



CITY OF SAINT PAUL

## Code Compliance Report

February 15, 2022

**\* \* This Report must be Posted  
on the Job Site \* \***

METRO HOLDINGS LLC  
7279 40TH ST N  
OAKDALE MN 55128-3305

Re: 288 Avon St N  
File#: 20 034070 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on January 11, 2022.

Please be advised that this report is accurate and correct as of the date February 15, 2022. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from February 15, 2022. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected. A Legislative Code exemption (Chapter 33.03(f)) allows a Category 2 Vacant Building to be sold "as is" providing the buyer, prior to closing, completes an approval process. For further information, call Reid Soley at 651-266-9120.

### ZONING

1. This property is in a(n) RM1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

1. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
2. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
3. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
4. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
5. Prepare and paint interior and exterior as necessary. Observe necessary

- abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present. SPLC 34.33 (1)
6. Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner. SPLC 34.34 (1)
  7. Charred building components shall be scraped or sandblasted completely clean and water-damaged components replaced. A determination of necessary fire damage corrective measures shall be made by this department or by a registered structural engineer as to replacement, repairs, etc. All smoke damaged and charred members shall be cleaned, sealed and deodorized. SPLC 34.09
  8. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
  9. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
  10. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
  11. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1
  12. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
  13. Provide major clean-up of premises. SPLC 34.34 (4)
  14. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
  15. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
  16. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
  17. Replace or repair landing and stairway per code. SPLC 34.09 (2)
  18. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
  19. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
  20. Replace house and garage roof covering and vents to code. SPLC 34.09 (1)
  21. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
  22. Repair chimney in an approved manner. SPLC 34.09 (1)
  23. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
  24. Provide durable, dustless parking surface as specified in the zoning code. SPLC 34.08 (7)
  25. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
  26. Properly remove and cap fuel tank from basement.
  27. Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment. MNRC Ch 1309 Sect. 311 & 312
  28. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)

29. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
30. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
31. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)
32. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
33. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner. SPLC 33.03 (a)

ELECTRICAL Inspector: Dan Moynihan

Phone: 651-266-9036

---

1. Basement -Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC
2. Exterior/Outside -Replace electrical service meter, conduit, and fittings showing excessive corrosion. Article 110.12 (B), NEC
3. Throughout -Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC
4. Throughout -Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. Article 406.4(D), NEC
5. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
6. Throughout -Repair damaged electrical due to fire and water damage to the current NEC.
7. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Karl Abrahamson

Phone: 651-266-9049

---

1. (MPC 4714.0101 Conformance with Code. Subpart 6. Health and Safety)  
  
Repair or Replace all damaged waste, vent, water, and gas piping systems.
2. Gas Piping -(MFGC 411) Replace improper piping or fittings.
3. Gas Piping -(MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.
4. Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
5. Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
6. Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
7. Water Heater -(MFGC 503) Install the water heater gas venting to code.

8. Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
9. Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
10. Water Meter -(MPC 609.11) Support the water meter to code.
11. Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
12. Water Meter -(SPRWS Sec.88.10) Repair the water meter.
13. Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
14. Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
15. Water Piping -(MPC 603.5.10) Install a proper backflow assembly or device for the boiler fill water line.
16. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

Heating Inspector: Erik Witt

Phone: 651-266-9045

---

1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
2. Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
3. Install approved metal chimney liner.
4. Replace furnace/boiler flue venting to code.
5. Connect furnace/boiler and water heater venting into chimney liner.
6. Vent clothes dryer to code.
7. Provide adequate combustion air and support duct to code.
8. Provide support for gas lines to code.
9. Plug, cap and/or remove all disconnected gas lines and unapproved valves.
10. Provide heat in every habitable room and bathrooms.
11. Support supply and return piping from heating system according to code.
12. Conduct witnessed pressure test on hot water heating system and check for leaks.
13. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
14. Repair or replace radiator valves as needed.
15. Mechanical permits are required for the above work.

Notes:

---

1. See attachment for permit requirements and appeals procedure.
2. This property is designated by the Vacant Buildings Department as a Category #3 which requires a \$5,000.00 Performance Bond or Deposit at the time the permit is issued.
3. Provide plans and specifications for any portion of the building that is to be rebuilt.
4. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Nathan Bruhn between 7:30 - 9:00 AM at 651-266-9033 or leave a voice mail message.

Sincerely,

Nathan Bruhn  
Code Compliance Officer  
Department of Safety and Inspections  
City of Saint Paul  
375 Jackson Street, Suite 220  
Saint Paul MN 55101  
Phone: 651-266-9033  
Email: [nathan.bruhn@ci.stpaul.mn.us](mailto:nathan.bruhn@ci.stpaul.mn.us)

Attachments



986 Dale St. N  
 St. Paul, Minnesota 55117  
 Phone (612) 719-3380  
 FAX (651) 917-0121  
 www.Ulianoproperties.com  
 vinny@Ulianoproperties.com  
 License Number BC446691

# PROPOSAL

PROPOSAL #	2562
PAGE #	1
DATE	1-10-2022

**PROPOSAL SUBMITTED TO:**

NAME	Metro Holdings
ADDRESS	288 Avondale St N.
CITY, STATE, ZIP	St. Paul MN 55103

HOME PHONE	
WORK PHONE	
FAX	
E-MAIL	

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Remodel house from fire + smoke damage + city orders

Plumbing	10,000
Electrical	1,000
Heating	15,000
Construction	35,000
<b>Total</b>	<b>\$68,000</b>

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial manner for the sum of \$ 68,000 dollars, with payments to be made as follows:

CONTRACTOR ACCEPTS AND

Any alteration or deviation from above specifications involving extra cost will be executed only upon written order and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control.

