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1204 Grand Avenue
Vacant Building Appeal

RECEIVED
MAY 17 2021
CITY CLERK

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Exhibit A

Letter from City

DEPARTMENT OF SAFETY AND INSPECTIONS

Steve Magner, Manager of Code Enforcement



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-1919
www.stpaul.gov/dsi

May 04, 2021

1204 Grand Ave Llc
7645 Lyndale Ave S # 250
Richfield MN 55423-6008

Customer #:1624644

Bill #: 1570587

VACANT BUILDING REGISTRATION NOTICE

The premises at **1204 GRAND AVE**

has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required by law to register this building with the Department of Safety and Inspections, Vacant Building Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **\$2,127.00**. The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code, Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

Payment must be received by June 04, 2021 .

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS

375 Jackson Street, Suite 220

Saint Paul, MN 55101-1806

Do Not Mail Cash

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at the above address.

You may file an appeal to this fee or registration requirements by contacting the City Clerk's Office by calling (651)266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

If the registration fee is not received in this office within 45 days of the date of this letter, the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The Code Enforcement Officer has notified the Building Inspection and Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this notice.

WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.

Category 2: Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

Category 3: All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code, then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

You must contact the Enforcement officer , James Hoffman, at 651- 266- 1947 to find out what must be done before this building can be legally reoccupied.

The Enforcement Officer may declare this building to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building, subject to demolition, the Enforcement Office will notify all owners and interested parties of the Order to Abate as provided in the Legislative Code Chapter 45.

If you have questions about this annual registration fee or other vacant building requirements, please contact the District Inspector, James Hoffman, at 651- 266- 1947.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: jh
vb_registration_notice 11/14

City of Saint Paul
 Department of Safety and Inspections
VACANT BUILDING REGISTRATION FORM

Date: _____

Address of Property: _____

Planned disposition of this building (please check one):

I plan to rehabilitate this structure commencing (date): _____

I plan to demolish (wreck and remove) this building by (date): _____

I am willing to authorize the City of Saint Paul to demolish and remove this building(s).

This building is **vacant as a result of fire damage**. The fire occurred on (date) _____.

I, as the property owner, want to claim registration and fee exemption status for ninety (90) days from the date of the fire. I intend to repair and reoccupy the building.

Other: _____

Responsible Party: Persons/organizations who will ensure compliance with the ordinance:

NAME	ADDRESS	PRIMARY PHONE	ALTERNATE PHONE

Persons, lien holders, mortgagees, mortgagors and other interested parties known to me:

NAME	ADDRESS	PRIMARY PHONE	ALTERNATE PHONE

All persons listed here will receive letters for the annual fee renewal. *Also use this form to de-register your interest.*

Print Your Name (legibly)

Signature

Address

City State Zip

main contact telephone alternate phone

Email address (print legibly)

INSTRUCTIONS: \$2,127.00 Registration Fee

*Complete and return this form via us mail or email:
DSIVacantbuildings@ci.stpaul.mn.us*

Include the \$2,127.00 registration fee, ONLY if it is now due. For questions, call 651-266-8989.

Make checks payable to: City of Saint Paul

Make Payment online or mail payment to:

City of Saint Paul
 Department of Safety and Inspections
 Code Enforcement – Vacant Buildings
 375 Jackson Street, Suite 220
 St. Paul, MN 55101-1806

*Credit Card payment accepted online or in person, or
 by Fax: 651-266-9124*

Thank you for your cooperation

City of Saint Paul
Department of Safety and Inspections
Vacant Buildings Program
Requirements, Regulations and Information

The Council of the City of Saint Paul has adopted ordinances regulating vacant and unoccupied structures.

You must register this building with St. Paul Department of Safety and Inspections, Vacant/Nuisance Buildings Code Enforcement Unit if the building is unoccupied and:

1. Unsecured, or
2. Secured by other than normal means (boarded), or
3. A dangerous structure, or
4. Condemned as uninhabitable, or
5. Condemned or Vacated by Fire Marshal Certificate of Occupancy Program, or
6. Has multiple housing or Building Code violations, or
7. Is condemned and illegally occupied, or
8. Has been unoccupied for a period of time longer than one year during which time the Enforcement Officer has issued an order to correct nuisance conditions.

Registration Requirements

1. Submit the enclosed Vacant Building Registration Form within 30 days, describing plans for rehabilitating and reoccupying or demolishing the building.
2. Disclose all pertinent ownership information.
3. Disclose all pertinent lien-holders.
4. Disclose any current Truth-in-Sale of Housing Disclosure Reports.
5. Pay the annual Vacant Building Registration fee within 30 days of receiving this letter.
If the registration fee is not received within 45 days of the due date the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

NOTE: If the building is vacant due to a fire, you may have a 90 day exemption from the registration fee. You must still submit the enclosed Vacant Building Registration Form within 30 days informing us of your plans for the building to qualify for this exemption. At the end of 90 days your rehabilitation must be complete OR you must pay the registration fee.

6. Provide unencumbered access to all portions of the premises of the buildings to permit the Enforcement Officer to make a complete inspection.

Owners, agents, assignees and all responsible parties are required to comply with the following requirements of the Saint Paul Legislative Code:

1. Keep all buildings secure.
2. Keep all porches, stairs, and exterior premises free of refuse, junk and debris.
3. Cut grass and weeds.
4. Remove snow and ice from sidewalks.

Sale Requirements – Contact the Vacant Buildings section, 651-266-8989, for full details. There is a fee for the Sale Review Process.

VB1 – Current registration and fees; notify the City; restore utilities.

VB2 – No sale without City approval. Requirements include: current registration and fee payments, code compliance report, cost estimate for all repairs, a schedule for completion of the repairs, and proof of financial capability to complete all repairs.

VB3 – No sale without a Certificate of Code Compliance or Certificate of Occupancy.

Exhibit B

Application For Appeal



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

MAY 11 2021

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number _____)
 - Copy of the City-issued orders/letter being appealed
 - Attachments you may wish to include
 - This appeal form completed
 - Walk-In OR Mail-In
- for abatement orders only: Email OR Fax

HEARING DATE & TIME
 (provided by Legislative Hearing Office)
Tuesday, May 18, 2021
 Time 2:30 p.m. to 4:00 p.m.
 Location of Hearing:
Teleconference due to Covid-19 Pandemic

Call cell

Address Being Appealed:

Number & Street: 1204 Grand City: St. Paul State: MN Zip: 55105

Appellant/Applicant: Robert J. Lunieski Email rlunieski@lunieskiassociates.com

Phone Numbers: Business 612-834-5720 Cell (952) 832-5151 Residence _____ Cell _____

Signature: Robert J. Lunieski Date: May 10, 2021

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Business _____ Residence _____ Cell _____

What Is Being Appealed and Why?

Attachments Are Acceptable

- Vacate Order/Condemnation/Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List/Correction
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.)

See attached



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number _____)
- Copy of the City-issued orders/letter being appealed
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR Mail-In
for abatement orders only: Email OR Fax

HEARING DATE & TIME (provided by Legislative Hearing Office) Tuesday, _____ Time _____ Location of Hearing: Teleconference due to Covid-19 Pandemic
--

Address Being Appealed:

Number & Street: 1204 Grand City: St. Paul State: MN Zip: 55105

Appellant/Applicant: Robert J. Lunieski Email rlunieski@lunieskiassociates.com

Phone Numbers: Business (952) 832-5151 Residence _____ Cell _____

Signature: *Robert J. Lunieski* Date: May 10, 2021

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Business _____ Residence _____ Cell _____

What Is Being Appealed and Why? *Attachments Are Acceptable*

- Vacate Order/Condemnation/
- Revocation of Fire C of O _____
- Summary/Vehicle Abatement _____
- Fire C of O Deficiency List/Correction _____
- Code Enforcement Correction Notice _____
- Vacant Building Registration See attached
- Other (Fence Variance, Code Compliance, etc.) _____



Lunieski & Associates

May 10, 2021

St. Paul City Council
Legislative Hearings
310 City Hall
15 West Kellogg Boulevard
St. Paul, Minnesota 55102

Re: 1204 Grand Avenue
St. Paul, MN

Dear City Clerk:

The building you believe is vacant is not. This building is full of inventory. I have not used this building to sell merchandise for the last year due to COVID-19. It is a retail building, properly zoned. The heat is on. The water is on but not used as I have not opened the doors due to COVID-19/

If you have any questions, please give me a call at (952) 832-5151.

