



May 24, 2023

G&I X Phoenix Apartments, LLC
200 Winthrop St. S
St. Paul, MN 55119

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

RE: 200 Winthrop St. S and 215 Kipling St.

Dear Property Representative:

You applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. Approval for a 26.48% was granted on 5/16/2023 through the staff determination process provided by the City. Additional rent increases were allowed due to unit specific capital improvements. See the attached table for the additional increase values.

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

If there is no appeal within the next 45 days, the determination will be considered final and you may proceed with the increase as approved.

You and your tenants 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 this notice.

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

Sincerely,

Rent Stabilization Workgroup
Rent Stabilization | Saint Paul Minnesota (stpaul.gov)
Rent-Stabilization@ci.stpaul.mn.us
651-266-8553

Attachment



200 Winthrop St.

UNIT NUMBER	RENOVATION INCREASE		NOI INCREASE		ALLOWABLE INCREASE	NEW MAXIMUM RENT
101-200	0.00%	+	26.48%	=	26.48%	\$1,328.04
102-200	0.00%	+	26.48%	=	26.48%	\$1,770.72
103-200	0.00%	+	26.48%	=	26.48%	\$1,391.28
104-200	35.69%	+	26.48%	=	62.17%	\$1,801.69
105-200	40.49%	+	26.48%	=	66.97%	\$1,749.80
106-200	40.26%	+	26.48%	=	66.74%	\$1,545.71
107-200	2.11%	+	26.48%	=	28.59%	\$1,400.33
108-200	0.00%	+	26.48%	=	26.48%	\$1,832.70
109-200	35.70%	+	26.48%	=	62.18%	\$1,767.74
110-200	0.00%	+	26.48%	=	26.48%	\$1,411.52
111-200	0.00%	+	26.48%	=	26.48%	\$1,233.18
112-200	0.00%	+	26.48%	=	26.48%	\$1,836.49
113-200	0.00%	+	26.48%	=	26.48%	\$1,998.38
114-200	0.44%	+	26.48%	=	26.92%	\$1,902.55
115-200	0.00%	+	26.48%	=	26.48%	\$1,783.37
116-200	0.00%	+	26.48%	=	26.48%	\$1,859.26
117-200	0.00%	+	26.48%	=	26.48%	\$1,823.84
118-200	0.00%	+	26.48%	=	26.48%	\$1,391.28
119-200	0.00%	+	26.48%	=	26.48%	\$1,201.56
120-200	26.18%	+	26.48%	=	52.66%	\$1,812.06
121-200	0.00%	+	26.48%	=	26.48%	\$1,411.52
122-200	0.00%	+	26.48%	=	26.48%	\$1,172.47
123-200	0.00%	+	26.48%	=	26.48%	\$1,138.32
124-200	0.00%	+	26.48%	=	26.48%	\$2,011.03
125-200	0.00%	+	26.48%	=	26.48%	\$1,195.24
126-200	0.00%	+	26.48%	=	26.48%	\$1,220.53
127-200	0.00%	+	26.48%	=	26.48%	\$1,367.25
128-200	33.75%	+	26.48%	=	60.23%	\$1,762.56
129-200	0.00%	+	26.48%	=	26.48%	\$1,411.52
130-200	0.00%	+	26.48%	=	26.48%	\$1,364.72
131-200	0.00%	+	26.48%	=	26.48%	\$1,402.66
132-200	32.81%	+	26.48%	=	59.29%	\$2,296.96
133-200	0.00%	+	26.48%	=	26.48%	\$1,563.29
134-200	0.00%	+	26.48%	=	26.48%	\$1,101.64