Respectfully submitted Vinny Uliano

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_

Date \_\_\_\_\_



**PURCHASE AGREEMENT**

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2021 Minnesota Association of REALTORS®, Minnetonka, MN

1. Date January 05 2022  
2. Page 1

3. BUYER (S): Metro Holdings, LLC Joe Steinmaus

4. \_\_\_\_\_

5. Buyer's earnest money in the amount of \_\_\_\_\_

6. \_\_\_\_\_ Dollars (\$ 0.00 )

7. shall be delivered to listing broker, or, if checked, to  \_\_\_\_\_ no later than two (2) Business Days after Final Acceptance Date. Buyer and Seller agree that earnest money shall be deposited in the trust account of Earnest Money Holder as specified above within three (3) Business Days of receipt of the earnest money or Final Acceptance Date, whichever is later.

8. Said earnest money is part payment for the purchase of the property located at

11. Street Address: 288 Avon St N

12. City of Saint Paul, County of Ramsey

13. State of Minnesota, Zip Code 55104, legally described as EX N 70 FT LOT 4 AND EX N 65 FT LOT 3 BLK 1

14. \_\_\_\_\_

15. Said purchase shall include all improvements, fixtures, and appurtenances on the property, if any, including but not limited to, the following (collectively the "Property"): garden bulbs, plants, shrubs, trees, lawn watering systems, in-ground pet containment systems (excluding collars); sheds; playsets; storm sashes, storm doors, screens, and awnings; window shades and blinds; traverses, curtain and drapery rods, valances, draperies, curtains, and window coverings and treatments; towel rods; attached lighting and bulbs; fan fixtures; plumbing fixtures; garbage disposals; water softeners; water treatment systems; water heating systems; heating systems; air exchange systems; environmental remediation systems (e.g., radon, vapor intrusion); sump pumps; TV antennas, cable TV jacks and wiring, and TV wall mounts; wall and ceiling speaker mounts; carpeting; attached mirrors; garage door openers and all controls; smoke detectors; doorbells; thermostats; all integrated phone and home automation systems, including necessary components such as intranet and Internet connected hardware or devices, control units (other than non-dedicated mobile devices, electronics, and computers) and applicable software, permissions, passwords, codes, and access information; fireplace screens, doors, and heatilators; **ANY OF THE FOLLOWING, IF BUILT-IN:** dishwashers, refrigerators, wine and beverage refrigerators, trash compactors, ovens, cook-top stoves, warming drawers, microwave ovens, hood fans, shelving, work benches, intercoms, speakers, air conditioning equipment, electronic air filters, humidifiers and dehumidifiers, liquid fuel tanks and all controls, pool and spa equipment, propane tanks and all controls, security system equipment, TV satellite dishes; the above-mentioned inclusions **AND** the following personal property shall be transferred with no additional monetary value, and free and clear of all liens and encumbrances:

16. \_\_\_\_\_

17. Notwithstanding the foregoing, leased fixtures are not included.

18. Notwithstanding the foregoing, the following item(s) are excluded from the purchase:

19. \_\_\_\_\_

**PURCHASE PRICE:**

38. Seller has agreed to sell the Property to Buyer for the sum of (\$ 70,000.00 )

39. Seventy Thousand Dollars,

40. which Buyer agrees to pay in the following manner:

41. 1. 100 percent (%) of the sale price in **CASH**, or more in Buyer's sole discretion, including earnest money;

42. 2. \_\_\_\_\_ percent (%) of the sale price in **MORTGAGE FINANCING**. (See following Mortgage Financing section.)

43. 3. \_\_\_\_\_ percent (%) of the sale price by **ASSUMING** Seller's current mortgage. (See attached *Addendum to Purchase Agreement: Assumption Financing*.)

44. 4. \_\_\_\_\_ percent (%) of the sale price by **CONTRACT FOR DEED**. (See attached *Addendum to Purchase Agreement: Contract for Deed Financing*.)

**CLOSING DATE:**

48. The date of closing shall be TBD





January 7, 2022

Attention: City of St Paul

As of today's date, January 7, 2022, Metro Holdings LLC has significant funds in its bank account to purchase the property located at 288 Avon St N, St Paul MN 55104, for the stated amount of \$200,000.00.

Sincerely

A handwritten signature in blue ink, appearing to read "Barry C Super", written over a horizontal line.