Respectfully,

Robert J. Lunieski, MAI

RJL/bjl

23095

ROBERT LUNIESKI
DBA LUNIESKI & ASSOCIATES
7645 LYNDALE AVE S., SUITE 250
RICHFIELD, MN 55423
PH. 952-832-5151

WELLS FARGO BANK, N.A.
17-1/910

5/10/2021

PAY TO THE
ORDER OF City Of St Paul

\$ ***25.00

Twenty-Five Only*****

DOLLARS



[Handwritten Signature]
AUTHORIZED SIGNATURE

MEMO

Security features. Details on back

⑆023095⑆ ⑆091000019⑆3258005447⑆

Exhibit C

City of St. Paul Property Search Results

[Back to Search Form](#)

Showing results 23 from matching total

Vacant Building

1204 GRAND AVE

PIN NUMBER:

032823410045 (<http://eproperty.logis.org/stpaul/assessments/list?pid=032823410045>)

Zoning:

BC (<https://www.stpaul.gov/departments/safety-inspections/general-intent-zoning-code>)

Matching Results

Show 10 entries

Search:

Permit Number	Address	Permit Type	Issued Date	Permit Status	DETAILS
20 21 259067 VAC 00 CS	1204 GRAND AVE ST PAUL	CSO Complaint	2021-05-03	Under Review	DETAILS
20 21 259069 VB1 00 VB	1204 GRAND AVE ST PAUL	Vacant Building	2021-05-03	Active/Issued	DETAILS
20 13 253600 000 00 CO	1204 GRAND AVE ST PAUL	Certificate of Occupancy	2016-10-17	Certified	DETAILS
20 10 602803 000 00 CO	1204 GRAND AVE ST PAUL	Certificate of Occupancy	2013-12-04	History	DETAILS
20 13 148786 GAS 00 M	1204 GRAND AVE ST PAUL	Mechanical Permit	2013-01-31	Finald	DETAILS

Permit Number	Address	Permit Type	Issued Date	Permit Status	DETAILS
20 13 148792 WRM 00 W	1204 GRAND AVE ST PAUL	Warm Air, Ventilation & General Sheet	2013-01-31	Finaled	DETAILS
20 13 148797 ELC 00 E	1204 GRAND AVE ST PAUL	Electrical Permit	2013-01-31	Finaled	DETAILS
20 12 214992 FEN 00 FN	1204 GRAND AVE ST PAUL	Fence Permit	2012-11-29	Finaled	DETAILS
20 10 934960 SNW 00 CS	1204 GRAND AVE ST PAUL	CSO Complaint	2010-12-16	Resolved	DETAILS
20 07 103169 000 00 CO	1204 GRAND AVE ST PAUL	Certificate of Occupancy	2010-08-17	History	DETAILS

Showing page 1 of 3

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DSI (<https://www.stpaul.gov/departments/safety-inspections>):
375 Jackson, Street Suite 220 | Saint Paul, MN 55101 | 651-266-8989
SPRWS (<https://www.stpaul.gov/departments/saint-paul-regional-water-services>):
McCarrons Center, 1900 Rice Street | Saint Paul, MN 55113 | 651-266-6350

Home (/) | [StPaul.gov \(https://www.stpaul.gov/\)](https://www.stpaul.gov/)
| Department of Safety & Inspections
(<https://www.stpaul.gov/departments/safety-inspections>)
| SPRWS (<https://www.stpaul.gov/departments/saint-paul-regional-water-services>)
| Website Policies (<https://www.stpaul.gov/website-policies>)

Exhibit D

**Vacant Building
Description
(city website)**



MINNESOTA

[MENU](#) [SEARCH](#) [TRANSLATE](#)

VACANT BUILDINGS

DEPARTMENTS / SAFETY & INSPECTIONS

IN THIS SECTION

[CODE COMPLIANCE REPORTS](#)

[VACANT BUILDING REHABILITATION PROGRESS](#)


[VACANT BUILDINGS LIST](#)

Registered Vacant Buildings

The City of Saint Paul has ordinances regulating vacant and unoccupied structures. Property owners must register these buildings with the Department of Safety and Inspections if the building is unoccupied and:

1. Unsecured, or
2. Secured by other than normal means, or
3. A dangerous structure, or
4. Condemned, or
5. Has multiple housing or Building Code violations, or
6. Is condemned and illegally occupied, or
7. Is unoccupied for a period of time longer than one year during which time the Enforcement Officer has issued an order to correct nuisance conditions.

Vacant Building Forms

- [Vacant Building Registration Form](#)  (required for all vacant buildings)
- [Vacant Building Performance Deposit Application](#) 
- [Vacant Building Performance Bond Agreement](#) 
- [Vacant Building Code Compliance Inspection Application \(1 & 2 Family Dwellings\)](#) 
- [Vacant Building Code Compliance Inspection Application \(3+ Residential, Commercial, and Mixed Residential/Commercial\)](#) 
- Requirements to "Winterize" (Gas & Water Shutoff) Registered Vacant Buildings 

- "Butler Ordinance" Sec. 43.03 parts (d, e) of the Saint Paul Legislative Code
- Winterization Requirements, General Information and Contacts
- Press Release (1/15/10): "Saint Paul Starts Implementation of New Ordinance to Prevent Gas Explosions in Vacant Buildings"

Registration Requirements - What property owners must do to comply with the law

1. Submit a Vacant Building Registration Form within 30 days, describing plans for rehabilitating and reoccupying or demolishing the building.
2. Disclose all pertinent ownership information.
3. Disclose all pertinent lienholders.
4. Disclose any current Truth-in-Sale of Housing Disclosure Reports.
5. Pay the annual Vacant Building Registration Fee within 30 days of receiving the Registration (or Registration Renewal) letter.
6. Provide unencumbered access to all portions of the premises of the buildings to permit the Enforcement Officer to make a complete inspection.

NOTE: If the building is vacant due to a fire, the owners have 90 days to pay the Vacant Building fee, provided they submit the Vacant Building Registration Form within 30 days informing the City of their plans for the building.

Vacant Building Sale Review Program

The City of Saint Paul requires a review of the sale of all vacant buildings. Requirements differ based on the category of vacancy:

Category I


- Payment of registration and fees
- Notify the City of new ownership
- Restore utilities and comply with orders for legal occupancy
- Obtain a Truth-in-Sale of Housing Report

Category II (No sale without City approval)

- Registration of new ownership
- Payment of registration and fees
- Code compliance report
- Cost estimate from licensed contractor for all repairs
- A schedule for completion of the repairs
- Proof of financial capability to complete all repairs.

Category III (No sale without City approval)

- No sale without a Certificate of Code Compliance or Certificate of Occupancy.

For full program details, contact Vacant Buildings in DSI at 651-266-8989  **image**. There is a fee for the Sale Review Process!

- [Requirements for the Sale of Registered Vacant Buildings](#)
- [Vacant Building Sale Review - Informational Packet](#) 
- [Application for Sale Approval](#) 

City of Saint Paul Legislative Code

- City Code [Chapter 33](#) : Building Code and Inspections
- City Code [Chapter 34](#): Property Maintenance
- City Code [Chapter 43](#) : Vacant Buildings
- City Code [Chapter 45](#) : Nuisance Abatement
- City Code [Chapter 113](#) : Snow and Ice on Sidewalks

Last Edited: April 20, 2021



Contact Us

DSI Code Enforcement
11048

575 Lexington Street, Suite 220
Saint Paul, MN 55103

Home of the State Capitol
City of St. Paul, MN

HOURS

7:30 am - 4:30 pm Monday - Friday
Closed Weekends & Holidays



MINNESOTA

CONTACT THE CITY

Email Us

Contact the City's Call Center by sending an email

Call 651-266-8989

for non-emergency information. Available weekdays, 7:30 a.m. - 4:30 p.m.



