



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL

310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: rentappeals@ci.stpaul.mn.us
PHONE: (651) 266-8568 FAX: (651) 266-8574

April 4, 2023

David Bartel
Professional Real Estate Services, LLC
10050 Crosstown Circle, Suite 100
Eden Prairie, 55344 MN

VIA EMAIL: dbartels@hempelcompanies.com

Re: Rent Stabilization Appeal Received for property at 475 Griggs Street South, Apt. 2

Dear David Bartel:

An appeal was filed on behalf of Ms. Heather Carland. This letter is to inform and confirm that the attached appeal was received by the Saint Paul Legislative Hearing Office on March 28, 2023.

A hearing is being scheduled to discuss the appeal before the Legislative Hearing Officer, Marcia Moermond, on **Thursday, April 27, 2023, at 10am in Room 330 City Hall**. You or a representative is encouraged to attend this hearing.

To fully review the appeal, the City is requiring that you now provide the following information by close of business **Monday, April 17, 2023:**

- Maintenance of Net Operating Income [Worksheet](#)
- Landlord Worksheet for [Increases in Tenants](#)
- Landlord Worksheet for Unit by [Unit Percent Increase](#)

Completing the MNOI form is required for submission of exemption requests. However, for rent increases between 3% and 8%, the city does not require the form to be submitted with your application, but rather retained for your records. If you have additional information you believe would support your application for an exemption to the rent control cap of 3%, you may also submit it for consideration. **All materials should be sent to me and will be attached to the appeal record.**

Finally, I am informing you that because an appeal of the City's determination to allow your exemption from the 3% maximum rent increase was received, this letter serves as formal notice that the rent increase for the appellant, Heather Carland, in Unit 2 is STAYED pending the outcome of the appeals process. Therefore, you may NOT increase rent for this unit and tenant by more than 3% until the appeal is resolved.

If you have any questions, please contact me at 651-266-8568.

Sincerely,

/s/

Sonia Romero
Legislative Hearing Coordinator

Attachments

c: Rent Stabilization Staff
Heather Corland: fowlowlcowl@gmail.com
Professional Real Estate Service: speterson@pres-mn.com