

March 10, 2023

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

Re: 1618 hamline, Saint Paul, MN 55117

To Whom it May Concern:

I, Joe Steinmaus of Metro Holdings LLC, the undersigned, confirm that the amount of Seventy Five Thousand Dollars (\$100,000) 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

3-11-23

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Date



December 6, 2022

To Whom it May Concern:

As of December 6, 2022, Metro Holdings LLC checking account with American National Bank ending in XXX3764 has a current balance of \$745,652.20

If you have any questions, please do not hesitate to reach out to me via phone at 651-290-7840 or email at [tnoel@anbank.com](mailto:tnoel@anbank.com).

Best Regards,

A handwritten signature in black ink that reads "Tiffany Noel". The signature is written in a cursive, flowing style.

Tiffany Noel  
651-290-7840  
[tnoel@anbank.com](mailto:tnoel@anbank.com)

## Property: 1618 hamline, Saint Paul, MN 55106

Year Built: 2005

Contractors and Vendors:

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

Start Date: 03/20/2023

Completion Date: 6/1/2023

Total Budget: \$100,000

### Description of Work:

Building Repairs will be completed by the owner \$30000 to \$48,000. All work is to be done in a workmanship like manner.

1. Clean up trash and material on site.
2. Repair back steps.
3. .
4. Repair/replace front and back door.
5. Repair/replace closet doors.
6. Repair broken windows.
7. Repair/replace bathroom tile.
8. Sand floors and replace carpet where necessary.
9. Change locks.
10. Prepare and paint interior and exterior as necessary.
11. Install new appliances.
12. Replace deck railing.
13. Repair soffits.

14. Install basement handrail.

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

Cost: \$5000 to \$7000

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.
4. Replace/repair light fixtures.

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

Cost: \$6000 to \$8000

1. Install new water heater.
2. Install bathroom and kitchen faucets to code.
3. Remove all unused water, 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.
9. Repair/replace bathroom and kitchen fixtures.

**Heating** will be completed AM Mechanical. All work to be completed to code.

Cost: \$4000 to \$6000

1. Service cleaning on furnace and ensure it's operational.
2. Ensure gas valves and lines are to code.
3. Air test gas piping if needed.
4. Make all necessary code compliant heating and mechanical repairs.
5. Provide heat to all habitable rooms.
6. Repair/replace/install heating registers where necessary.
7. Vent clothes dryer to code.



# RECEIPT

## CITY OF SAINT PAUL

Department of Safety & Inspections  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101- 1806  
Phone: 651- 266- 8989  
Fax: 651- 266- 9124  
www.stpaul.gov/dsi

Payment #: 1599409  
Payment Date: March 08, 2023

Paid By: METRO HOLDINGS LLC  
7279 40TH ST N  
OAKDALE MN 55128  
USA

Amount Paid: \$5,000.00

Payment Type: Check #4408

612- 889- 7311

### Transaction Description

Project Location: 1618 HAMLINE AVE N  
ST PAUL MN 55108- 2108

18- 082437

TYPE: VACANT BUILDING

SUB TYPE: CATEGORY 3

WORK TYPE: SINGLE FAMILY RESIDENTIAL

### FEES

Performance Deposit \$ 5,000.00

**TOTAL \$ 5,000.00**

*1618 Hamline*

\*\* To schedule a Vacant Building Code Compliance Inspection, call Robert Humphrey at 651- 266- 9123 between 7:30 and 9:00 AM, Monday - Friday. \*\*

\*\* Questions regarding Vacant Building Performance Deposits can also be directed to Robert Humphrey. \*\*

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## CITY OF SAINT PAUL

Department of Safety & Inspections  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101- 1806  
Phone: 651- 266- 8989  
Fax: 651- 266- 9124  
www.stpaul.gov/dsi

Payment #: 1599410  
Payment Date: March 08, 2023

Paid By: METRO HOLDINGS LLC  
7279 40TH ST N  
OAKDALE MN 55128  
USA

Amount Paid: \$540.00

Payment Type: Check #4410

612- 889- 7311

### Transaction Description

Project Location: 1618 HAMLIN AVE N  
ST PAUL MN 55108- 2108

18- 082437 TYPE: VACANT BUILDING

SUB TYPE: CATEGORY 3 WORK TYPE: SINGLE FAMILY RESIDENTIAL

### FEES

Vacant Code Compliance	\$ 540.00
<b>TOTAL</b>	<b>\$ 540.00</b>

1618 Hamline

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\*\* Questions regarding Vacant Building Performance Deposits can also be directed to Robert Humphrey. \*\*