

Mai Vang

From: Angie French <afrench@mcmc.rent>
Sent: Thursday, January 18, 2024 8:15 AM
To: *CI-StPaul_RentAppeals; elijah.cresap@gmail.com; info
Cc: Angie Wiese; Demetrius Sass; Lynne Ferkinhoff
Subject: RE: rent determination appeal for 1485 St. Paul Ave, Unit 3
Attachments: 1485-03 Lease.pdf; Davern Park Capital Improvements.pdf; St Paul Worksheet Rent Stabilization for Landlord MNOI - Last city update 04.2023.pdf

Hello,

I am sending you a couple of items prior to the hearing **today at 1:30pm** (I will plan to bring copies with me as well). You already have the MNOI workbook that was submitted with the application, but I have attached that also for your convenience.

I would like to point out that according to the calculations on page 15, this property could have requested an increase of up to 15%, however we choose to limit our request to up to 8%.

- ✓ Attached you will find the current lease for the resident who has made the appeal and requested the hearing.
- ✓ We have not sent a renewal notification or increase letter to this resident. His request is based on the notification letter that the City sent informing residents that we have made a request for exemption to the 3% cap.
- ✓ This resident lives in a studio apartment with a current rent of \$880.
- ✓ Our request for an exemption for up to 8% is based largely on rising operating costs. Specifically, property insurance went up **29.2%** at this property from 2022 to 2023.
- ✓ This property is a market rate "workforce housing" type of community. This property has had the same local owner and management company for over two decades.

If there is something specific that I should plan to bring, please let me know. Otherwise, I look forward to the 1:30 hearing today.



Angie French CPM, CRM
Vice President
Mid Continent Management Corporation
Direct: 651.602.7093 | Cell: 612.916.9577
Main: 651.291.0111 | mcmc.rent

From: *CI-StPaul_RentAppeals <RentAppeals@ci.stpaul.mn.us>
Sent: Wednesday, January 3, 2024 2:11 PM
To: *CI-StPaul_RentAppeals <RentAppeals@ci.stpaul.mn.us>; elijah.cresap@gmail.com; info <info@midcontinentmgmt.com>
Cc: Angie French <afrench@mcmc.rent>; Angie Wiese <angie.wiese@ci.stpaul.mn.us>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>
Subject: RE: rent determination appeal for 1485 St. Paul Ave, Unit 3

All, please see revised letter as the **hearing time has changed on the 18th**.

Please let me know if you have any questions,

Joanna



SAINT PAUL
MINNESOTA

Joanna Zimny

Legislative Hearing Executive Assistant

Legislative Hearing Office

Pronouns: she/her/hers

Saint Paul City Hall

Suite 310

15 W. Kellogg Blvd.

Saint Paul, MN 55102

P: 651-266-8585

www.StPaul.gov

 Please consider the environment before printing this email

From: *CI-StPaul_RentAppeals

Sent: Tuesday, January 2, 2024 9:21 AM

To: 'elijah.cresap@gmail.com' <elijah.cresap@gmail.com>; 'info@midcontinentmgmt.com' <info@midcontinentmgmt.com>

Cc: 'afrench@mcmc.rent' <afrench@mcmc.rent>; *CI-StPaul_RentAppeals <RentAppeals@ci.stpaul.mn.us>; Angie Wiese <angie.wiese@ci.stpaul.mn.us>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>

Subject: rent determination appeal for 1485 St. Paul Ave, Unit 3

Attached please find a letter regarding the above matter.

Thank you,
Joanna



SAINT PAUL
MINNESOTA

Joanna Zimny

Legislative Hearing Executive Assistant

Legislative Hearing Office

Pronouns: she/her/hers

Saint Paul City Hall

Suite 310

15 W. Kellogg Blvd.

Saint Paul, MN 55102

P: 651-266-8585

joanna.zimny@ci.stpaul.mn.us

www.StPaul.gov

 Please consider the environment before printing this email