100 N. Franklin St. | St. Paul, MN 55102 | Local Gov. No. 41004100 | Photo Credits:
© Kellogg Brad West | Sayd Pad, MN 55102 | General Information: 651-266-8989

Chapter 43. - Vacant Buildings

Footnotes:

--- (8) ---

Editor's note— Ord. No. 17862, adopted Aug. 13, 1991, amended Ch. 43 to read as herein set out. Prior to this amendment Ch. 43 pertained to similar subject matter and was derived from Ord. No. 17453, § 1, adopted March 21, 1987; Ord. No. 17489, §§ 1, 3, adopted Sept. 8, 1987.

Sec. 43.01. - Declaration of policy.

The purpose of this chapter is to protect the public health, safety and welfare by enactment of this ordinance which:

- (1) Establishes a program for identification and registration of vacant buildings.
- (2) Determines the responsibilities of owners of vacant buildings and structures.
- (3) Provides for administration, enforcement and penalties.

(Ord. No. 17862, § 1, 8-13-91)

Sec. 43.02. - Definitions.

Unless otherwise expressly stated, the following terms shall, for the purpose of this chapter, have the meanings indicated in this section.

- (1) *Dangerous structure*: A structure which is potentially hazardous to persons or property, including, but not limited to:
 - a. A structure which is in danger of partial or complete collapse;
 - b. A structure with any exterior parts which are loose or in danger of falling; or
 - c. A structure with any parts, such as floors, porches, railings, stairs, ramps, balconies or roofs, which are accessible and which are either collapsed, in danger of collapsing or unable to support the weight of normally imposed loads.
- (2) *Enforcement officer*: The director of the department of safety and inspections, or duly authorized representative.
- (3) *Owner*. Those shown to be the owner or owners on the records of the Ramsey County Department of Property Taxation, those identified as the owner or owners on a vacant building registration form, holder of an unrecorded contract for deed, a mortgagee or vendee in possession, a mortgagor or vendor in possession, assignee of rents, receiver, executor, trustee, lessee, other person, firm or corporation in control of the freehold of the premises or lesser state therein, mortgagee for the benefit of the owner or owners of the beneficial interests in possession, or its nominee. Any such person shall have a joint and several obligation for compliance with the provisions of this chapter.
- (4) *Secured by other than normal means*: A building secured by means other than those used in the design of the building.
- (5) *Unoccupied*: A building which is not being used for a legal occupancy as defined in the Saint Paul Legislative Code.
- (6) *Unsecured*: A building or portion of a building which is open to entry by unauthorized persons without

the use of tools or ladders.

- (7) *Vacant building; categorical classification standards:* A building or portion of a building which is:
- a. Unoccupied and unsecured. A building or portion of a building meeting this definition is deemed a category I building.
 - b. Unoccupied and secured by other than normal means. A building or portion of a building meeting this definition is deemed a category I building.
 - c. Unoccupied and a dangerous structure. A building or portion of a building meeting this definition is deemed a category III building.
 - d. Unoccupied and condemned. A building or portion of a building meeting this definition is deemed a category II building.
 - e. Unoccupied and has multiple housing or building code violations. A building or portion of a building meeting this definition is deemed a category II building.
 - f. Condemned and illegally occupied. A building or portion of a building meeting this definition is deemed a category II building.
 - g. Unoccupied for a period of time over three hundred sixty-five (365) days and during which time the enforcement officer has issued an order to correct nuisance conditions. A building or portion of a building meeting this definition is deemed a category I building.

For the purpose of regulating vacant buildings, the following additional categorical standards may also apply:

Any category I building or portion thereof may be deemed a category II building where the building or portion thereof would also meet the combination of any two (2) category I classifications standards under this section.

Any category I building or portion thereof may be deemed a category II building where the building or portion thereof also meets the definition of a vacant building under subdivision (7)(b) of this section or is unoccupied and has, for a period greater than thirty (30) days, no more than one (1) boarded window.

Any category II building or portion thereof may be deemed a category III building where the building or portion thereof also meets the definition of a nuisance building under chapter 45.02 of this code or has been a category II vacant building for more than twenty-four (24) consecutive months. For the purpose of computing the number of months under this paragraph, the calculation shall commence as of the date the subject building becomes a vacant building as defined under section 43.02(7)a., b. and d.—g. No deferment, or any appeal filed with the legislative enforcement officer, regarding any enforcement action or order, shall serve to stay the computation of the number of months under this paragraph.

- (8) *Code violations:* violations of any code adopted and/or enforce by the city, which may include but not be limited to the St. Paul Legislative Code, codes covering plumbing, electrical, mechanical or building construction, installation or maintenance standards, zoning or fire codes.

(Ord. No. 17862, § 1, 8-13-91; C.F. No. 97-91, § 1, 3-5-97; C.F. No. 99-751, § 1, 9-1-99; C.F. No. 03-887, § 4, 11-5-03; C.F. No. 05-399, 5-25-05; C.F. No. 07-149, § 12, 3-28-07; C.F. No. 08-552, § 1, 6-18-08; C.F. No. 09-481, § 1, 6-3-09; C.F. No. 09-733, § 1, 8-12-09)

Sec. 43.03. - Vacant building registration.

- (a) The owner shall register with the enforcement officer not later than thirty (30) days after any building in the city becomes a vacant building, as defined in section 43.02(7).
- (b) The registration shall be submitted on forms provided by the enforcement officer and shall include the following information supplied by the owner:
 - (1) A description of the premises;
 - (2) The names and addresses of the owner or owners;
 - (3) The names and addresses of all known lienholders and all other parties with an ownership interest in the building;
 - (4) The period of time the building is expected to remain vacant; and a plan and timetable for returning the building to appropriate occupancy or use and/or for demolition of the building.
 - (5) A copy of any current Truth-in-Sale of Housing Disclosure Report if required by Saint Paul Legislative Code Chapter 189.
- (c) The owner shall order and pay for a code compliance inspection in accordance with Saint Paul Leg. Code § 33 within sixty (60) days after the designation of any building or portions thereof classified under Saint Paul Leg. Code § 43.02(7) as a category II or a category III vacant building. The code compliance inspection is required regardless of the building's legal occupancy standard or intended use. Owners of category II or III vacant buildings on the effective date of this ordinance that have not ordered a code compliance inspection shall have sixty (60) days following the effective date of this ordinance to order and pay for a code compliance inspection.
- (d) In order to decrease the risk of fire, explosion or dangerous conditions, the owner shall install an excess flow automatic gas shut-off valve ("excess flow valve") on the building's gas piping immediately downstream of the gas meter outlet within sixty (60) days after the designation of any building or portions thereof classified under Saint Paul Leg. Code § 43.02 (7) as a category II or a category III vacant building. If the owner fails to install an excess flow valve, the enforcement officer, under the authority of Saint Paul Leg. Code § 45, may install the excess flow valve on the building and enter the building if necessary. The costs incurred by the city for installation of the excess flow valve shall be assessed against the property as a summary nuisance abatement under the provisions of Saint Paul Leg. Code § 45. Owners of category II or III vacant buildings with active water and gas service on the effective date of this ordinance shall have sixty (60) days following the effective date of this ordinance to install an excess flow valve. Prior to installation of the excess flow valve, the owner, or another who can demonstrate a secured interest in the property must obtain the required permits from the Department of Safety and Inspections. Any excess flow valve model must be approved and installed as required by the Department of Safety and Inspections.
- (e) The procedures in paragraph (d) above may not be followed under the following conditions:
 - (1) If the enforcement officer determines that failure to install an excess flow valve constitutes an immediate danger or hazard which if not immediately addressed will endanger the health or safety of the public, the city may proceed with an emergency abatement under the provisions of Saint Paul Leg. Code § 45.12.
 - (2) The owner or another who can demonstrate a secured interest in the property shall be exempt from the requirements of subdivision (d) above if the following conditions are met:
 - (i) The owner or another who can demonstrate a secured interest in the property has registered the

