

IBEW LOCAL 110

Affiliated with the AFL-CIO



Jamie M. McNamara

BUSINESS MANAGER
FINANCIAL SECRETARY

1330 Conway Street
Suite 110
St. Paul, Minnesota 55106

651-776-4239
Fax: 651-772-8795
www.ibew110.org

Referral Office
651-776-4239 ext. 740
Fax: 651-772-8794



September 7, 2022

Dear Councilmembers Balenger, Noecker, Tolbert, Jalali, Brendmoen, Yang and Prince:

On behalf of the nearly 2,500 members of the International Brotherhood of Electrical Workers (IBEW) Local 110, I urge you to support the proposed *Brendmoen amendment Prevailing Wage with Threshold to Ord 22-37* at today's City Council meeting.

IBEW 110 has always been a strong supporter of prevailing wages and the City has been a dedicated partner to ensure that the workers who build in the city are treated fairly, are treated with dignity, and receive a fair wage. These family supporting wages will continue to lift up not only the workers, but the city as it builds quality projects in the future.

The proposed amendment also counteracts wage theft and provides a level playing field for contractors who are responsible in the industry. This tool will help St Paul continue to be a leader in the fight for workers rights and livable wages.

We ask you to adopt the Prevailing Wage with Threshold amendment.

In solidarity,

Jamie McNamara
Business Manager/Financial Secretary
International Brotherhood of Electrical Workers Local 110

cc: Mayor Melvin Carter III



September 7, 2022

Dear Councilmembers Balenger, Noecker, Tolbert, Jalali, Brendmoen, Yang and Prince:

On behalf of the 12,000 members of the Saint Paul Building and Construction Trades Council, I urge you to support living wages for construction workers and to adopt *Ord 22-37 - Brendmoen Amendment - Prevailing Wage with Threshold* at today's City Council meeting.

The proposed amendment requires the payment of prevailing wages to employees of contractors and subcontractors of any tier for new construction work on residential rental property projects of more than twelve units in order for developers to be exempted from the City's rent control ordinance. The prevailing wage rate is defined in section 82.07(b)(5) of the City of Saint Paul Code of Ordinances.

Prevailing wage standards are a critical tool to maintain family-supporting wages, preserve a level playing field for local workers and contractors and ensure wage transparency to prevent wage theft, insurance fraud, and worker exploitation. Wage theft is particularly rampant in the multifamily housing sector in the Twin Cities. According to a 2019 report by the Worker Driven Social Responsibility Network, nearly 48% of non-union construction workers surveyed in Minneapolis and Saint Paul reported having experienced wage theft.

The proposed amendment counteracts wage theft in the industry by ensuring family-sustaining wages, leveling the playing field for responsible contractors and minimizing misclassification through greater payroll transparency. It is an effective policy tool to address the growing problem of criminal wage theft throughout the Twin Cities multifamily housing industry and will help to ensure that workers can afford to live in the apartments they build.

City residents and taxpayers deserve safe, high-quality construction, jobs, and stability for the local economy. We ask you to adopt the Prevailing Wage with Threshold at today's City Council meeting.

In Solidarity,

Don Mullin
Business Manager

cc: Mayor Melvin Carter III

From: [INEZ HUNTER](#)
To: [CouncilHearing_English \(CI-StPaul\)](#)
Subject: Voice Mail (51 seconds)
Date: Wednesday, September 7, 2022 9:50:11 AM
Attachments: [audio.mp3](#)

That is Inez Hunter. My phone number is 612-840-4617. I live at 777 Berry St, St. Paul, MN. I'm calling regarding the ordinance 22-37. I am against the ordinance to increase rent for the senior citizens in this building and actually I voted against an increase in rent across the state in November. Thank you.

You received a voice mail from [INEZ HUNTER](#).

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

From: [Ananda Menon](#)
To: [*CI-StPaul>Contact-Council](#)
Cc: [*CI-StPaul_CC-Ward6](#)
Subject: Comments on Rent Stabilization Ordinance
Date: Tuesday, September 6, 2022 2:37:03 PM

Dear Councilmembers,

I am writing in support of the vacancy decontrol amendment proposed by Councilmember Price. I am also writing in strong opposition to the relocation assistance amendment proposal.

I own a duplex that I live in and am currently renting the other unit to a family friend at the most affordable price possible. This is true of many homes in my neighborhood - there is a difference between absentee landlords and those of us who live in our own properties in the city and want to be conscientious members of this community.

Onerous and expensive proposals will lead to higher standards being required for potential tenants and make it more difficult for those with a low income or criminal history to find housing. It also imposes a large burden on small landlords.

I urge city council officials to look at the consequences of strict rent control in Washington DC, Seattle and many California cities. None of these places are remotely affordable - the policies only favor long time residents at the cost of young people and other new residents who would like to move to these areas to take advantage of the better economic opportunities these cities provide.

I urge the city council to strike a balance between protecting tenants and ensuring that a good supply of affordable rentals continues to exist in the city.

Thank you,
Ananda Menon
675 Magnolia Ave E

From: mary_olympia@everyactioncustom.com on behalf of [Mary Olympia](#)
To: [CouncilHearing \(CI-StPaul\)](#)
Subject: Responding Rent Stabilization Ordinance Amendments
Date: Wednesday, September 7, 2022 8:12:13 AM

Dear STP Council Hearing,

I'm a leader with ISALAH and live in your Ward.

I believe that whether we are white, black or brown, our city should be a place for everyone, no matter the color of your skin, how much money you make, or whether you rent or own your home. I'm contacting you about amendments being advanced to change the rent stabilization policy.

Amendments to Support (In order of greatest importance)

- * Re-include certain types of affordable subsidized housing (LIHTC, S8 voucher, etc.) in the rent stabilization policy so renters in affordable housing can benefit from the policy
- * Rolling 15 year new construction exemption beginning Jan 1 2023 with no look back (exemption would only apply to buildings built starting in 2023 and would last for 15 years)
- * The revised just cause language that gets rid of the subjective "disorderly conduct" category and adds relocation assistance to tenants displaced by certain landlord-driven actions
- * If a landlord requests for an exemption to the 3% rent increase limit, a tenant needs to be notified when the request is received by the city (not when the exemption request is approved) to give tenants more time to appeal a final determination
- * Requiring landlords to notify tenants if their unit is not rent stabilized prior to rent agreement

I ask that you vote in favor of these amendments. I look forward to hearing from you about this.

Thank you!

Sincerely,
Mary Olympia
1141 Goodrich Ave Saint Paul, MN 55105-2725
mary_olympia@yahoo.com