Barry C Super  
Vice President  
651-290-7833



January 17, 2022

City of Saint Paul  
Office of the City Council  
310 City Hall  
15 West Kellogg Boulevard  
Saint Paul, MN 55102-1615

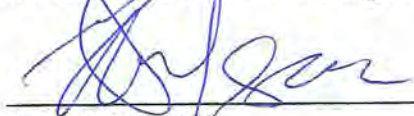
RE: 288 Avon St N, Saint Paul, MN 55104

To Whom It May Concern

I, Joe Steinmaus of Metro Holdings LLC, the undersigned, confirm that the amount of Two Hundred Thousand Dollars (\$200,000.00) in a checking account at American Bank will be dedicated to the purchase and repairs identified in the Code Compliance Report for the above referenced address and that these funds are sufficient to complete those repairs based on the bids and estimates I have provided to the City of Saint Paul in a work plan for rehabilitating the property and receiving a Certificate of Code Compliance for the same.

  
\_\_\_\_\_  
Joe Steinmaus of Metro Holdings LLC

1-17-22  
Date

  
\_\_\_\_\_  
Witness Signature  
Robin L Sook

1-17-22  
Date







CITY OF SAINT PAUL - DEPARTMENT OF SAFETY AND INSPECTIONS  
 375 Jackson Street, Suite 220  
 Saint Paul, MN 55101-1806  
 General Information: 651-266-8989 - Fax: 651-266-9124  
 Visit our web site: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

Received

JAN 11 2022

FOLDER #  
 (For office use only)

Paid check # 41027 K

**APPLICATION FOR RESIDENTIAL (3+ UNITS), COMMERCIAL AND MIXED USE CODE COMPLIANCE INSPECTION: VACANT, HAZARDOUS & ABANDONED BUILDINGS**

Vacant Building Address: 288 AVON

Use of Building (check one):  Multi-Family Dwelling (Enter # of Units)  Commercial  Mixed Residential/Commercial (Enter # of Units)

Owner <sup>NEW</sup> Metro Holdings LLC Daytime Phone (62) 889-7311

Address 7279 40th ST N Fax ( )

City ORLANDO State MN Zip Code 55128

Email Address: Joe.Steinwas@Comcast.net

Your inspection may be conducted sooner if all entry keys are provided on-site in a secure lock box.  
 Lock Box Combination: \_\_\_\_\_ Send report by (check one):  Mail  Email

**Affidavit of Owner or Responsible Party**

I hereby certify that the above information and answers are correct and that I am the legal owner or responsible party of the premises at the above location. I understand that all items listed on the inspection report must be corrected within six months and; where applicable (Category III Building), a \$5,000.00 performance deposit (cash or bond) must be made before a permit will be issued. It may be possible to get an additional six (6) months to complete the project, if work is proceeding expeditiously and is more than 50% complete or if unforeseen conditions have had a significant schedule impact on the completion of work.

I also understand that this property shall not be occupied until all code deficiencies are corrected and written authorization to occupy is obtained.

**All structures to be inspected must be thoroughly cleaned out and sanitary, leaving no clutter and all areas must be accessible. Noncompliance will result in the imposition of re-inspection fees.**

[Signature]  
 Signature of Owner or Responsible Party

1-11-22  
 Date

<input type="checkbox"/> <b>Category II Vacant Building</b> -Code Compliance -Inspection Report -Permits and Sign-off -Remove Boards -Certificate of Occupancy or Certificate of Code Compliance	<input type="checkbox"/> <b>Category III Vacant Building</b> -Code Compliance -Inspection Report -\$5,000 Performance Deposit (cash or bond) -Permits and Sign-off -Certificate of Occupancy or Certificate of Code Compliance	<b>Residential</b> 1 unit.....\$493.00 2 units.....\$618.00 3 units.....\$650.00 4 units.....\$679.00 5+ units.....\$711.00 VB Code Compliance Base Fee: \$469.00 <b>Commercial</b> .. 1-13,999 sq. ft.....\$189.00 .. 14,000-48,999 sq. ft. \$15.00 per 1,000 sq. ft. .. 49,000-117,999 sq. ft.....\$189.00 .. 118,000+ sq. ft.....\$189.00 Example for 15,000 sq. ft. commercial space: \$469+\$225 = \$694 <b>Mixed</b> Add together Commercial and Residential inspection fees, then drop the base fee. Example: 15,000 sq. ft. commercial space with 3 residential units: \$225+\$650 = \$875
---	---	---

**Signature of Cardholder (required for all charges):**

<input type="checkbox"/> AMEX	<input type="checkbox"/> Discover	<input type="checkbox"/> MasterCard	<input type="checkbox"/> Visa	Security Code ▶	Expiration Month/Year ▶
Enter Account Number ▶					

Make checks payable to City of Saint Paul. If paying by credit card, please submit via US Mail, fax or personal delivery. Credit card processing via email is prohibited.

Amount: \$ \_\_\_\_\_

PURCHASE AGREEMENT

443. Page 11 Date January 05 2022

444. Property located at 288 Avon St N Saint Paul MN 55104

445. FULLY EXECUTED PURCHASE AGREEMENT AND FINAL ACCEPTANCE: To be binding, this Purchase Agreement
446. and all addenda must be fully executed by both parties and a copy must be delivered.

447. ELECTRONIC SIGNATURES: The parties agree the electronic signature of any party on any document related to
448. this transaction constitute valid, binding signatures.