building as a vacant building with the enforcement officer; and

- (ii) After registration, the owner or another who can demonstrate a secured interest in the property has received or ordered a code compliance inspection and has shut off gas service and winterized the property.
- (f) For all vacant buildings, the owner shall submit a plan and timetable which must meet the approval of the enforcement officer. The enforcement officer shall require completion of the plan within a reasonable period of time, up to three hundred sixty-five (365) days. The plan submitted shall comply with the provision of Chapter 33 of the Saint Paul Legislative Code. Any repairs, improvements or alterations to the property must comply with any applicable housing or building codes.
- (g) All applicable laws and codes shall be complied with by the owner. The owner shall notify the enforcement officer of any changes in information supplied as part of the vacant building registration within thirty (30) days of the change. If the plan or timetable for the vacant building is revised in any way, the revisions must meet the approval of the enforcement officer.
- (h) The owner and the subsequent owners shall keep the building secured and safe and the building and ground properly maintained until the rehabilitation or demolition has been completed.
- (i) Failure of the owner or any subsequent owner to maintain the building and premises that result in a summary abatement completed by the city shall be grounds for revocation of the approved plan and shall be subject to any applicable penalties provided by law.
- (j) The new owner(s) shall register or re-register the vacant building with the enforcement officer within thirty (30) days of any transfer of an ownership interest in a vacant building. The new owner(s) shall comply with the approved plan and timetable submitted by the previous owner until any proposed changes are submitted and meet the approval of the enforcement officer.
- (k) Vacant building fees:
 - (1) The owner of a vacant building shall pay an annual registration fee two thousand one hundred twenty-seven dollars (\$2,127.00) each year the building remains a vacant building. The registration fee is intended to at least partially recoup, and shall be reasonably related to the administrative costs for registering and processing the vacant building owner registration form and for the costs of the city in monitoring the vacant building site.
 - (2) The first annual fee shall be paid no later than thirty (30) days after the building becomes vacant. If the fee is not paid within thirty (30) days of being due, the owner shall be subject to prosecution as prescribed in section 43.05.
 - (3) The fee shall be paid in full prior to the issuance of any building permits, with the exception of a demolition permit.
 - (4) All delinquent fees shall be paid by the owner prior to any transfer of an ownership interest in any vacant building. If the fees are not paid prior to any transfer, the new owner shall pay the annual fee no later than thirty (30) days after the transfer of ownership and subsequent annual fees shall be due on the original anniversary date.
- (l) The enforcement officer shall include in the file any property-specific written statements from community organizations, other interested parties or citizens regarding the history, problems, status or blighting influence of a vacant building.
- (m) Any building or portion of a building classified as a vacant building under this section shall be posted with a

placard by the enforcement officer. The placard shall include all the information specified under Leg. Code § 34.23(3)(a)–(g).

(Ord. No. 17862, § 1, 8-13-91; C.F. No. 03-1027, § 1, 12-10-03; C.F. No. 05-372, § 1, 5-25-05; C.F. No. 08-438, § 1, 5-28-08; C.F. No. 08-552, § 3, 6-18-08; C.F. No. 09-124, § 1, 5-20-09; C.F. No. 09-986, § 1, 10-14-09; Ord 12-59, § 1, 10-24-12; Ord 14-51, § 1, 1-7-15; Ord 15-68, § 1, 12-2-15; Ord 16-62, § 1, 1-4-17)

Sec. 43.04. - Exemptions.

- (1) *Fire damaged structures fee exemption.* In order to encourage the prompt renovation of property, the owner of a fire damaged building may be exempt from paying vacant building fees required under the chapter; provided, that within thirty (30) days from the date of the fire, the owner at the time of the fire, submits a request for an exemption in writing to the enforcement officer. This request shall include the following information supplied by the owner:
 - (a) A description of the premises.
 - (b) The names and address of the owner or owners.
 - (c) A statement of intent to repair and reoccupy the building in an expedient manner.
 - (d) An exemption granted under this section shall be valid for no more than ninety (90) days. In the event that the owner of the property at the time of the fire who received an exemption under this section should, at any time after the fire, transfer to another person any ownership interest in the subject property, the exemption under this section is immediately void and any new owner(s) shall be responsible for paying any required vacant building fees.
- (2) *Buildings owned by the Saint Paul Housing and Redevelopment Authority (HRA).* Buildings owned by the HRA are regularly monitored and maintained by the city. Therefore, these buildings are exempt from the registration requirements outlined in section 43.03(c) and (k) of the Saint Paul Legislative Code. In addition, the following registration requirements contained in section 43.03 are amended as follows for buildings owned by the HRA:
 - (a) The HRA shall comply with the provisions of section 43.03(b)(1) and (5), and shall not be required to comply with section 43.03(b)(2) and (3). In place of the requirements of section 43.03(b)(4), the HRA shall communicate to the enforcement officer in writing the reason the HRA obtained the building and a statement explaining how long the HRA intends to hold the building and the reason the HRA intends to hold the building for that length of time. If the intention of the HRA with respect to a building changes, the HRA shall notify the enforcement officer in writing.
 - (b) In place of the fees outlined in section 43.03(k), the HRA shall comply with the following fee requirements:
 - (1) The HRA as the owner of a vacant building shall pay a registration fee equal to that stated in section 43.03(k)(1) for the first year the HRA owns a vacant building. The HRA is exempt from further vacant building fees as long as the HRA owns the building.
 - (2) The fee shall be paid no later than thirty (30) days after the building becomes vacant or after the HRA obtains a building, whichever is later.
 - (3) If the HRA obtains a building that has outstanding vacant building fees, those fees shall be paid to the department of safety and inspections.
- (3) *Tax forfeited vacant buildings owned by the State of Minnesota Trust Exempt and managed by Ramsey*

County Tax Forfeited Land.

(a) These buildings are subject to all requirements of this chapter, except that Ramsey County shall pay an annual registration fee of five hundred twenty-five dollars (\$525.00). This fee is based on city services provided to these properties.

(b) The fee shall be paid no later than thirty (30) days after Ramsey County obtains a building.

(C.F. No. 96-308, § 1, 4-24-96; C.F. No. 08-552, § 2, 6-18-08; C.F. No. 09-123, § 1, 2-25-09; Ord. No. 10-38, § 1, 10-27-10; Ord 14-51, § 1, 1-7-15)

Sec. 43.05. - Inspections.

The enforcement officer shall inspect any premises in the city for the purpose of enforcing and assuring compliance with the provisions of this chapter. Upon the request of the enforcement officer, an owner shall provide access to all interior portions of an unoccupied building in order to permit a complete inspection.

(Ord. No. 17862, § 1, 8-13-91; C.F. No. 96-308, § 2, 4-24-96)

Sec. 43.06. - Notification.

The enforcement officer shall maintain a current list, updated monthly of all vacant buildings which have become known to the enforcement officer, as well as a list of all previously declared vacant buildings which are no longer subject to the provisions of this chapter. The vacant building list shall be public as and to the extent provided by law. A copy of the list shall be available for review in the office of building code inspections or the fire marshal's office as the case may be.

(Ord. No. 17862, § 1, 8-13-91; C.F. No. 96-308, § 2, 4-24-96; C.F. No. 08-552, § 4, 6-18-08)

Sec. 43.07. - Penalties.

Any person violating any provision of this chapter or providing false information to the enforcement officer shall be punished as provided by section 1.05 of the Saint Paul Legislative Code.

(Ord. No. 17862, § 1, 8-13-91; C.F. No. 96-308, § 2, 4-24-96)

Sec. 43.08. - Alternative procedures.

Nothing in this chapter shall be deemed to abolish or impair existing remedies of the city authorized under Chapters 33, 34, 45 of the Saint Paul Legislative Code or Minnesota Statutes Section 463.15 through 463.26. Any conflicts between this chapter and Chapters 33 and 45 will be superseded by the provisions of Chapters 33 and 45.