201-200	0.00%	+	26.48%	=	26.48%	\$1,367.25
202-200	0.00%	+	26.48%	=	26.48%	\$1,833.96
203-200	0.00%	+	26.48%	=	26.48%	\$1,367.25
204-200	36.77%	+	26.48%	=	63.25%	\$1,714.11
205-200	0.00%	+	26.48%	=	26.48%	\$1,273.65
206-200	0.00%	+	26.48%	=	26.48%	\$1,138.32
207-200	0.00%	+	26.48%	=	26.48%	\$1,150.97
208-200	0.00%	+	26.48%	=	26.48%	\$1,391.28
209-200	0.00%	+	26.48%	=	26.48%	\$1,236.97
210-200	0.00%	+	26.48%	=	26.48%	\$1,172.47
211-200	0.59%	+	26.48%	=	27.07%	\$1,418.13
212-200	0.00%	+	26.48%	=	26.48%	\$1,823.84
213-200	2.61%	+	26.48%	=	29.09%	\$2,058.99
214-200	37.82%	+	26.48%	=	64.30%	\$2,300.27
215-200	5.60%	+	26.48%	=	32.08%	\$2,032.72
216-200	38.62%	+	26.48%	=	65.10%	\$2,380.77
217-200	2.83%	+	26.48%	=	29.31%	\$1,990.11
218-200	0.00%	+	26.48%	=	26.48%	\$1,832.70
219-200	0.00%	+	26.48%	=	26.48%	\$1,135.79
220-200	26.28%	+	26.48%	=	52.76%	\$1,813.24
221-200	11.86%	+	26.48%	=	38.34%	\$1,642.10
222-200	0.00%	+	26.48%	=	26.48%	\$1,470.96
223-200	2.19%	+	26.48%	=	28.67%	\$1,401.18
224-200	5.73%	+	26.48%	=	32.21%	\$2,076.99
225-200	0.00%	+	26.48%	=	26.48%	\$1,195.24
226-200	0.59%	+	26.48%	=	27.07%	\$1,418.13
227-200	0.00%	+	26.48%	=	26.48%	\$1,782.10
228-200	0.00%	+	26.48%	=	26.48%	\$1,782.10
229-200	0.00%	+	26.48%	=	26.48%	\$1,201.56
230-200	3.68%	+	26.48%	=	30.16%	\$1,291.23
231-200	4.35%	+	26.48%	=	30.83%	\$1,460.05
232-200	0.00%	+	26.48%	=	26.48%	\$1,823.84
233-200	3.38%	+	26.48%	=	29.86%	\$2,040.17
234-200	0.47%	+	26.48%	=	26.95%	\$1,771.01
301-200	0.00%	+	26.48%	=	26.48%	\$1,764.40
302-200	2.16%	+	26.48%	=	28.64%	\$2,235.75
303-200	0.00%	+	26.48%	=	26.48%	\$1,328.04
304-200	36.47%	+	26.48%	=	62.95%	\$1,798.95
305-200	0.00%	+	26.48%	=	26.48%	\$1,775.78



306-200	35.18%	+	26.48%	=	61.66%	\$1,479.18
307-200	0.00%	+	26.48%	=	26.48%	\$1,172.47
308-200	0.00%	+	26.48%	=	26.48%	\$1,391.28
309-200	44.29%	+	26.48%	=	70.77%	\$1,878.49
310-200	0.00%	+	26.48%	=	26.48%	\$1,138.32
311-200	0.00%	+	26.48%	=	26.48%	\$1,172.47
312-200	0.00%	+	26.48%	=	26.48%	\$1,823.84
313-200	0.00%	+	26.48%	=	26.48%	\$1,823.84
314-200	3.39%	+	26.48%	=	29.87%	\$2,040.26
315-200	2.25%	+	26.48%	=	28.73%	\$1,879.41
316-200	6.62%	+	26.48%	=	33.10%	\$2,021.72
317-200	0.00%	+	26.48%	=	26.48%	\$1,770.72
318-200	0.00%	+	26.48%	=	26.48%	\$1,367.25
319-200	0.00%	+	26.48%	=	26.48%	\$1,195.24
320-200	0.00%	+	26.48%	=	26.48%	\$1,201.56
321-200	0.00%	+	26.48%	=	26.48%	\$1,172.47
322-200	54.13%	+	26.48%	=	80.61%	\$1,625.53
323-200	1.63%	+	26.48%	=	28.11%	\$1,395.07
324-200	0.48%	+	26.48%	=	26.96%	\$1,994.50
325-200	0.00%	+	26.48%	=	26.48%	\$1,172.47
326-200	2.05%	+	26.48%	=	28.53%	\$1,131.06
327-200	2.10%	+	26.48%	=	28.58%	\$1,389.97
328-200	0.00%	+	26.48%	=	26.48%	\$1,391.28
329-200	0.00%	+	26.48%	=	26.48%	\$1,138.32
330-200	0.00%	+	26.48%	=	26.48%	\$1,411.52
331-200	0.00%	+	26.48%	=	26.48%	\$1,411.52
332-200	37.39%	+	26.48%	=	63.87%	\$2,294.18
333-200	0.61%	+	26.48%	=	27.09%	\$1,832.64
334-200	28.25%	+	26.48%	=	54.73%	\$2,158.47