449. ENTIRE AGREEMENT: This Purchase Agreement and all addenda and amendments signed by the parties shall
450. constitute the entire agreement between Buyer and Seller. Any other written or oral communication between Buyer and
451. Seller, including, but not limited to, e-mails, text messages, or other electronic communications are not part of this
452. Purchase Agreement. This Purchase Agreement can be modified or canceled only in writing signed by Seller and
453. Buyer or by operation of law. All monetary sums are deemed to be United States currency for purposes of this Purchase
454. Agreement.

455. SURVIVAL: All warranties specified in this Purchase Agreement shall survive the delivery of the deed or contract
456. for deed.

457. DATE OF THIS PURCHASE AGREEMENT: Date of this Purchase Agreement to be defined as the date on line one
458. (1) of this Purchase Agreement.

- 459. OTHER:
1) 70K check will be held by Sean Skrypek(Attorney)until city signs off on Code of Compliance.
460. 2) Seller will sign Quit Claim Deed on or prior to the PAs Final Acceptance Date and deed will
461. be held by Sean Skrypek (Attorney)until Code of Compliance is signed off by the city
462. estimated to be three to six months time.
463. 3) Seller has one week from Final Acceptance to remove all personal property. Any remaining
464. items can be removed by buyer on day 8 of Final Acceptance.
465. 4) Funds to be held in trust until code 3 status is cleared by the city of Saint Paul.
466. 5) Buyer is aware of medical lien on property.
467. 6) Buyer will secure 5k bond required by the City of Saint Paul.
468. 7) Buyer will provide verification of funds in the amount of \$200,000 upon acceptance.

469. ADDENDA: The following addenda are attached and made a part of this Purchase Agreement.

470. NOTE: Disclosures and optional Arbitration Agreement are not part of this Purchase Agreement.

- 471. [ ] Addendum to Purchase Agreement
472. [ ] Addendum to Purchase Agreement: Assumption Financing
473. [ ] Addendum to Purchase Agreement: Buyer Move-In Agreement
474. [ ] Addendum to Purchase Agreement: Buyer Purchasing "As Is" and Limitation of Seller Liability
475. [ ] Addendum to Purchase Agreement: Condominium/Townhouse/Cooperative Common Interest Community
476. ("CIC")
477. [ ] Addendum to Purchase Agreement: Contract for Deed Financing
478. [X] Addendum to Purchase Agreement: Disclosure of Information on Lead-Based Paint and Lead-Based Paint
479. Hazards
480. [ ] Addendum to Purchase Agreement: Sale of Buyer's Property Contingency
481. [ ] Addendum to Purchase Agreement: Seller's Rent Back Agreement
482. [ ] Addendum to Purchase Agreement: Seller's Purchase/Lease Contingency
483. [ ] Addendum to Purchase Agreement: Short Sale Contingency
484. [ ] Addendum to Purchase Agreement: Subsurface Sewage Treatment System and Well Inspection Contingency
485. [ ] Other: \_\_\_\_\_





**WORK PLAN-SCOPE OF WORK (To be done in accordance with the Code of Compliance Inspection Report)**

288 Avon Street N, St Paul, MN 55109

Task	<del>Owner</del>	Value of Cost
Remove/repair/replace fire damage	Metro Holdings LLC	
Rebuild damaged roof		
Reshingle roof		
Install new windows		
Bring electric to code		
Install new plumbing		
Repair walls and ceilings		
Paint throughout		
Refinish floors		
Repair exterior		
Install new furnace		
Insulate attic		
Upgrade kitchen (flooring, appliances, cabinets and countertops)		
Upgrade bathroom (flooring, sink, toilet, tile)		
Install new lighting		
Landscaping		
Permits		
	<b>Total Project Cost:</b>	65000 <sup>00</sup>



January 7, 2022

Attention: City of St Paul

As of today's date, January 7, 2022, Metro Holdings LLC has significant funds in its bank account to purchase the property located at 288 Avon St N, St Paul MN 55104, for the stated amount of \$200,000.00.

Sincerely

A handwritten signature in blue ink, appearing to read "Barry C Super". The signature is stylized with a large initial "B" and a long horizontal stroke at the end.

Barry C Super  
Vice President  
651-290-7833



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

December 23, 2021

Steven Schoneck  
Richard Schoneck  
P.O. Box 56  
Newport, MN 55055

Joe Steinmaus

VIA EMAIL: [joesteinmaus@comcast.net](mailto:joesteinmaus@comcast.net)

VIA MAIL

Re: Remove or Repair of the Structure at 288 Avon Street North

Dear Sirs:

This is to letter is to confirm the conditions that must be met in order for the City Council to grant time to rehabilitate the above-named property.