(Ord. No. 17862, § 1, 8-13-91; C.F. No. 96-308, § 2, 4-24-96)

Sec. 43.09. - Collection of unpaid fees.

(1) *Written notice.*

a. Written notice of fees. The department of safety and inspections shall, in addition to any other action the department may undertake, serve written notice of the fees in conformance with the requirements set forth in this chapter.

b. Notice for collection of fees shall include the amount of the vacant building fee that is the responsibility of the owner and a statement that the fee shall be paid within the time period(s) identified in the notice.

(2) *Fee and liability.* The city shall be entitled to collect the costs of vacant building registration and monitoring. The fees associated with the vacant building program shall be a debt owed to the city and unpaid costs shall be collected by special assessment under the authority in Minnesota Statutes, Section 429.101 and the charter by the procedure outlined in Chapter 60 of the Saint Paul Administrative Code. Action under this section does not preclude any other civil or criminal enforcement procedure.

(C.F. No. 09-680, § 1, 7-22-09)

Exhibit E

Photos

**Photos
1204 Grand Avenue**



Photo #1 - Front of the building (May 13, 2021)



Photo #2 – Front Yard (May 13, 2021)



Photo #3 - Rear of Building (May 13, 2021)



Photo #4 – Rear of Building (May 13, 2021)



Photo #5 – Alley view (May 13, 2021)



Photo #6 – Rear Door (May 13, 2021)



Photo #7 – Front Door (May 13, 2021)



Photo #8 – Side of Building (May 13, 2021)

Exhibit F

Zoning
Description
For
Property

Sec. 66.413. - Intent, BC community business (converted) district.

The BC community business (converted) district is a business district expressly for existing residential structures in commercial areas, which will permit the operation of businesses which do not generate large amounts of traffic and at the same time will retain the visual character of the building forms and open space associated with residential uses. This includes a limited height on buildings and front and side yards. It is further the intent of this district to provide parking for employees who work in buildings which are converted from residential to business use.

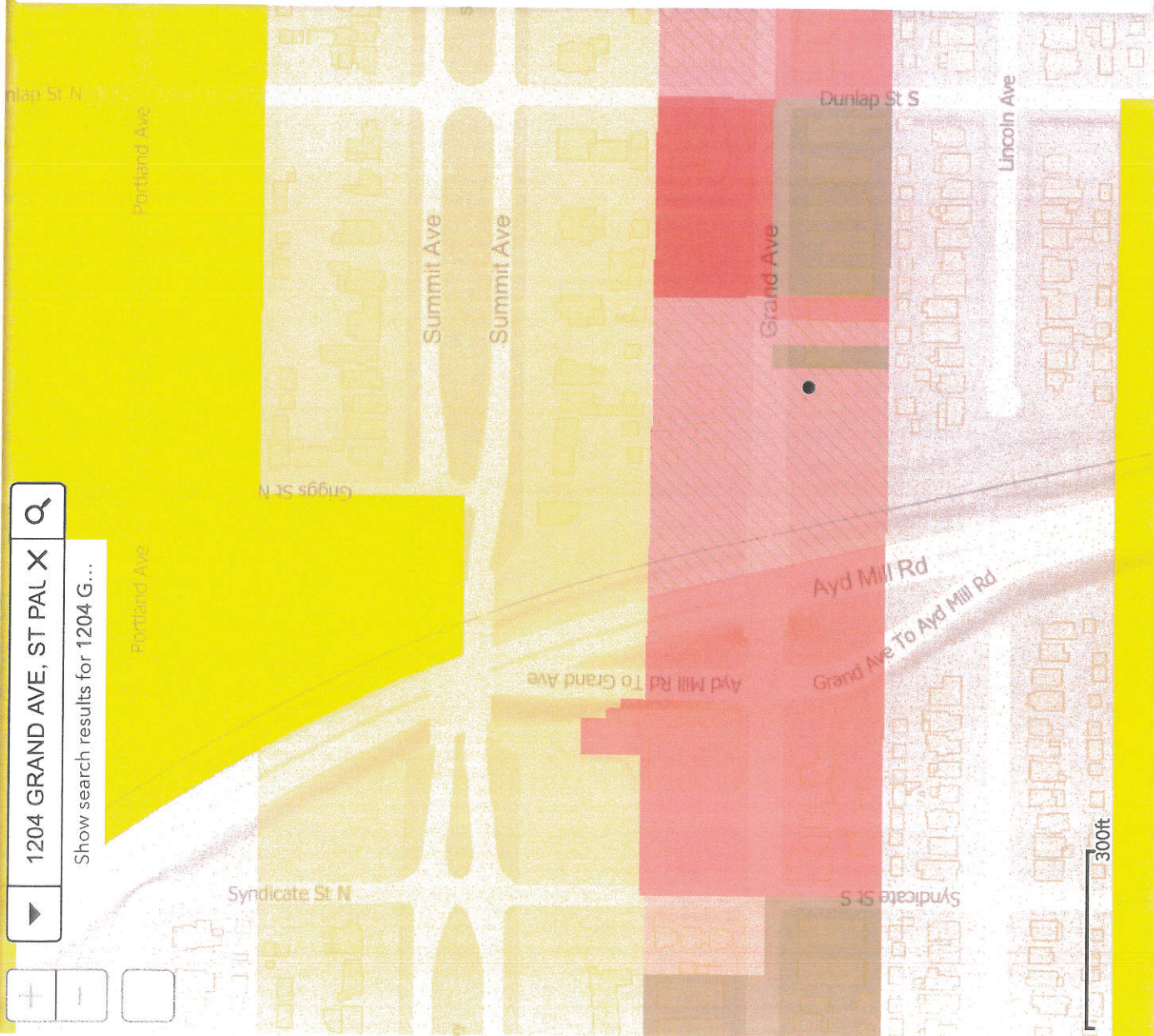


Saint Paul Zoning Districts

Saint Paul Department of Planning & Economic Development

1204 GRAND AVE, ST PAL X

Show search results for 1204 G...



Legend

Zoning

Principal Zoning

- RL One-Family Large Lot
- R1 One-Family
- R2 One-Family
- R3 One-Family
- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM1 Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- T1 Traditional Neighborhood
- T2 Traditional Neighborhood
- T3 Traditional Neighborhood
- T3M T3 with Master Plan
- T4 Traditional Neighborhood
- T4M T4 with Master Plan
- OS Office-Service
- B1 Local Business
- BC Community Business (converted)*
- B2 Community Business
- B3 General Business
- B4 Central Business
- B5 Central Business Service
- IT Transitional Industrial
- ITM IT with Master Plan
- I1 Light Industrial
- I2 General Industrial

Exhibit G

**Expenses
paid for
the property**

Max Ehalt

maxehalt@gmail.com

3226 Fremont Avenue South
Minneapolis, MN 55408-3530

(612) 383-7735

May 13, 2021

City of St. Paul,

I am writing this letter at the request of Robert Lunieski, owner of 1204 Grand Avenue in St. Paul. Robert hired me to perform grounds maintenance in the spring of 2019 for his property from April through October. This will be my third year maintaining the property. I can attest to the fact that I am there maintaining the property several times each month which includes debris pick-up, mowing, trimming and blowing the sidewalks clean.

Feel free to contact me with any questions.

Regards,

Max Ehalt

Cutting Edge Services
 P.O. Box 25002
 Woodbury, MN 55125
 651-735-Lawn (5296)
 735-Seal (7325)
 mertztom@yahoo.com



Asphalt Paving	
Repair & Seal Coating	
Lawn Care	
Snow Removal	<input checked="" type="checkbox"/>
3-7-2019	

1204 Grand Ave.
 St. Paul

Plowed parking lot
 with bobcat

2-22
 2-28
 3-3

225 00
 200 00
 100 00

Thank you.

TOTAL \$525 00

21896

WELLS FARGO BANK, N.A.



