



**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

June 30, 2023

Christine Carragee  
JMC Properties, LLC  
2265 Harvard St  
Palo Alto, CA 94306  
VIA EMAIL: [christine@carragee.com](mailto:christine@carragee.com)

Re: Rent Control Appeal of Erika Ronnow for property at **549 Dayton Ave, Unit 1.**

Dear Christine Carragee:

The Legislative Hearing Office received an appeal from Erika Ronnow of the proposed rent increase for 549 Dayton Ave, Unit 1 on June 26, 2023. Specifically, Ms. Ronnow is appealing the City's Determination to allow for an exception to the 3% rent increase cap in rent control ordinance. The City's May 19, 2023, Determination allowed JMC Properties, LLC to increase rent in the amount they requested, which was a range between 3% and 8%.

**Please note, the increase in rent is 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 – which would be until July 5, 2023.

**A Legislative Hearing is scheduled for July 27, 2023 at 10 a.m. in Room 330 of Saint Paul City Hall, 15 West Kellogg Blvd., Saint Paul, MN 55102.**

To fully review the appeal, the City is requiring that the property manager provides the following information by close of business day Monday, July 17, 2023:

- Maintenance of Net Operating Income [Worksheet](#)
- Landlord Worksheet for [Increases in Tenants](#)
- Landlord Worksheet for Unit by [Unit Percent Increase](#)

Completing the MNOI form is required for submission of exemption requests. However, for rent increases between 3% and 8%, the city does not require the form to be submitted with your application, but rather retained for your records. If you have additional information, you believe would support your application for an exemption to the rent control cap of 3%, you may also submit it for consideration. **All materials should be sent to me and will be attached to the appeal record.**

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.

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  
Erika Ronnow [eronnow@yahoo.com](mailto:eronnow@yahoo.com)