These following conditions must be met by **close of business January 10, 2022**:

- 1. apply for a Code Compliance inspection with the Department of Safety & Inspections** Your code compliance application must include lock box code and box must be attached to door for use.;
- 2. post a \$5,000 performance deposit with the Department of Safety & Inspections (DSI);**
- 3. in order to have a third party rehabilitate the property, pending transfer of title, the contract used for this transaction will need to be approved by the Legislative Hearing Officer. Title of the property cannot transfer until the rehabilitation is complete;**
- 4. submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates cost \$50,000. If total for bids are more than 20% less than staff estimate, a high level of detail will be required. Financing could be business or personal accounts, a line of credit, or construction loan. Other types of financing will be reviewed on a case by case basis;
- 5. submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
- 6. submit work plan, sworn construction statement, or scope of work.** This should include subcontractor bids and a schedule for completion of the project; and
- 7. the property must be maintained.**

The Code Compliance and performance deposit forms can be found online here:

<https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. I have also included copies for your convenience. Please contact the Department of Safety and Inspections directly at



651-266-8989 for questions regarding the application or payment process. **Please include the lock box code in your Code Compliance Application.**

**A hearing will be held to discuss this matter on Tuesday, January 11, 2022 via telephone between 10 and 11:30 a.m.** We will plan on calling Mr. Steinmaus into the hearing that morning. If any other parties wish to attend, please contact me as soon as possible.

The documents mentioned above can be emailed to me at [Joanna.zimny@ci.stpaul.mn.us](mailto:Joanna.zimny@ci.stpaul.mn.us) or dropped off in person at our office at 15 W. Kellogg Boulevard, room 310, Monday through Friday between 9 a.m. and 3:30 p.m.

If you have any questions, please contact me at 651-266-8515.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

Encl:

- Sample work plan(s)/construction statements
- Sample affidavit
- Vacant Building Performance Deposit Form
- Code Compliance Inspection Application
- Sample title transfer documents

c: Rehabilitation & Removal staff  
Steve Magner – Department of Safety & Inspections, Housing and Code Enforcement  
Manager





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

December 27, 2021

Steven Schoneck  
Richard Schoneck  
P.O. Box 56  
Newport, MN 55055

Joe Steinmaus

VIA EMAIL: [joesteinmaus@comcast.net](mailto:joesteinmaus@comcast.net)

VIA MAIL (w/o enclosures)

Re: Remove or Repair of the Structure at 288 Avon Street North

Dear Sirs:

This is to letter is to confirm the conditions that must be met in order for the City Council to grant time to rehabilitate the above-named property.

These following conditions must be met by **close of business January 10, 2022**:

- 1. apply for a Code Compliance inspection with the Department of Safety & Inspections Your code compliance application must include lock box code and box must be attached to door for use.**
- 2. post a \$5,000 performance deposit with the Department of Safety & Inspections (DSI);**
- 3. in order to have a third party rehabilitate the property, pending transfer of title, the contract used for this transaction will need to be approved by the Legislative Hearing Officer. Title of the property cannot transfer until the rehabilitation is complete;**
- 4. submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates cost \$50,000. If total for bids are more than 20% less than staff estimate, a high level of detail will be required. Financing could be business or personal accounts, a line of credit, or construction loan. Other types of financing will be reviewed on a case by case basis;
- 5. submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
- 6. submit work plan, sworn construction statement, or scope of work.** This should include subcontractor bids and a schedule for completion of the project; and
- 7. the property must be maintained.**

The Code Compliance and performance deposit forms can be found online here:

<https://www.stpaul.gov/departments/safety-inspections/vacant-buildings>. I have also included copies for your convenience. Please contact the Department of Safety and Inspections directly at



651-266-8989 for questions regarding the application or payment process. **Please include the lock box code in your Code Compliance Application.**

**A hearing will be held to discuss this matter on Tuesday, January 11, 2022 via telephone between 10 and 11:30 a.m.** We will plan on calling Mr. Steinmaus into the hearing that morning. If any other parties wish to attend, please contact me as soon as possible.

The documents mentioned above can be emailed to me at [Joanna.zimny@ci.stpaul.mn.us](mailto:Joanna.zimny@ci.stpaul.mn.us) or dropped off in person at our office at 15 W. Kellogg Boulevard, room 310, Monday through Friday between 9 a.m. and 3:30 p.m.

If you have any questions, please contact me at 651-266-8515.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

Encl:

- Sample work plan(s)/construction statements
- Sample affidavit
- Vacant Building Performance Deposit Form
- Code Compliance Inspection Application
- Sample title transfer documents

c: Rehabilitation & Removal staff  
Steve Magner – Department of Safety & Inspections, Housing and Code Enforcement  
Manager



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

January 14, 2022

Steven Schoneck  
Richard Schoneck  
P.O. Box 56  
Newport, MN 55055

Joe Steinmaus

VIA EMAIL: [joesteinmaus@comcast.net](mailto:joesteinmaus@comcast.net)

VIA MAIL

Re: Request for delay of enforcement for the removal of the Structure at 288 Avon Street North

Dear Sirs:

This is to letter is to confirm that at the Legislative Hearing on Tuesday, January 11, 2022 Legislative Hearing Officer Marcia Moermond recommended laying the matter over to Legislative Hearing on **Tuesday, February 8, 2022 via telephone between 10:00 and 11:30 a.m.**

These following conditions must be met by **close of business February 4, 2022:**

- 1. Submit an addendum to the purchase agreement indicating that title of the property will not transfer** until the nuisance is abated and certificate of code compliance is received;
- 2. submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
- 3. account statement from American National Bank** indicating sufficient funds for both purchase and rehabilitation,
- 4. submit and updated work plan**, sworn construction statement, or scope of work. This should include **signed** subcontractor bids and a schedule for completion of the project; and
- 5. the property must be maintained.**

Samples were sent with the previous letter. The documents mentioned above can be emailed to me at [Joanna.zimny@ci.stpaul.mn.us](mailto:Joanna.zimny@ci.stpaul.mn.us) or dropped off in person at our office at 15 W. Kellogg Boulevard, room 310, Monday through Friday between 9 a.m. and 3:30 p.m.