17-1/910

3/11/2019

ROBERT LUNIESKI
DBA LUNIESKI ASSOCIATES
7831 E BUSH LAKE ROAD #102
BLOOMINGTON, MN 55433
PH: 952-832-5151

PAY TO THE ORDER OF Cutting Edge

Five Hundred Twenty-Five Only

\$ 525.00

DOLLARS



Robert Lunieski

AUTHORIZED SIGNATURE

MEMO

Security features. Details on Deck.

⑆021896⑆ ⑆091000019⑆ ⑆258005447⑆



Statement

Date: 02-Mar-21

Customer # 427

Site #: 517

Lunieski & Assoc
Cindy Krausher
7645 Lyndale Ave S STE 250
Richfield MN 55423

Work Performed At:
 Lunieski & Assoc
 1204 Grand Ave
 St Paul
 Phone: (952) 832-5151

Date	Description	Invoice #	Charge
2/4/2021	CLEAR 2 IN PLUS WARM SNOWFALL WITH FALLING TEMPS	18726	\$35.00
2/5/2021	APPLY 50 LBS DE-ICER AT WALKS	18783	\$45.00
2/17/2021	CLEAR 0.5 IN. SNOWFALL (WALKS ONLY)	18827	\$35.00
2/28/2021	CLEAR 1.5 IN. SNOWFALL	18911	\$35.00

Payments

Payment Form	Check #	Description	Date	Amount
--------------	---------	-------------	------	--------

PREVIOUS BALANCE: \$0.00
 NEW CHARGES: \$150.00
 PAYMENTS: \$0.00

Balance Due: \$150.00

Your prompt payment will be greatly appreciated!

REMINDER: PLEASE INCLUDE YOUR SITE # ON YOUR CHECKS!

THANK YOU FOR YOUR BUSINESS!

TERMS: NET 10 DAYS FROM INVOICE , Past Due account may be subject to a Finance Charge of 1.5% per month or 18% A.P.R

1535 Grand Avenue • St. Paul, MN 55105 • 651.917.9329 • www.ezmasonry.com • sales@ezmasonry.com

22989

ROBERT LUNIESKI
DIBA LUNIESKI & ASSOCIATES
7645 LYNDALE AVE S., SUITE 250
RICHFIELD, MN 55423
PH. 952-832-5151

WELLS FARGO BANK, N.A.

17-1/910

3/3/2021

PAY TO THE
ORDER OF E-Z Masonry

One Hundred Fifty Only*****

\$ **150.00

DOLLARS

[Handwritten Signature]

AUTHORIZED SIGNATURE



Security features. Details on back

MEMO

⑆022989⑆ ⑆091000019⑆3258005447⑆



Statement

Date: 30-Mar-21

Customer # 427

Site #: 517

Lunieski & Assoc
Cindy Krausher
7645 Lyndale Ave S STE 250
Richfield MN 55423

Work Performed At:
 Lunieski & Assoc
 1204 Grand Ave
 St Paul
 Phone: (952) 832-5151

Date	Description	Invoice #	Charge
3/1/2021	CLEAR 1 IN. SNOWFALL	18959	\$35.00
3/15/2021	CLEAR 3.5 IN. SNOWFALL (WET & HEAVY)	19022	\$35.00

Payments

Payment Form	Check #	Description	Date	Amount
Check	22989	Paid on Invoice	3/8/2021	\$150.00

PREVIOUS BALANCE: \$150.00

NEW CHARGES: \$70.00

PAYMENTS: (\$150.00)

Balance Due: \$70.00

We thank you for your prompt payment!

REMINDER: PLEASE INCLUDE YOUR SITE # ON YOUR CHECKS!

THANK YOU FOR YOUR BUSINESS!

TERMS: NET 10 DAYS FROM INVOICE , Past Due account may be subject to a Finance Charge of 1.5% per month or 18% A.P.R

1535 Grand Avenue • St. Paul, MN 55105 • 651.917.9329 • www.ezmasonry.com • sales@ezmasonry.com

23052

ROBERT LUNIESKI
DBA LUNIESKI & ASSOCIATES
7645 LYNDALE AVE S., SUITE 250
RICHFIELD, MN 55423
PH. 952-832-5151

WELLS FARGO BANK, N.A.

17-1/910

4/19/2021

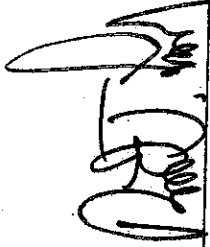
Security features. Details on back.

PAY TO THE
ORDER OF Xcel

Seventy-Three and 04/100*****

\$ **73.04

DOLLARS



AUTHORIZED SIGNATURE

MEMO

⑆023052⑆ ⑆091000019⑆3258005447⑆



ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
51-0012481948-8	04/26/2021	\$73.04	573.04

Please see the back of this bill for more information regarding the late payment charge. Pay on or before the date due to avoid assessment of a late payment charge.

Make your check payable to XCEL ENERGY

AB 01 002902 45571 B 13 A

LUNIESKI ROBERT J
7645 LYNDALE AVE S STE 250
RICHFIELD MN 55423-6008

16

APRIL						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

XCEL ENERGY
P.O. BOX 9477
MPLS MN 55484-9477

32 51042621 00124819488 00000007304000000007304



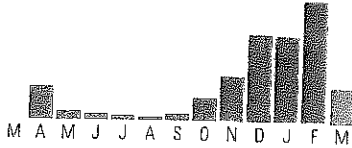
SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE
LUNIESKI ROBERT J 1204 GRAND AVE SAINT PAUL, MN 55105-2633	51-0012481948-8	04/26/2021
	STATEMENT NUMBER	STATEMENT DATE
	725898436	03/30/2021
		AMOUNT DUE
		\$73.04

YOUR MONTHLY ELECTRICITY USAGE



DAILY AVERAGES	Last Year	This Year
Temperature	37° F	41° F
Electricity kWh	1.5	1.0
Electricity Cost	\$0.70	\$0.69

YOUR MONTHLY NATURAL GAS USAGE



DAILY AVERAGES	Last Year	This Year
Temperature	37° F	41° F
Gas Therms	1.7	1.1
Gas Cost	\$2.07	\$1.83

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com
 Email us at: Customerservice@xcelenergy.com
 Please Call: 1-800-481-4700
 Hearing Impaired: 1-800-895-4949
 Fax: 1-800-311-0050
 Or write us at: XCEL ENERGY
 PO BOX 8
 EAU CLAIRE WI 54702-0008

SUMMARY OF CURRENT CHARGES (detailed charges begin on page 2)

Electricity Service	02/28/21 - 03/29/21	28 kWh	\$20.04
Natural Gas Service	02/28/21 - 03/29/21	33 therms	\$53.00
Current Charges			\$73.04

ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 02/28	\$132.87
Payment Received	Check 03/25	-\$132.87 CR
Balance Forward		\$0.00
Current Charges		\$73.04
Amount Due (Cantidad a pagar)		\$73.04

INFORMATION ABOUT YOUR BILL

Thank you for your payment.

Convenience at your service - Pay your bills electronically-fast and easy with Electronic Funds Transfer. Call us at 1-800-481-4700 or visit us at www.xcelenergy.com.

