

## Janie Vang

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**From:** Colin Gulling <colin.gulling@gmail.com>  
**Sent:** Tuesday, June 25, 2024 4:15 PM  
**To:** Janie Vang  
**Subject:** Re: 1184 Seminary Avenue  
**Attachments:** Insurance Increase 2023 to 2024.png; Insurance 2022-2023.pdf; escrow analysis showing 2024 taxes.pdf; escrow analysis showing 2023 taxes.pdf; Owner's Ledger\_from Renter's Warehouse.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Think Before You Click:** This email originated **outside** our organization.

Hi Janie,

Information for the June 27 Hearing:

Tax increase of \$526 (attached as "escrow analysis...")

- 2023 \$4263
- 2024 \$4789
- 

Home insurance increase of \$842.42 (attached as "insurance...")

- 2022-2023 \$1615.15 (cost when tenants moved in)
- 2023-2024 \$1947.75
- 2024-2025 \$2457.57 (current cost)

Management costs to Renter's Warehouse \$1308 recurring + \$1795 one time fee= \$3103 (attached as "Owner's ledger...")

- \$109/month x12 = \$1308 management fees
- \$1795 one time tenant placement fee

On Tue, Jun 25, 2024 at 2:38 PM Colin Gulling <[colin.gulling@gmail.com](mailto:colin.gulling@gmail.com)> wrote:  
Hi Janie,

A heads up that I am gathering documents for Thursday's hearing related to my increased taxes, insurances, and management expenses. - I am waiting on a final document and will be able to send them over in the next hour or so.

On Mon, Jun 10, 2024 at 4:22 PM Janie Vang <[janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)> wrote:

Mr. Gullings,

You are welcome to submit whatever documentation you think will best support your position and help Marcia understand your situation.

Thanks!

Janie

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**From:** Colin Gulling <[colin.gulling@gmail.com](mailto:colin.gulling@gmail.com)>  
**Sent:** Monday, June 10, 2024 2:28 PM  
**To:** Janie Vang <[janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)>  
**Subject:** Re: 1184 Seminary Avenue

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Okay. Do you need proofs of things like insurance going up or anything?

On Mon, Jun 10, 2024 at 2:25 PM Janie Vang <[janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)> wrote:

We have your application and the information you submitted. We don't need anything else unless you have new documents to share. If so, please scan them and email them to me.

Thanks,

Janie

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**From:** Colin Gulling <[colin.gulling@gmail.com](mailto:colin.gulling@gmail.com)>  
**Sent:** Monday, June 10, 2024 2:19 PM  
**To:** Janie Vang <[janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)>  
**Subject:** Re: 1184 Seminary Avenue

**Think Before You Click: This email originated outside our organization.**

Thanks, Janie.

What sort of documentation is needed and what is the process to get it to you/your office?

On Mon, Jun 10, 2024 at 2:14 PM Janie Vang <[janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)> wrote:

Correct, over the phone only. Talk to you on the 27<sup>th</sup> at 8 am.

Janie

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**From:** Colin Gulling <[colin.gulling@gmail.com](mailto:colin.gulling@gmail.com)>  
**Sent:** Monday, June 10, 2024 1:45 PM  
**To:** Janie Vang <[janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)>  
**Cc:** Demetrius Sass <[Demetrius.Sass@ci.stpaul.mn.us](mailto:Demetrius.Sass@ci.stpaul.mn.us)>; Lynne Ferkinhoff <[Lynne.Ferkinhoff@ci.stpaul.mn.us](mailto:Lynne.Ferkinhoff@ci.stpaul.mn.us)>; Marcia Moermond <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)>  
**Subject:** Re: 1184 Seminary Avenue

**Think Before You Click: This email originated outside our organization.**

Sounds good. June 27th at 8am.

To clarify, it will be over the phone only? - no video?

Colin Gulling

Phone: 651-245-5069

On Mon, Jun 10, 2024 at 12:22 PM Janie Vang <[janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)> wrote:

Mr. Gulling,

Thanks for forwarding the emails. The only option we have for June 27<sup>th</sup> is at 8:00 am. We will be calling you at 651-245-5069. If you have a different number, please provide that.

Thank you.

