

2023 Request Increase

1/29/2025 5:47:32 PM

(T)

Time of Completion (Read only) *

1/29/2025 5:47:32 PM

(T)

Applicant Name (Read only)

Patty Jansen

(T)

Applicant Email (Read only)

patty@mcmc.rent

(T)

Applicant Phone (Read only)

6512910111

(T)

Applicant Address (Read only)

37 E Street, St. Paul, MN 55107

(T)

Company Represented (Read only)

Mid Continent Management

(T)

Owner (Read only)

Diane M. Mast & First Lawyers Trust Company, as Trustees of Harry Johnson Trust dba Johnson Estate Properties

(T)

PIN (Read only)

16-28-23-21-0050

(T)

Portion of the Building (Read only)

Entire building

(T)

Consistent Increases (Read only)

Yes

(T)

Percent Increase Proposed (Read only)

8 %

(T)

Effective Date (Read only)

March 15, 2025

(T)

Justification (Read only)

["An unavoidable increase in operating expenses"]

Condition of Property (Read only)

No known code violations

Added Information (Read only)

Double digit increases to property insurance and payroll & benefits costs are primary factors. These are unavoidable/uncontrollable expense that are increasing at a rapid rate.

Staff or Self Determination (Read only)

Self-certifying: available for increases between 3 and 8 percent

(7)

Current Year GSRI (Read only)

349688.07

(7)

Fair Net Operating Income (Read only)

136046.57

(7)

Missed Fair Revenue (Read only)

29700.14

(7)

Property Address (Read only)

1909,1912,1924 Ford Parkway, St. Paul, MN 5116

(7)

Allowable Rent Increase (Read only)

8

☑

Application Status (Read only)

Approved - Notified

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Appeal Status (Read only)

-

Staff Notes (Read only)

1909 FORD PKWY: Last Inspection Date: Feb 24, 2022, rated as a Class A property.

1912 FORD PKWY: Last Inspection Date: Nov 4, 2022, rated as a Class A property.

1924 FORD PKWY: Last Inspection Date: Dec 9, 2021, rated as a Class A property.

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Attachment (Read only)

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Completion Time (Read only)

1/29/2025 11:47 AM

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Attachments

FRDRR.pdf