RETURN BOTTOM PORTION WITH YOUR PAYMENT • PLEASE DO NOT USE STAPLES, TAPE OR PAPER CLIPS



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE	
LUNESKI ROBERT J 1204 GRAND AVE SAINT PAUL, MN 55105-2633	51-0012481948-8	04/26/2021	
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	725898436	03/30/2021	\$73.04

SERVICE ADDRESS: 1204 GRAND AVE SAINT PAUL, MN 55105-2633
 NEXT READ DATE: 04/29/21

ELECTRICITY SERVICE DETAILS

PREMISES NUMBER: 302939144
 INVOICE NUMBER: 0893754966

METER READING INFORMATION			
METER 154060282	Read Dates: 02/28/21 - 03/29/21 (29 Days)		
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	691 Actual	663 Actual	28 kWh

ELECTRICITY CHARGES

RATE: Sm Gen Svc (Metered)

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Basic Service Chg			\$10.00
Energy Charge Winter	28 kWh	\$0.077570	\$2.17
Fuel Cost Charge	28 kWh	\$0.027500	\$0.77
Decoupling Adj	28 kWh	\$0.002849	\$0.08
Affordability Chrg			\$1.27
Resource Adjustment			\$0.23
Subtotal			\$14.52
City Fees			\$4.04
Transit Improvement Tax		0.50%	\$0.10
City Tax		0.50%	\$0.10
State Tax		6.875%	\$1.28
Total			\$20.04

SERVICE ADDRESS: 1204 GRAND AVE SAINT PAUL, MN 55105-2633
 NEXT READ DATE: 04/29/21

NATURAL GAS SERVICE DETAILS

PREMISES NUMBER: 302939144
 INVOICE NUMBER: 0445321619

METER READING INFORMATION			
METER 578541	Read Dates: 02/28/21 - 03/29/21 (29 Days)		
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	374 Actual	344 Actual	30 ccf



HEAT UP ENERGY SAVINGS

Take steps to improve the efficiency of your heating system and earn cash back. From boiler tune-ups and steam trap repairs to high-efficiency upgrades, there are many types of projects that can earn rebates and help your business save energy and money for the long term.

Contact your account manager or one of our energy advisors at 855-839-8862 or visit xcelenergy.com/HVACR.



SERVICE ADDRESS		ACCOUNT NUMBER		DUE DATE
LUNESKI ROBERT J 1204 GRAND AVE SAINT PAUL, MN 55105-2633		51-0012481948-8		04/26/2021
		STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
		725898436	03/30/2021	\$73.04

NATURAL GAS ADJUSTMENTS

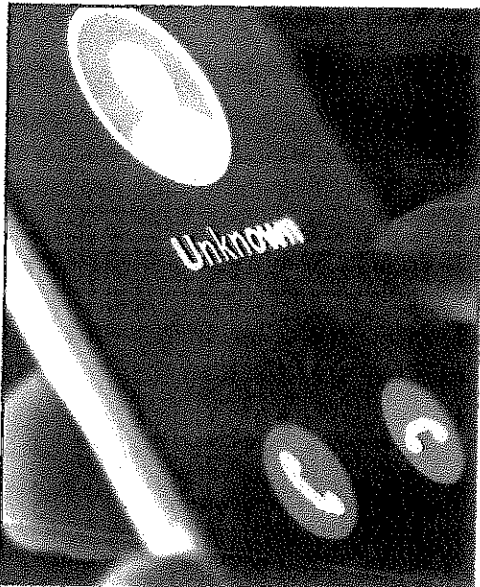
DESCRIPTION	VALUE UNITS	CONVERSION	VALUE UNITS
Heat Content Adjustment	30 ccf	x 1.099400	33 therms

NATURAL GAS CHARGES RATE: Sm Commercial Firm Svc

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Basic Service Chg			\$25.00
Distribution Charge	33 therms	\$0.116732	\$3.85
Cost Of Gas	33 therms	\$0.382320	\$12.62
Gas Affordability	33 therms	\$0.004450	\$0.15
Resource Adjustment			\$1.21
Subtotal			\$42.83
City Fees			\$6.29
Transit Improvement Tax		0.50%	\$0.25
City Tax		0.50%	\$0.25
State Tax		6.875%	\$3.38
Total			\$53.00

INFORMATION ABOUT YOUR BILL

For an average non-demand customer, 68% of your bill refers to power plant costs, 15% to high voltage line costs, and 17% to the cost of local wires connected to your business. For an average demand-billed customer, 78% of your total bill refers to power plant costs, 15% to high voltage lines, and 7% to the cost of local wires connected to your business.



DON'T GET SCAMMED.

Scammers can spoof phone numbers to look like the call is coming from us. If someone calls and threatens to turn off your power if you don't pay immediately, or asks for your account number to refund an overpayment, hang up and check your account status using My Account, our Xcel Energy mobile app, or call us at 800-895-4999.



COOL YOUR REFRIGERATION COSTS

Upgrading to energy-efficient refrigeration equipment and systems can save energy and lower operating costs.

We have rebates available on qualifying display cases, doors, defrost controls for walk-in coolers and more.

To get started, go to xcelenergy.com/refrigeration to complete the digital application for a free, onsite energy assessment. The assessment will help identify energy-saving opportunities at your facility.

For more information call an energy specialist at 855-836-8862 or email us at energyefficiency@xcelenergy.com.

002802 2/2

03/30/2021

51-0012481948-8

IMPORTANT PHONE NUMBERS

Electric Emergencies:	800.895.1999	24 hours, 7 days a week
Natural Gas Emergencies:	800.895.2999	24 hours, 7 days a week
Residential Customer Service:*	800.895.4999	7 a.m.–7 p.m., Mon.–Fri. 9 a.m.–5 p.m., Sat.
Business Solutions Center:*	800.481.4700	8 a.m.–5 p.m., Mon.–Fri.
TTY/TTY	800.895.4949	24 hours, 7 days a week
Call Before You Dig	811	24 hours, 7 days a week

*Register any inquiry or complaint at the above.

IMPORTANT ADDRESSES

General Inquiries*	Payments
Xcel Energy	Xcel Energy
PO Box 8	PO Box 9477
Eau Claire, WI 54702-0008	Minneapolis, MN 55484-9477
xcelenergy.com	Please include stub for faster processing.

GENERAL INFORMATION

City Fees

A fee some cities impose that Xcel Energy collects from customers and pays directly to the city.

Electronic Check Conversion

When you pay your bill by check, in most cases Xcel Energy will use your check information to make a one-time electronic debit from your checking account on the day we receive your check. There are no fees for this electronic conversion. In all other cases we will process your check.

Environmental Information

Fuels used to generate electricity have different costs, reliability and air emissions. For more information, contact Xcel Energy at 800.895.4999 or online at xcelenergy.com. You can also contact the Minnesota Department of Commerce at <http://mn.gov/commerce/> or the Minnesota Pollution Control Agency at <https://www.pca.state.mn.us/quick-links/electricity-and-environment>.

Estimated Bills

Xcel Energy attempts to read meters each month. If no reading is taken, Xcel Energy estimates your month's bill based on your past use.

Governing Regulatory Agency

The Minnesota Public Utilities Commission regulates this utility and is available for mediation. MPUC: 121 7th Place E., Suite 350, St. Paul, MN 55101-2147 – <http://mn.gov/puc/>.

Late Payment Charge

Xcel Energy will assess a late payment charge on unpaid amounts two working days after the due date. The late payment charge is 1.5% monthly or \$1, whichever is greater. No late payment charge will be assessed if the unpaid amount is less than \$10.

Payment Responsibility

If the name on the front of your bill is not that of a person or business who has payment responsibility, call Xcel Energy at 800.895.4999.

Further information is available to customers upon request.

ABOUT YOUR ELECTRIC RATES

Affordability Charge

A surcharge to recover the costs of offering bill payment assistance and discount programs for low-income customers.

Basic Service Charge

Fixed monthly charge for certain fixed costs (metering, billing, maintenance, etc.)

Conservation Improvement Programs

Minnesota law requires Xcel Energy to invest in programs that help customers save energy.

Decoupling Adjustment

A credit or surcharge to residential and non-demand business customers that separates the recovery of fixed costs from sales, adjusted annually based on the average use of each of these two customer classes.

Demand Charge

Charge to commercial and industrial customers for the fixed costs of the electric capacity required to meet the peak electric loads on Xcel Energy's system. The charge, which is adjusted seasonally, applies to the highest 15 minute kW demand during the billing period.

Energy Charge

Charge per kWh of electricity usage to recover the variable costs of producing energy.

Fuel Cost Charge

Charge per kWh to recover the costs of fuel needed to run Xcel Energy's generating plants, as well as the cost of purchasing energy from other suppliers.

kWh

One kilowatt-hour (kWh) is a unit of electrical usage. One kWh equals 1,000 watts of electricity used for one hour. This is enough electricity to light a 100-watt light bulb for 10 hours.

Mercury Cost Recovery

Minnesota law allows Xcel Energy to recover costs related to reducing Mercury emissions at two of Xcel Energy's fossil fuel power plants.