Janie

**From:** Colin Gulling <[colin.gulling@gmail.com](mailto:colin.gulling@gmail.com)>  
**Sent:** Monday, June 10, 2024 10:45 AM  
**To:** Janie Vang <[janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)>  
**Subject:** Fwd: 1184 Seminary Avenue

**Think Before You Click: This email originated outside our organization.**

I also told Mai over the phone I would have to do June 27th because I work and am unable to take breaks.

I will need the hearing on the 27th to be virtual and was told that is normal. —  
What is the procedure for that?

Colin Gulling

Phone: 651-245-5069

----- Forwarded message -----

From: **Colin Gulling** <[colin.gulling@gmail.com](mailto:colin.gulling@gmail.com)>

Date: Wed, May 22, 2024 at 10:24 AM

Subject: Re: 1184 Seminary Avenue

To: Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>

CC: Angie Wiese <[angie.wiese@ci.stpaul.mn.us](mailto:angie.wiese@ci.stpaul.mn.us)>, Ayesha Khan

<[Ayesha.Khan@ci.stpaul.mn.us](mailto:Ayesha.Khan@ci.stpaul.mn.us)>, Demetrius Sass

<[Demetrius.Sass@ci.stpaul.mn.us](mailto:Demetrius.Sass@ci.stpaul.mn.us)>, Janie Vang <[janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)>, Lynne Ferkinhoff

<[Lynne.Ferkinhoff@ci.stpaul.mn.us](mailto:Lynne.Ferkinhoff@ci.stpaul.mn.us)>, Marcia Moermond

<[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)>, Nhia Vang <[nhia.vang@ci.stpaul.mn.us](mailto:nhia.vang@ci.stpaul.mn.us)>

I work on June 13. I work as a firefighter and am unable to get that day off.

What are my other options?

On Wed, May 22, 2024 at 8:00 AM Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)> wrote:

Hello Mr. Gulling,

My apologies once again, but we will not be able to schedule your hearing per your request for June 6. I understand that the 30 days would be June 6, but this type of hearing is held on the 2<sup>nd</sup> and 4<sup>th</sup> Thursdays so the earliest is June 13.

*Mai Vang*

(She, her)

*Legislative Hearing Coordinator* | St Paul City Council

M: (651) 266-8585 ; D: (651) 266-8563

310 City Hall, [15 W. Kellogg Blvd, St Paul, MN 55102](#)



**SAINT PAUL**  
**MINNESOTA**

**From:** Colin Gulling <[colin.gulling@gmail.com](mailto:colin.gulling@gmail.com)>  
**Sent:** Tuesday, May 21, 2024 1:24 PM  
**To:** Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>  
**Cc:** Angie Wiese <[angie.wiese@ci.stpaul.mn.us](mailto:angie.wiese@ci.stpaul.mn.us)>; Ayesha Khan <[Ayesha.Khan@ci.stpaul.mn.us](mailto:Ayesha.Khan@ci.stpaul.mn.us)>; Demetrius Sass <[Demetrius.Sass@ci.stpaul.mn.us](mailto:Demetrius.Sass@ci.stpaul.mn.us)>; Janie Vang <[janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)>; Lynne Ferkinhoff <[Lynne.Ferkinhoff@ci.stpaul.mn.us](mailto:Lynne.Ferkinhoff@ci.stpaul.mn.us)>; Marcia Moermond <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)>; Nhia Vang <[nhia.vang@ci.stpaul.mn.us](mailto:nhia.vang@ci.stpaul.mn.us)>  
**Subject:** Re: 1184 Seminary Avenue

**Think Before You Click: This email originated outside our organization.**

Hello Mai and All,

I have not received a response to my previous question about alternate options to ensure a hearing prior to June 1. --- As I have pointed out repeatedly for weeks, there is nothing in the written law that requires a 45 day wait period.

It seems that no one cares that this 45 day wait period is being made up and I am left with no options other than consulting a lawyer or the local news if I choose to continue to fight this wrong. I have already spoken with the tenants and they are fine with the raise of 8.65% to bring the rent total to \$1950 a month. --- This hearing is the only thing standing in the way of my right to do this and keep my house.

