

## Mai Vang

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**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  
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**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 18<sup>th</sup>**.

Please let me know if you have any questions,

Joanna



**Joanna Zimny**

Legislative Hearing Executive Assistant

Legislative Hearing Office

Pronouns: she/her/hers

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[www.StPaul.gov](http://www.StPaul.gov)



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**From:** \*CI-StPaul\_RentAppeals

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

**To:** 'elijah.cresap@gmail.com' <[elijah.cresap@gmail.com](mailto:elijah.cresap@gmail.com)>; 'info@midcontinentmgmt.com' <[info@midcontinentmgmt.com](mailto:info@midcontinentmgmt.com)>

**Cc:** 'afrench@mcmc.rent' <[afrench@mcmc.rent](mailto:afrench@mcmc.rent)>; \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>; Angie Wiese <[angie.wiese@ci.stpaul.mn.us](mailto:angie.wiese@ci.stpaul.mn.us)>; 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)>

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

Attached please find a letter regarding the above matter.

Thank you,  
Joanna



**Joanna Zimny**

Legislative Hearing Executive Assistant

Legislative Hearing Office

Pronouns: she/her/hers

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