



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

September 15, 2023

Joseph Hughes & Abiyoun Rose
Union Park Management
1564 Selby Ave
Suite 9
Saint Paul, MN 55104

VIA EMAIL: Jhughes@unionparkmgmt.com
arose@unionparkmgmt.com

Re: Rent Stabilization Determination appeal for property at **1822 Grand Ave, Units 1-4**

Dear Mr. Hughes and Mr. Rose:

This is to confirm that at the Legislative Hearing on September 14, 2023 Legislative Hearing Officer Marcia Moermond laid the matter over to **Legislative Hearing on Thursday October 12, at 9am in room 330 City Hall** for further discussion.

As discussed in the hearing, any information related to the following items can be sent to me at sonia.romero@ci.stpaul.mn.us by September 28th.

- 1) Historical rent values, ideally going back as far as possible.
 - If you have even more expense data
- 2) Comparable expenses (commercial and residential distinction if possible) from similar buildings you own in the area.
- 3) A breakdown of the potential capital improvements which may include the following
 - Improvements which are necessary for the property to operate safely
 - Improvements which are dependent of achievable levels of rent.
 - Improvements which may be due to deferred maintenance i.e. small roof leak caused discoloration/damage in the ceiling and now it needs to be repainted/repaired.

Ms. Moermond anticipates that this information will suffice in making her findings and recommendations on your appeal to the City Council. However, as indicated in the Legislative Hearing, there may be additional questions or clarification needed in her review of the information, or by you in gathering it. She intends to provide space for properly examining those issues, as they arise.

Finally, although you indicated in the hearing that much of the above already existing information would be easily assembled and transmitted, it is understood that may not be the case for all of the information. As indicated previously, this is an interactive process and communication is expected to continue following the hearing to allow for as much opportunity as possible for you to present your case.

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

Sincerely,

/s/

Sonia Romero

Rent Stabilization Executive Assistant

c: Rent Stabilization Staff