



**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

March 31, 2023

Erica Mumm  
400 Selby Ave Unit 332  
Saint Paul, 55102

VIA EMAIL: [emumm42@gmail.com](mailto:emumm42@gmail.com)

Victoria Koegel & Michelle Evenson  
Reacor/Selby Avenue Realty, LLC  
400 Selby Ave.  
Saint Paul, MN 55102  
VIA EMAIL: [theblair@reacor.com](mailto:theblair@reacor.com)

Re: Rent Control Appeal of Erica Mumm, for property at 400 Selby Avenue, Unit 332

Dear Erica Mumm, Victoria Koegel & Michelle Evenson:

The Legislative Hearing Office received an appeal from Ms. Erica Mumm of the proposed rent increase for Unit 332 on February 28, 2023. Ms. Erica Mumm is appealing the City's Determination to allow for an exception to the 3% rent increase cap in rent control ordinance. The City's February 7, 2023 Determination allowed Reacor/Selby Avenue Realty, LLC to increase rent in the amount they requested, which was a range between 3% and 8%. As our office understands Ms. Mumms' appeal is based on the property taxes decreasing this year and believes that Recor/ Selby Avenue Realty, LLC do not qualify for an ROI exception.

**Please note, the increase in rent was stayed during the appeal process.**

The City's Rent Stabilization Ordinance (SPLC 193A) allows 45 days for an appeal of a City Determination on an application for an exception to the 3% rent increase cap. Appeals of the February 7, 2023 City determination will be accepted through March 27, 2023.

**A Legislative Hearing is scheduled for April 13, 2023 at 10 a.m. in Room 330 of Saint Paul City Hall, 15 West Kellogg Blvd., Saint Paul, MN 55102.**

This timing is intended to allow for consideration of the City's Determination at the same Legislative Hearing, should other appeals be received,

The Legislative Hearing Officer will review the appeal(s) and develop a recommendation for City Council consideration. The City Council Public Hearing for this appeal will be scheduled at the time a recommendation is made.



If you have any questions, please contact me at 651-266-8568 or email  
[rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)

Sincerely,

/s/

Sonia Romero, Executive Assistant  
Rent Stabilization Legislative Hearings

c: Rent Stabilization Staff  
Tom Klingen, Selby Avenue LLC VIA EMAIL: [theblair@reacor.com](mailto:theblair@reacor.com)