOI worksheet provided by Housing Hub on behalf of its client, Herschel Apartment LLC, which is listed on the intake form as the owner of the property. It was consistent with the self-certification application submitted, wherein the applicant listed 2 primary reasons for the proposed increase: an increase in property taxes and an unavoidable increase in operating expenses. Staff analysis confirmed that the property qualified for a 23.72% rent increase, when using a comparison of 2019 and 2022 information in the MNOI. However, Housing Hub only applied for up to an 8% rent increase on behalf of Herschel Apartment LLC.

This matter will go before the City Council at a Public Hearing on **Wednesday, June 21, 2023 at 3:30 pm. in Room 300 City Hall.** If you are contesting Ms. Moermond's recommendation from the May 22 hearing, you may do one of the following options:

- appear in person (please arrive before 3:30 p.m. and check in with staff outside Council chambers); or
- send written testimony to be added to the record to [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us) or by voicemail at 651-266-6805; or
- should you wish to address Council directly but not appear in person, you must register in person by **noon on Tuesday, June 20, 2023** here to testify via phone: <https://www.stpaul.gov/departments/city-council/city-council-public-hearing-live-testimony>.



If you have any questions, please contact me at 651-266-8568.

Sincerely,

/s/

Sonia Romero

Rent Stabilization Executive Assistant

c: Rent Stabilization Staff

Megan Peterson VIA EMAIL: [megan@housinghubmn.com](mailto:megan@housinghubmn.com)

Dan Herding [ben@housinghubmn.com](mailto:ben@housinghubmn.com)

Joe Collins [joecollins@housinghubmn.com](mailto:joecollins@housinghubmn.com)

Tom Gallagher [tomgallagher@housinghubmn.com](mailto:tomgallagher@housinghubmn.com)



**Landlord Worksheet**  
**Rent Increase using Fair Return Standard:**  
**Maintenance of Net Operating Income (MNOI)**

**Amortized Costs of Capital Improvements included in Operating Expenses**

**Introductory Information**

A landlord is entitled to a Fair Return on rental property. Pursuant to the Rent Stabilization Ordinance, the City has adopted fair return regulations (posted on the website).

**1. Presumption of Base Year Net Operating Income**

It shall be presumed that the net operating income received by the landlord in the Base Year provided a Fair Return. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.

**2. Fair Return**

A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.

**3. Base Year**

(a) Calendar year 2019 is the Base Year.

(b) In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the "current year" in the prior petition.

(c) Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.

**4. Current Year**

The "current year" shall be the calendar year preceding the petition.

**5. CPI (Consumer Price Index)**

The annual CPI for the current year for All Urban Consumers for the Minneapolis-St. Paul-Bloomington area (All Items) provided by the U.S. Bureau of Labor Statistics [[Bureau of Labor Statistics Data \(bls.gov\)](https://www.bls.gov)].

**6. Limits of Allowable Rent Increases in Any One Year**

If the amount of any rent increase granted pursuant to a fair return petition exceeds 15%, the portion in excess of 15% shall be deferred to the next year or years.

In a subsequent year, deferred amounts of the allowable rent increase may be implemented, subject to the 15% ceiling on allowable increases within a year.

**I. General Information About the Property**

1. Street Address: 476-478 Herschel St
2. Parcel Numbers(s): \_\_\_\_\_
3. Year Property Purchased by Current Owner: 2014
4. Total Number of Units on the Property: 16
5. Total Number of Units Affected by Proposed Rent Increase: 0
6. Are there Rental Units that are Partially or Fully Exempt? Number of Exempt Rental Units and Basis for Exemption: \_\_\_\_\_

**II. Landlord Information**

7. Name: Herschel Apartments LLC
8. Phone(s): (651) 488 2437
9. Business Address: 351 Kellogg Blvd East
10. City, State, Zip: St Paul MN 55101
11. Business E-mail: Ben@housinghubmn.com

**III. Agent Information (if applicable)**

12. Name: Melanie Olson
13. Phone(s): (612) 413 - 4556
14. Business Address: 351 Kellogg Blvd East
15. City, State, Zip: St Paul MN 55101
16. Business E-mail: Melanie@housinghubmn.com

**IV. Services**

**17. Please Check The Applicable Boxes**  
(Identify the manner in which each service is paid)

Type of Service	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas	L		
Electricity		T	
Water	L		
Sewer	L		
Garbage	L		
Other: Heat	L		



**CITY OF SAINT PAUL**  
**OFFICE OF THE CITY COUNCIL**

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

April 12, 2023

Gaius Poehler  
476 Herschel St, Apt 10  
Saint Paul, MN 55104

VIA EMAIL: [gaiuslove@yahoo.com](mailto:gaiuslove@yahoo.com)

Joe Collins  
Tom Gallagher  
Herschel <sup>Apartment</sup> LLC  
351 Kellogg Blvd.  
Saint Paul, MN 55101

VIA EMAIL: [joecollins@housinghubmn.com](mailto:joecollins@housinghubmn.com)  
[tomgallagher@housinghubmn.com](mailto:tomgallagher@housinghubmn.com)

Re: Rent Control Appeal of Gaius Poehler, for property at 476 Herschel St, Unit 10

Dear Gaius Poehler, and Megan Peterson:

The Legislative Hearing Office received an appeal from Mr. Gaius Poehler of the proposed rent increase for Unit 10 on April 03, 2023. Mr. Gaius Poehler is appealing the City's Determination to allow for an exception to the 3% rent increase cap in rent control ordinance. The City's March 21, 2023 Determination allowed Housing Hub was to increase rent in the amount they requested, which was a range between 3% and 8%. As our office understands Mr. Gaius Poehler appeal, he is arguing that an exception to the City's rent control policy should not have been made, as he states there are unresolved building problems and poor management style.

**Please note, the increase in rent was stayed during the appeal process.**

The City's Rent Stabilization Ordinance (SPLC 193A) allows 45 days for an appeal of a City Determination on an application for an exception to the 3% rent increase cap. Appeals of the March 21, 2023, City determination will be accepted through May 4, 2023.

**A Legislative Hearing is scheduled for May 22, 2023 at 1p.m. in Room 330 of Saint Paul City Hall, 15 West Kellogg Blvd., Saint Paul, MN 55102.**

This timing is intended to allow for consideration of the City's Determination at the same Legislative Hearing, should other appeals be received.

The Legislative Hearing Officer will review the appeal(s) and develop a recommendation for City Council consideration. The City Council Public Hearing for this appeal will be scheduled at the time a recommendation is made.



An Affirmative Action Equal Opportunity Employer

When/How can I find  
out the date & time  
of this hearing  
(how)  
I can I participate  
in said hearing?

If you have any questions, please contact me at 651-266-8568 or email [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)

Sincerely,

/s/

Sonia Romero, Executive Assistant  
Rent Stabilization Legislative Hearings

c: Rent Stabilization Staff  
Megan Peterson: [megan@housinghubmn.com](mailto:megan@housinghubmn.com)  
Ben Herding: [ben@housinghubmn.com](mailto:ben@housinghubmn.com)