

Mai Vang

From: Angie French <afrench@mcmc.rent>
Sent: Wednesday, May 7, 2025 1:37 PM
To: *CI-StPaul_RentAppeals; Patty Jansen
Cc: Michael Haatvedt
Subject: RE: 1924 Ford Parkway Apt. 6 Appeal
Attachments: FRD- Rent Stabilization-2023.pdf

Hello Mai,

Please find attached the MNOI workbook that was used in the process of determining the Request for Exemption for Ford Parkway Apartments located at 1909, 1912 & 1924 Ford Parkway in St. Paul.

Also attached is the lease for the resident that has filed the appeal. Please note the following:

- **NO INCREASE LETTER** has been sent from Management, this appeal is filed as part of the 45-day notice to residents sent by the City.
- Resident moved in on 6/5/2024 and is still in their initial lease term.
- Lease expires 08/31/2025.
- Renewal offer letter will be sent in mid-June (75 days prior to expiration).
- Current rent amount is \$965 for this 1-bedroom apartment home
 - o Previous rent was \$925 (increased \$40 or 4.3% at turnover, even though unit was approved for 8% on 11/1/2023 application).

The primary reason for filing the exemption request was due to increased and uncontrollable operating costs. The primary drivers are:

- Property Taxes – 4% higher in 2023 than 2022.
- Insurance – 33% increase in 2023 due to market conditions.

Please let me know if you need any other information prior to the hearing tomorrow.

Thank you,



**Angie French CPM, CRM
President**

☎ 651-602-7093
✉ afrench@mcmc.rent
🌐 www.mcmc.rent
📍 37 E. Isabel St., St. Paul, MN 55107

From: *CI-StPaul_RentAppeals <RentAppeals@ci.stpaul.mn.us>
Sent: Wednesday, May 7, 2025 9:51 AM
To: Angie French <afrench@mcmc.rent>; Patty Jansen <patty@mcmc.rent>
Subject: RE: 1924 Ford Parkway Apt. 6 Appeal

Hi Ms. French & Ms. Jansen,

Can you provide us with the MNOI as soon as possible.

Thanks.

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



From: Angie French <afrench@mcmc.rent>

Sent: Thursday, April 3, 2025 3:44 PM

To: *CI-StPaul_RentAppeals <RentAppeals@ci.stpaul.mn.us>

Cc: Angie Wiese <angie.wiese@ci.stpaul.mn.us>; Ayesha Khan <Ayesha.Khan@ci.stpaul.mn.us>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>; Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>; Nhia Vang <nhia.vang@ci.stpaul.mn.us>

Subject: FW: 1924 Ford Parkway Apt. 6 Appeal

Hello Janie,

We are in receipt of your notification of the Appeal Hearing scheduled for May 8th. Is there anything that we need to submit prior to the hearing for your office to review before the hearing?

Thank you,



**Angie French CPM, CRM
Vice President**



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37 E. Isabel St., St. Paul, MN 55107

From: Patty Jansen <patty@mcmc.rent>

Sent: Thursday, April 3, 2025 1:19 PM

To: Angie French <afrench@mcmc.rent>

Subject: Fw: 1924 Ford Parkway Apt. 6 Appeal


Please see the email below and attachments.



Patty Jansen CRM Portfolio Manager

651-291-0111 Ext. 7083
Patty@mcmc.rent
www.mcmc.rent
37 E. Isabel St., St. Paul, MN 55107

From: *CI-StPaul_RentAppeals <RentAppeals@ci.stpaul.mn.us>
Sent: Thursday, April 3, 2025 11:13 AM
To: Patty Jansen <patty@mcmc.rent>
Cc: Angie Wiese <angie.wiese@ci.stpaul.mn.us>; Ayesha Khan <Ayesha.Khan@ci.stpaul.mn.us>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>; Marcia Moermond <marcia.moermond@ci.stpaul.mn.us>; Nhia Vang <nhia.vang@ci.stpaul.mn.us>
Subject: 1924 Ford Parkway Apt. 6 Appeal

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Hello Ms. Jensen,

I have attached the Rent Stabilization Appeal and documents for 1924 Ford Parkway Apt 6.

If you have any questions, please don't hesitate to reach out.

Kind regards,

Janie Vang
Executive Assistant | She/her
Rent Stabilization
15 W Kellogg Blvd., City Hall
Saint Paul, MN 55102
P: 651.266.8568 janie.vang@ci.stpaul.mn.us



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MINNESOTA