



STABILIZATION DETERMINATIONS

RECEIVED

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CITY CLERK

Saint Paul City Council – Rent Stabilization
310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, MN 55102
651-266-8568

We need the following to process your appeal:

- ☒ \$25 filing fee (non-refundable (payable to the
City of Saint Paul
☐ Copy of the Department of Safety & Inspections
Determination Letter
☒ Attachments you may wish to include
☒ This appeal form completed
☐ Walk-In ☐ Email ☐ US Mail

HEARING DATE & TIME

(provided by Rent Stabilization Appeals Staff)

DATE: Jan 8, 2026

TIME: 10:00 am

LOCATION OF HEARING:

Room 330 Saint Paul City Hall
15 West Kellogg Blvd.
Saint Paul, MN 55102

Address Being Appealed:

1848 Ford Parkway
Number & Street & Unit Number (if applicable)

Saint Paul, MN
City & State

55116
Zip Code

Appellant:

Henry Edelstein
Appellant Name

haedelstein@gmail.com
Email

651-270-1667
Preferred Phone Number

Alternate Phone Number

Signature & Today's Date

JEE Real Estate

Is Appellant: Property Owner/ Manager OR Tenant ?

Property Owner (if other than appellant):

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

What Is Being Appealed and Why? Attachments Are Acceptable

Because I need to not lose money by owning in St. Paul. I need to cover the tax base and expenses. and make a small profit.

I've only owned it almost two years. I don't have history.



SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS

ANGIE WIESE, PE, CBO
DIRECTOR

375 Jackson Street, Suite 220

Saint Paul, MN 55101-1806

Tel: 651-266-8989 | Fax: 651-266-9124

November 6, 2025

JEE Real Estate Holdings LLC
757 Snelling Ave. S.
St. Paul, MN 55116

REQUEST FOR EXCEPTION TO 3% CAP - NOTICE OF APPLICATION DENIAL

RE: 1848 Ford Parkway, Saint Paul, MN 55116

Dear Property Representative:

You applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. The request has been denied and you may not increase rent for the requested units above 3%. The exception has been denied by the City for the following reasons:

1. Pursuant to SPLC 193A.07(c)(1), "As part of an RROI application, the landlord must complete a rent increase exception form and a maintenance of net operating income worksheet." This property was acquired less than two years prior to the submission of the application, precluding completion of the maintenance of net operating income worksheet. Additionally, the current landlord has access to limited historical financial records for the property, which prevents staff from performing alternative calculations.

You have the right to appeal this determination. Appeals must be in writing and delivered to the City Clerk no later than 45 calendar days from the date of this written notification. 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: 651-266-8585

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

Sincerely,
Rent Stabilization Workgroup
Rent-Stabilization@ci.stpaul.mn.us
651-266-8553