If you have any questions, please contact me at 651-266-8515.

Sincerely,



/s/

Joanna Zimny

Legislative Hearing Executive Assistant

c: Rehabilitation & Removal staff

Steve Magner – Department of Safety & Inspections, Housing and Code Enforcement  
Manager



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

February 11, 2022

Steven Schoneck  
Richard Schoneck  
P.O. Box 56  
Newport, MN 55055

Joe Steinmaus

VIA EMAIL: [joesteinmaus@comcast.net](mailto:joesteinmaus@comcast.net)

VIA MAIL

Re: Request for delay of enforcement for the removal of the Structure at 288 Avon Street North

Dear Sirs:

This is to letter is to confirm that at the Legislative Hearing on Tuesday, February 8, 2022 Legislative Hearing Officer Marcia Moermond was laid over to Legislative Hearing on **Tuesday, February 22, 2022 via telephone between 10:00 and 11:30 a.m.**

These following conditions are to be met by **close of business February 18, 2022:**

- 1. Submit an addendum to the purchase agreement indicating that title of the property will not transfer** until the nuisance is abated and certificate of code compliance is received;
- 2. submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
- 3. account statement from American National Bank** indicating sufficient funds for both purchase **and** rehabilitation,
- 4. submit and updated work plan**, sworn construction statement, or scope of work. This should include **signed** subcontractor bids and a schedule for completion of the project; and
- 5. the property must be maintained.**

Samples were sent with the previous letter. The documents mentioned above can be emailed to me at [Joanna.zimny@ci.stpaul.mn.us](mailto:Joanna.zimny@ci.stpaul.mn.us) or dropped off in person at our office at 15 W. Kellogg Boulevard, room 310, Monday through Friday between 9 a.m. and 3:30 p.m.

If you have any questions, please contact me at 651-266-8515.

Sincerely,

/s/




Joanna Zimny  
Legislative Hearing Executive Assistant

- c:     Rehabilitation & Removal staff  
          Steve Magner – Department of Safety & Inspections, Housing and Code Enforcement  
          Manager



288 Avon St N, Saint Paul, MN 55104-5501, Ramsey County

	MLS Beds	MLS Baths	MLS Sale Price	MLS Sale Date
	2	1	\$55,000	07/25/1995
	MLS Sq Ft	Lot Sq Ft	Yr Built	Type
	1,040	6,159	1910	SFR

OWNER INFORMATION			
Owner Name	Schoneck Steven R	Taxpayer Zip	55055
Owner Name 2	Schoneck Richard L	Taxpayer ZIP+4	0056
Taxpayer Address	Po Box 56	Taxpayer Carrier Route	B001
Taxpayer City and State	Newport, MN		

LOCATION INFORMATION			
Municipality	Saint Paul	School District Name	St Paul
Zip Code	55104	School District	625
Carrier Route	C057	Section #	35
Census Tract	339.00	Township #	29
Subdivision	Edwin Deans Sub Of, Pa	Range #	23
Lot	4	Location	Business Cluster
Block	1	Neighborhood Name	Summit-University

TAX INFORMATION			
PID#	352923430041	% Improved	65%
PID	35-29-23-43-0041		
Legal Description	EX N 70 FT LOT 4 AND EX N 65 FT LOT 3 BLK 1		

ASSESSMENT & TAX			
Assessment Year	2020	2019	2018
Estimated Mkt. Value - Total	\$138,700	\$148,000	\$107,800
Estimated Mkt. Value - Land	\$48,900	\$48,900	\$48,900
Estimated Mkt. Value - Building	\$89,800	\$97,100	\$58,900
Taxable Mkt. Value - Total	\$138,700	\$146,000	\$107,800
Taxable Mkt. Value - Land	\$48,900	\$48,900	\$48,900
Taxable Mkt. Value - Building	\$89,800	\$97,100	\$58,900
YOY Taxable Mkt. Value Chg (\$)	-\$7,300	\$38,200	
YOY Taxable Mkt. Value Chg (%)	-5%	35.44%	

Payable Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$2,058		
2020	\$3,022	\$964	46.84%
2021	\$2,822	-\$200	-6.62%

CHARACTERISTICS			
Lot Acres	0.1414	Total Rooms	5
Lot Sq Ft	6,159	Bedrooms	2
Lot Frontage	66	Total Baths	1
Lot Depth	90	MLS Total Baths	1
Lot Shape	F	Full Baths	1
Land Use - County	Single Family Dwelling Platted	Bath Fixtures	5
Land Use - CoreLogic	SFR	Basement Type	Partial
# of Buildings	1	Garage Capacity	MLS: 1
Total Units	1	No. Parking Spaces	MLS: 1
Stories	1	Exterior	Aluminum/Vinyl
Year Built	1910	Cooling Type	Central
Effective Year Built	1950	Fuel Type	Gas
Finished Sq Ft	Tax: 1,064 MLS: 1,040	Condition	Fair
Total Building Sq Ft	1,064	Location Type	Business Cluster
First Floor Sq Ft	1,064		

