



**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](mailto:rentappeals@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

November 20, 2025

Resident  
1848 Ford Parkway  
Saint Paul, MN 55116

VIA US MAIL

Re: Rent Stabilization appeal for property at **1848 Ford Parkway**.

Dear Resident:

Your landlord applied for an exception to the 3% cap on rent increases per Saint Paul Legislative Code Chapter 193A of Saint Paul's Legislative Code. His request was **denied** for the following reasons.

1. Pursuant to SPLC 193A.0 (c)(1), "As part of an RROI application, the landlord must complete a rent stabilization increase exception form and a maintenance of the 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.

Your landlord is appealing this determination. A legislative hearing is scheduled for **January 8, 2026, at 10:00 a.m. in Room 330 City Hall/Courthouse, 15 W. Kellogg Blvd, St Paul, MN 55102**.

The Legislative Hearing Officer will develop a recommendation for the City Council, which will make the final decision. You have until January 5, 2026, to respond if you wish to appeal.

We are unable to confirm if DSI has sent you a copy of the notice of his denial application.

Pursuant to Saint Paul Legislative Code 193A.07(g), any rent increase subject to the appeal may not be imposed until there is a final determination made by the City Council. You may also attend this hearing to testify should you choose. This hearing has not yet been scheduled. You will be notified after January 8, 2026. If you have any questions, please reach out to Rent Stabilization Appeals at the email address or phone number provided above.

Sincerely,

/s/

Janie Vang  
Rent Stabilization Coordinator

Cc: Rent Stabilization staff  
Henry Edelstien