215 Kipling St.

UNIT NUMBER	RENOVATION INCREASE		NOI INCREASE		ALLOWABLE INCREASE	NEW MAXIMUM RENT
235-215	0.00%	+	26.48%	=	26.48%	\$1,764.40
236-215	0.00%	+	26.48%	=	26.48%	\$1,770.72
237-215	0.00%	+	26.48%	=	26.48%	\$1,402.66
238-215	0.00%	+	26.48%	=	26.48%	\$1,172.47
239-215	40.49%	+	26.48%	=	66.97%	\$1,547.77
240-215	30.42%	+	26.48%	=	56.90%	\$1,837.30
241-215	0.00%	+	26.48%	=	26.48%	\$1,138.32
242-215	0.00%	+	26.48%	=	26.48%	\$1,402.66
243-215	0.00%	+	26.48%	=	26.48%	\$1,172.47
244-215	0.00%	+	26.48%	=	26.48%	\$1,833.96
245-215	0.00%	+	26.48%	=	26.48%	\$1,172.47
246-215	0.00%	+	26.48%	=	26.48%	\$1,306.54
247-215	7.61%	+	26.48%	=	34.09%	\$2,106.49
248-215	0.00%	+	26.48%	=	26.48%	\$1,833.96
249-215	28.30%	+	26.48%	=	54.78%	\$2,159.20
250-215	0.00%	+	26.48%	=	26.48%	\$1,172.47
251-215	0.00%	+	26.48%	=	26.48%	\$1,402.66
252-215	0.00%	+	26.48%	=	26.48%	\$1,821.31
253-215	0.00%	+	26.48%	=	26.48%	\$1,172.47
254-215	0.00%	+	26.48%	=	26.48%	\$1,377.37
255-215	0.00%	+	26.48%	=	26.48%	\$1,328.04
256-215	0.00%	+	26.48%	=	26.48%	\$1,411.52
257-215	4.95%	+	26.48%	=	31.43%	\$1,466.71
258-215	0.42%	+	26.48%	=	26.90%	\$1,737.19
259-215	0.00%	+	26.48%	=	26.48%	\$1,391.28
260-215	0.00%	+	26.48%	=	26.48%	\$1,427.96
261-215	27.94%	+	26.48%	=	54.42%	\$2,154.18
262-215	0.00%	+	26.48%	=	26.48%	\$1,201.56
263-215	0.00%	+	26.48%	=	26.48%	\$1,358.40
264-215	0.00%	+	26.48%	=	26.48%	\$1,172.47
265-215	0.00%	+	26.48%	=	26.48%	\$1,411.52
266-215	0.00%	+	26.48%	=	26.48%	\$1,782.10
267-215	0.00%	+	26.48%	=	26.48%	\$1,411.52
268-215	0.00%	+	26.48%	=	26.48%	\$1,832.70



269-215	0.00%	+	26.48%	=	26.48%	\$1,138.32
270-215	0.00%	+	26.48%	=	26.48%	\$1,201.56
271-215	0.00%	+	26.48%	=	26.48%	\$1,367.25
272-215	35.44%	+	26.48%	=	61.92%	\$1,530.16
335-215	0.00%	+	26.48%	=	26.48%	\$1,340.69
336-215	38.89%	+	26.48%	=	65.37%	\$2,384.63
337-215	0.00%	+	26.48%	=	26.48%	\$1,081.40
338-215	40.96%	+	26.48%	=	67.44%	\$1,987.56
339-215	0.00%	+	26.48%	=	26.48%	\$1,402.66
340-215	0.00%	+	26.48%	=	26.48%	\$1,144.64
341-215	0.00%	+	26.48%	=	26.48%	\$1,172.47
342-215	0.00%	+	26.48%	=	26.48%	\$1,322.98
343-215	0.00%	+	26.48%	=	26.48%	\$1,169.94
344-215	0.00%	+	26.48%	=	26.48%	\$1,946.53
345-215	0.00%	+	26.48%	=	26.48%	\$1,503.85
346-215	0.00%	+	26.48%	=	26.48%	\$1,139.58
347-215	7.52%	+	26.48%	=	34.00%	\$2,328.98
348-215	0.00%	+	26.48%	=	26.48%	\$1,859.26
349-215	0.00%	+	26.48%	=	26.48%	\$1,328.04
350-215	0.00%	+	26.48%	=	26.48%	\$1,102.91
351-215	0.00%	+	26.48%	=	26.48%	\$1,195.24
352-215	3.19%	+	26.48%	=	29.67%	\$2,037.16
353-215	32.30%	+	26.48%	=	58.78%	\$1,471.85
354-215	0.00%	+	26.48%	=	26.48%	\$1,411.52
355-215	0.00%	+	26.48%	=	26.48%	\$1,391.28
356-215	0.00%	+	26.48%	=	26.48%	\$1,377.37
357-215	2.40%	+	26.48%	=	28.88%	\$1,224.39
358-215	2.16%	+	26.48%	=	28.64%	\$1,794.54
359-215	0.00%	+	26.48%	=	26.48%	\$1,782.10
360-215	0.00%	+	26.48%	=	26.48%	\$1,049.78
361-215	0.00%	+	26.48%	=	26.48%	\$1,782.10
362-215	0.00%	+	26.48%	=	26.48%	\$1,424.16
363-215	0.00%	+	26.48%	=	26.48%	\$1,403.93
364-215	0.00%	+	26.48%	=	26.48%	\$1,411.52
365-215	0.00%	+	26.48%	=	26.48%	\$1,405.19
366-215	0.00%	+	26.48%	=	26.48%	\$1,605.03
367-215	26.57%	+	26.48%	=	53.05%	\$1,816.70
368-215	28.80%	+	26.48%	=	55.28%	\$2,166.14
369-215	29.40%	+	26.48%	=	55.88%	\$1,504.26



