



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
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SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: rentappeals@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

July 13, 2026

Michael Smith
1517 Portland Ave Apt. D
Saint Paul, Minnesota 55104

VIA EMAIL: msmithforjob@gmail.com

Re: Recommendation to the City Council on Michael Smith's
Rent Control Appeal for 1517 Portland Avenue, Apartment D

Dear Mr. Smith:

I have reviewed your appeal, other materials submitted and relevant codes and policies regarding the proposed rent increase for your apartment at 1517 Portland Avenue, Apartment D. The appeal specifically pertains to the Department of Safety & Inspections (DSI) Determination to allow for up to an 17.97% rent increase for your unit. Your appeals apply only to the unit you occupy. Based on this review, I am recommending your appeals be **granted** by the City Council.

Key findings underpinning the recommended granting of the appeal are as follows:

- A fire inspection conducted June 25, 2026, indicated the east bedroom windows in the unit could not stay open, allowing unimpeded exit in case of emergency. All sleeping spaces must have 2 means of emergency egress.
- Additionally, the building was noted to lack a fire extinguisher.
- Other, less serious violations include maintenance of walls and the rubber seal for the oven.
- In a thorough review of the data underpinning the preparation of the Maintenance of Net Operating Income worksheet a key item came to light. The deeper review undertaken was a part of an analysis of the rent increases from 2022 to the present. In this review staff indicated the rent used in their calculations of the base year portion of the MNOI was notably lower than the stated rent level in the lease in effect for that year. The rent noted in the application was \$1,090, while the lease indicated a rent for the majority of 2023 at \$1,324. Although the lease amount is approximately the same as those figures combined, the analysis throughout is premised on there being separate calculations for a \$200 overall utility fee. It is only the most recent, proposed lease which distinguishes these. Such a calculation, historically and in the present, should be substantiated with specific utility cost information if it is considered a part a utility portion of an executed lease.

Base Year			
Unit	Base Rent	Utilities	Garage
Unit A	\$ 1,114.00	\$ 254.00	\$ 100.00
Unit B	\$ 1,090.00	\$ 254.00	\$ 100.00
Unit C	\$ 1,500.00		
Unit D	\$ 1,090.00	\$ 254.00	
Gross Monthly Totals	\$ 4,794.00	\$ 762.00	\$ 200.00
Gross Annual Totals	\$ 57,528.00	\$ 9,144.00	\$ 2,400.00

Current Year			
Unit	Base Rent	Utilities	Garage
Unit A	\$ 1,286.00	\$ 200.00	\$ 120.00
Unit B	\$ 1,262.00	\$ 200.00	\$ 120.00
Unit C	\$ 1,690.00		
Unit D	\$ 1,266.00	\$ 200.00	
Gross Monthly Totals	\$ 5,504.00	\$ 600.00	\$ 240.00
Gross Annual Totals	\$ 66,048.00	\$ 7,200.00	\$ 2,880.00

This matter will go before the City Council at a Public Hearing on Wednesday, July 15, 2026, at 3:30 pm. in Room 300 City Hall. If someone wishes to contest my recommendation, they may:

1. Appear in person (please arrive before 3:30 pm and check in with staff outside Council chambers upon arrival) or
2. Send a written statement for your appeal by emailing rentappeals@ci.stpaul.mn.us.

If no one wishes to contest, the Council will proceed with my recommendation above without discussion. If you have any questions, please call the Appeals Line at 651-266-8585 or email rentappeals@ci.stpaul.mn.us.

Sincerely,

s/s

Marcia Moermond

C: Rent Stabilization Staff

Robin Doroshow & Richard Kronfeld via email robinjd1063@icloud.com