---

You stated that Ms. Moermond would allow for 30 days (rather than the contrived 45 days). I received my denial letter from Safety and Inspections (attached) on May 7. --- 30 days from May 7 would be June 6.

May I please have my hearing on June 6?

On Wed, May 15, 2024 at 2:05 PM Colin Gulling <[colin.gulling@gmail.com](mailto:colin.gulling@gmail.com)> wrote:

Hi Mai,

This is not a matter of inconvenience. This is a matter of me losing my house and displacing citizens of Saint Paul.

Is there someone other than Ms. Moermond who can oversee my hearing? -  
For example, can I go directly to my city council person?

Colin Gulling

Phone: 651-245-5069

On Wed, May 15, 2024 at 1:51 PM Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)> wrote:

Mr. Gulling,

We are sorry for the inconvenience but the hearing date remains unchanged.

*Mai Vang*

(She, her)

*Legislative Hearing Coordinator* | St Paul City Council

M: (651) 266-8585 ; D: (651) 266-8563



**SAINT PAUL**  
**MINNESOTA**

**From:** Colin Gulling <[colin.gulling@gmail.com](mailto:colin.gulling@gmail.com)>  
**Sent:** Wednesday, May 15, 2024 11:23 AM  
**To:** Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>  
**Cc:** Lynne Ferkinhoff <[Lynne.Ferkinhoff@ci.stpaul.mn.us](mailto:Lynne.Ferkinhoff@ci.stpaul.mn.us)>; Demetrius Sass <[Demetrius.Sass@ci.stpaul.mn.us](mailto:Demetrius.Sass@ci.stpaul.mn.us)>; Angie Wiese <[angie.wiese@ci.stpaul.mn.us](mailto:angie.wiese@ci.stpaul.mn.us)>; Marcia Moermond <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)>; Ayesha Khan <[Ayesha.Khan@ci.stpaul.mn.us](mailto:Ayesha.Khan@ci.stpaul.mn.us)>; Janie Vang <[janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)>; Nhia Vang <[nhia.vang@ci.stpaul.mn.us](mailto:nhia.vang@ci.stpaul.mn.us)>  
**Subject:** Re: [1184 Seminary Avenue](#)

**Think Before You Click: This email originated outside our organization.**

Hi Mai and All,

I disagree with this determination to postpone my hearing as I have stated several times over the phone this past week.

1) There is nothing in 193A.07(g)1 stating there is a 45 day wait period for a hearing. Rather, this section states that I must file the appeal within 45 days (which I have done). See copied bullet point below:

• (g)

*Appeal process.* The landlord or tenant shall have the right to appeal the department determination.



*Any appeals must be filed with the legislative hearing officer within forty-five (45) days of the department's determination.*

I am obligated to have a new lease to my tenants by June 1 and this timeline you have offered will not work. I'm certain that Ms. Moermond is busy and I'm positive I am a small annoying fish in her lake right now. The fact is, I am losing money on this property based on terrible advice from Renters Warehouse (who never advised me on this law). I knew, when I started this process back in March, if I cannot raise my rent more than 3% (and have that determination by June 1), I will have to sell the home and the tenants would be displaced anyway. I don't want this, they don't want this, and the spirit of the law, as it was intended to protect tenants, should not want this.

Given the language of 193A.07(g)1 stated above, can you please explain to me why I can't have a hearing next week or the following?

On Wed, May 15, 2024 at 9:59 AM Mai Vang <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)> wrote:

Hello Mr. Gulling,

Ms. Moermond stated that she will not be having a conversation with you prior to the appeal. You had requested that this hearing be heard prior to the 45-days; however, Ms. Moermond is not willing to grant an immediate hearing date, but rather the 45 days be reduced to 30 days. See attached letter regarding the hearing date. I am also attaching Chapter 193A.07(g)1 which is related to the 45 days and the resolution adopted by Council. Also, you had indicated that you will be reaching out to Ward4. Please note this would be ex parte communication; therefore, you may want to wait until the outcome of this hearing and if you disagree with the recommendation, you may appeal before the City Council.

*Mai Vang*

(She, her)

*Legislative Hearing Coordinator* | St Paul City Council

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**SAINT PAUL**  
**MINNESOTA**

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