370-215	0.00%	+	26.48%	=	26.48%	\$1,138.32
371-215	0.00%	+	26.48%	=	26.48%	\$1,416.58
372-215	0.00%	+	26.48%	=	26.48%	\$1,172.47
435-215	0.00%	+	26.48%	=	26.48%	\$1,395.07
436-215	38.15%	+	26.48%	=	64.63%	\$2,387.07
437-215	25.08%	+	26.48%	=	51.56%	\$1,798.99
438-215	0.00%	+	26.48%	=	26.48%	\$1,172.47
439-215	28.74%	+	26.48%	=	55.22%	\$1,490.15
440-215	0.00%	+	26.48%	=	26.48%	\$1,453.26
441-215	29.67%	+	26.48%	=	56.15%	\$1,742.61
442-215	0.76%	+	26.48%	=	27.24%	\$1,113.31
443-215	0.00%	+	26.48%	=	26.48%	\$1,402.66
444-215	0.00%	+	26.48%	=	26.48%	\$1,770.72
445-215	0.00%	+	26.48%	=	26.48%	\$1,782.10
446-215	1.18%	+	26.48%	=	27.66%	\$1,424.64
447-215	6.06%	+	26.48%	=	32.54%	\$1,935.04
448-215	28.03%	+	26.48%	=	54.51%	\$2,685.32
449-215	0.00%	+	26.48%	=	26.48%	\$1,367.25
450-215	0.00%	+	26.48%	=	26.48%	\$1,254.68
451-215	0.00%	+	26.48%	=	26.48%	\$1,201.56
452-215	0.00%	+	26.48%	=	26.48%	\$2,023.68
453-215	0.00%	+	26.48%	=	26.48%	\$1,172.47
454-215	0.00%	+	26.48%	=	26.48%	\$1,172.47
455-215	0.00%	+	26.48%	=	26.48%	\$1,782.10
456-215	31.07%	+	26.48%	=	57.55%	\$1,870.07
457-215	0.00%	+	26.48%	=	26.48%	\$1,172.47
458-215	0.00%	+	26.48%	=	26.48%	\$1,298.95
459-215	5.20%	+	26.48%	=	31.68%	\$1,759.28
460-215	0.00%	+	26.48%	=	26.48%	\$1,334.36
461-215	2.95%	+	26.48%	=	29.43%	\$1,436.67
462-215	0.00%	+	26.48%	=	26.48%	\$1,424.16
463-215	0.00%	+	26.48%	=	26.48%	\$1,367.25
464-215	0.00%	+	26.48%	=	26.48%	\$1,235.71
465-215	30.62%	+	26.48%	=	57.10%	\$1,864.79
466-215	3.39%	+	26.48%	=	29.87%	\$1,803.92
467-215	0.00%	+	26.48%	=	26.48%	\$1,440.61
468-215	0.00%	+	26.48%	=	26.48%	\$1,391.28
469-215	29.86%	+	26.48%	=	56.34%	\$1,436.73
470-215	0.00%	+	26.48%	=	26.48%	\$1,411.52
471-215	0.00%	+	26.48%	=	26.48%	\$1,328.04



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

472-215	0.00%	+	26.48%	=	26.48%	\$1,081.40
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