SELL SCORE			
Rating	Moderate	Value As Of	2022-02-20 06:01:43



**ESTIMATED VALUE**

RealAVM™	\$234,800	Confidence Score	66
RealAVM™ Range	\$199,580 - \$270,020	Forecast Standard Deviation	15
Value As Of	02/15/2022		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

**LISTING INFORMATION**

MLS Listing Number	1115820	MLS Sale Price	\$55,000
MLS Status	Closed	MLS Sale Date	07/25/1995
MLS Listing Date	04/23/1995	MLS Listing Agent	506000046-Emily Sherman
MLS Current List Price	\$57,900	MLS Listing Broker	EDINA REALTY, INC.
MLS Orig. List Price	\$57,900		

**LAST MARKET SALE & SALES HISTORY**

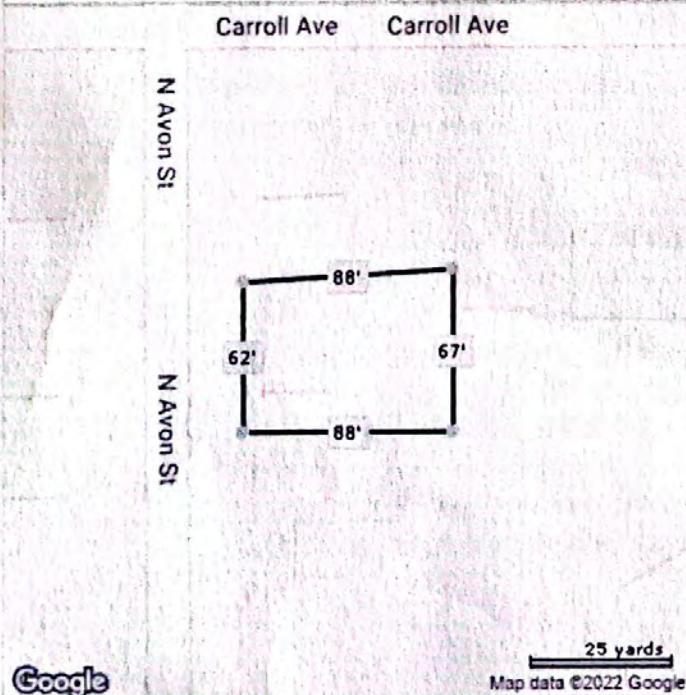
Recording Date	09/06/1995	Owner Name	Schoneck Steven R
Sale Date	MLS: 07/25/1995	Owner Name 2	Schoneck Richard L
Sale Price	\$55,000	Seller	Tebbenhoff Edward H & Carol R
Deed Type	Warranty Deed		

Recording Date	09/06/1995
Sale Price	\$55,000
Buyer Name	Schoneck Steven R
Seller Name	Tebbenhoff Edward H & Carol R
Document Type	Warranty Deed

**MORTGAGE HISTORY**

Mortgage Date	09/06/1995
Mortgage Amount	\$49,500
Mortgage Lender	Fbs Mtg Corp
Borrower Name	Schoneck Steven R
Mortgage Type	Conventional

**PROPERTY MAP**



\*Lot Dimensions are Estimated



**Property: 288 Avon St N, Saint Paul, MN 55104**

Year Built: 1910

**Contractors and Vendors:**

Company	Name	Phone	Email
Owner	Metro Holdings, LLC (Joe Steinmaus)	612-889-7311	<a href="mailto:joesteinmaus@comcast.net">joesteinmaus@comcast.net</a>
Uliano Construction	Vinny Uliano	612-719-3380	vinny@ulianopropeties.com
Plumbing to Go	Mike Doody	651-755-1449	Plumbingtogo@gmail.com
FTK Serivces (electrical)	Jose		info@FTKservices.org
Javier Hardwood Floors	Javier Gerturamos	651-214-2651	javierhardwoodfloors@gmail.com
Hank Schnitzer Paint	Hank Schnitzer	651-276-6472	
Hinding Heat Co	Pat Costello	651-228-1303	

Start Date: 2/15/2022

Completion Date: July 4<sup>th</sup> 2022

Total Budget: \$65,000

**Description of Work:**

**Building Repairs** will be completed by the owner \$42,800. All work is to be done in a workmanship like manner.

1. Clean up trash and materials on site.
2. Remove all fire damage.
3. Install new windows.
4. Install new roof.
5. Repair replace siding, soffit, fascia, trim as necessary.
6. Install floor covering in entire home.
7. Repair/Install sheetrock for floors and ceiling
8. Prepare and paint interior and exterior as necessary.
9. Any framing that may be needed to code.
10. Install new insulation where needed to code.
11. Provide major clean-up of premises.
12. Provide proper drainage around house to direct water away from foundation.
13. Install address numbers visible from street and on alley side.



**Electrical Repairs will be completed by RTK Services. All work to be completed to code.**

**Cost: \$8,500**

1. Repair/replace/install broken, painted over, corroded, missing or loose receptacles, light fixtures, switches, cover and plates to code.
2. Replace/repair any overfused circuit breakers.
3. Repair/replace/install GFCI outlets in bathrooms and kitchen.

**Plumbing Repairs will be completed by Plumbing to Go. All work to be completed to code.**

**Cost: \$6,900**

1. Install Water Heater to code
2. Install kitchen and bathroom faucets to code.
3. Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
4. Plug all open piping and properly pitch all piping.
5. Replace all improper connections, transitions, fitting or pipe usage.
6. Ensure gas shut off and gas piping is to code.
7. Provide adequate combustion air for gas burning appliances.
8. Support water meter to code

**Heating repair will be completed by Hinding Heat Company. All work to be completed to code.**

**Cost: \$8,500**

1. Install furnace to code.
2. Ensure gas valves and lines are to code.
3. Air test gas piping.
4. Make all necessary code compliant heating and mechanical repairs.
5. Provide heat in all habitable rooms.
6. Repair/replace/install heating registers where necessary.
7. Vent clothes dryer to code.





January 7, 2022

Attention: City of St Paul

As of today's date, January 7, 2022, Metro Holdings LLC has significant funds in its bank account to purchase the property located at 288 Avon St N, St Paul MN 55104, for the stated amount of \$200,000.00.

Sincerely

A handwritten signature in black ink, appearing to read "Barry C Super", written over a horizontal line.

Barry C Super  
Vice President  
651-290-7833



January 17, 2022

City of Saint Paul  
Office of the City Council  
310 City Hall  
15 West Kellogg Boulevard  
Saint Paul, MN 55102-1615


RE: 288 Avon St N, Saint Paul, MN 55104

To Whom It May Concern

I, Joe Steinmaus of Metro Holdings LLC, the undersigned, confirm that the amount of Two Hundred Thousand Dollars (\$200,000.00) in a checking account at American Bank will be dedicated to the purchase and repairs identified in the Code Compliance Report for the above referenced address and that these funds are sufficient to complete those repairs based on the bids and estimates I have provided to the City of Saint Paul in a work plan for rehabilitating the property and receiving a Certificate of Code Compliance for the same.

  
\_\_\_\_\_  
Joe Steinmaus of Metro Holdings LLC

1-17-22  
Date

  
\_\_\_\_\_  
Witness Signature  
Robin L Soork

1-17-22  
Date



# 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: [legislativehearings@ci.stpaul.mn.us](mailto:legislativehearings@ci.stpaul.mn.us)

PHONE: (651) 266-8585 FAX: (651) 266-8574

February 25, 2022

Steven Schoneck  
Richard Schoneck  
P.O. Box 56  
Newport, MN 55055

Joe Steinmaus

VIA EMAIL: [joesteinmaus@comcast.net](mailto:joesteinmaus@comcast.net)

VIA MAIL

Re: Request for delay of enforcement for the removal of the Structure at 288 Avon Street North

Dear Sirs:

This is to letter is to confirm that at the Legislative Hearing on Tuesday, February 8, 2022 Legislative Hearing Officer Marcia Moermond recommended that the City Council **grant 180 days to rehabilitate or remove the above-named property.**

This matter will go before the City Council on Wednesday, March 9, 2022 at 3:30 pm. in room 300 City Hall. If you are contesting Ms. Moermond's recommendation, you may appear in person or send written testimony to be added to the record to [legislativehearings@ci.stpaul.mn.us](mailto:legislativehearings@ci.stpaul.mn.us) or by voicemail at 651-266-6805. **Should you wish to address Council directly but not appear in person, you must register in person by noon on the Tuesday immediately prior to your Public Hearing here: <https://www.stpaul.gov/department/city-council/city-council-public-hearing-live-testimony>.** If you don't wish to contest, no further action is needed.

A reminder permits must be pulled **in person** for Category 3 properties, your contractors cannot do them online. When your rehabilitation is complete and the property has received its Code Compliance certificate, you may request your performance deposit back in writing to Reid Soley at [reid.soley@ci.stpaul.mn.us](mailto:reid.soley@ci.stpaul.mn.us).

At the conclusion of the grant of time, the Council will receive a report from the Legislative Hearing Officer with findings on the status of the substantial abatement. A Legislative Hearing will be scheduled for **Tuesday, September 13, 2022 at 10 a.m. in Room 330 City Hall** at which owners, interested parties and Department of Safety and Inspection staff will present information on the current building conditions and progress toward abatement of the dangerous/nuisance conditions. If you have received your code compliance certificate prior to that date, the hearing will be cancelled. The resulting findings will be presented to the City Council at a public hearing on **Wednesday, September 21, 2022 at 3:30 p.m. in Room 300 City Hall** for its consideration. If you wish to attend any of the hearings mentioned, you may do so.



If you have any questions, please contact me at 651-266-8515.

Sincerely,

/s/

Joanna Zimny

Legislative Hearing Executive Assistant

c:     Rehabilitation & Removal staff  
       Steve Magner – Department of Safety & Inspections, Housing and Code Enforcement  
       Manager