Renewable Development Fund

Minnesota law requires Xcel Energy to allocate money to support research and development of renewable energy technologies, grid modernization, and other projects that increase system efficiency.

Renewable Energy Standard

Minnesota law allows Xcel Energy to recover the costs of new renewable generation.

Resource Adjustment

This includes costs related to: Conservation Improvement Programs, Mercury Cost Recovery, Renewable Development Fund, Renewable Energy Standard, State Energy Policy, Transmission Cost Recovery.

State Energy Policy

Minnesota law allows Xcel Energy to recover costs related to various energy policies approved by the Legislature.

Transmission Cost Recovery

Minnesota law allows Xcel Energy to recover costs associated with new investments in the electric transmission system necessary to deliver electric energy to customers.

Windsource®

Windsorce is an optional program where you choose how much wind energy you would like to support. You can choose a fixed number of Windsorce blocks (100 kWh each) or choose a 100% Windsorce option.

ABOUT YOUR NATURAL GAS RATES

Basic Service Charge

Monthly charge for certain fixed costs (metering, billing, maintenance, etc.)

Charge per therm

Charge to recover the cost of natural gas purchases from wholesale suppliers and delivered to Xcel Energy's distribution system via pipeline. This charge is adjusted each month.

Conservation Improvement Programs

Minnesota law requires Xcel Energy to invest in programs that help customers save energy.

Distribution Charge

Charge per therm that covers only the delivery costs of natural gas to a home or business through our distribution system. It does not include the charges for the natural gas itself.

Gas Affordability Program

A surcharge to recover the costs of offering a low-income customer co-pay program designed to reduce natural gas service disconnections. Billed to all non-interruptible customers.

Gas Utility Infrastructure Costs

Minnesota law allows Xcel Energy to recover MPUC-approved costs of assessments, modifications, and replacement of natural gas facilities as required to comply with state and federal pipeline safety programs.

Heat Content Adjustment

Corrects for variances in the heating capability of natural gas, and the adjustment varies monthly. The higher the heat content, the lower the volume of natural gas needed to provide the same heating.

New Area Service/Extension Surcharge

Monthly charge for extending natural gas service to areas where the cost would otherwise have been prohibitive under Company's present rates and service extension policy.

Pressure Correction Adjustment

Adjusts for variances in the amount of natural gas measured by different types of meters due to pressure differences in the natural gas delivered to a service.

Resource Adjustment

This includes costs related to Conservation Improvement Programs, Gas Utility Infrastructure Costs and State Energy Policy Rider.

State Energy Policy

Minnesota law allows Xcel Energy to recover costs related to various energy policies approved by the Legislature.

Therm

A therm is a unit of heating value equal to 100,000 British Thermal Units (BTUs). Since natural gas meters measure the volume of natural gas consumed in cubic feet, the Heat Content Adjustment is used to determine how much heat, in therms, is contained in the volume consumed.

PAYMENT OPTIONS [Learn more at xcelenergy.com/payment](http://xcelenergy.com/payment)

Standard Payment Options: (No fees apply)

- **My Account/Bill/Mobile App** — View/pay your bill electronically, view energy usage and access account information.
- **Auto Pay** — Automatically pay your bill directly from your bank account.
- **Pay By Phone** — Make your payment by phone from your checking or savings account by calling 800.895.4999.
- **Pay By Mail** — Return the enclosed envelope and attached bill stub with your payment. Apply proper postage.
- **Bank View and Pay** — View and pay your bills online through a third-party vendor.

Other Payment Options (Third-party fees will apply. Xcel Energy does not collect nor benefit from these fees.)

- **Credit/Debit Card Payment** — Pay with your credit or debit card electronically in My Account/Bill/Mobile App, or by calling 833.660.1365. A processing fee is charged for each credit/debit card payment.

- **Pay Stations** — Pay your bill in-person at a location near you. A processing fee is charged for payments made at a pay station.

[Learn more at xcelenergy.com/MyAccount](http://xcelenergy.com/MyAccount)

ROBERT LUNIESKI
DBA LUNIESKI & ASSOCIATES
7645 LYNDALE AVE S, SUITE 250
RICHFIELD, MN 55423
PH: 952-832-5151

PAY TO THE
ORDER OF Xcel

One Hundred Thirty-Two and 87/100*****

WELLS FARGO BANK, N.A.

17-1/910

3/22/2021

\$ ***132.87

DOLLARS



Robert Lunieski
AUTHORIZED SIGNATURE

MEMO

⑆023004⑆ ⑆091000019⑆3258005447⑆



AB 01 004549 11651 B 19 A
LUNIESKI ROBERT J
7645 LYNDALE AVE S STE 250
RICHFIELD MN 55423-6008

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
51-0012481948-8	03/26/2021	\$132.87	9132.87

Please see the back of this bill for more information regarding the late payment charge. Pay on or before the date due to avoid assessment of a late payment charge.
Make your check payable to XCEL ENERGY

MARCH																														
S	M	T	W	T	F	S																								
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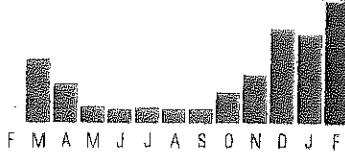
XCEL ENERGY
P.O. BOX 9477
MPLS MN 55484-9477

32 51032621 0012481948 0000001328700000013287



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE
LUNIESKI ROBERT J 1204 GRAND AVE SAINT PAUL, MN 55105-2633	51-0012481948-8	03/26/2021
	STATEMENT NUMBER	STATEMENT DATE
	721951651	03/01/2021
		AMOUNT DUE
		\$132.87

YOUR MONTHLY ELECTRICITY USAGE



DAILY AVERAGES	Last Year	This Year
Temperature	21° F	13° F
Electricity kWh	2.4	2.7
Electricity Cost	\$0.84	\$0.86

YOUR MONTHLY NATURAL GAS USAGE



DAILY AVERAGES	Last Year	This Year
Temperature	21° F	13° F
Gas Therms	3.1	3.0
Gas Cost	\$2.97	\$2.70

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com
 Email us at: Customerservice@xcelenergy.com
 Please Call: 1-800-481-4700
 Hearing Impaired: 1-800-895-4949
 Fax: 1-800-311-0050
 Or write us at: XCEL ENERGY
 PO BOX 8
 EAU CLAIRE WI 54702-0008

SUMMARY OF CURRENT CHARGES (detailed charges begin on page 2)

Electricity Service	01/27/21 - 02/28/21	87 kWh	\$27.48
Natural Gas Service	01/27/21 - 02/28/21	116 therms	\$105.39
Current Charges			\$132.87

ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 01/27	\$102.86
Payment Received	Check 02/12	-\$102.86 CR
Balance Forward		\$0.00
Current Charges		\$132.87
Amount Due (Cantidad a pagar)		\$132.87

INFORMATION ABOUT YOUR BILL

Xcel Energy works hard to keep bills low and that's why we are lowering the processing fees for the credit/debit card payment option for residential customers. Beginning February 21, 2021, the fee decreases to \$1.50 for residential customers, and changes to a 2.2% fee for all other customers. See xcelenergy.com/MyAccount for more details.

Different fuel sources are used to generate electricity, and they produce different air emissions. For updated environmental information for 2019, go to: xcelenergy.com/EnvironmentalDisclosure. If you don't have internet access, please contact us at 800.895.4999 and we can provide you with this information.

Thank you for your payment.

004549 1/2



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE
LUNIESKI ROBERT J 1204 GRAND AVE SAINT PAUL, MN 55105-2633	51-0012481948-8	03/26/2021
	STATEMENT NUMBER	STATEMENT DATE
	721951651	03/01/2021
		AMOUNT DUE
		\$132.87

SERVICE ADDRESS: 1204 GRAND AVE SAINT PAUL, MN 55105-2633
NEXT READ DATE: 03/31/21

ELECTRICITY SERVICE DETAILS

PREMISES NUMBER: 302939144
INVOICE NUMBER: 0888527263

METER READING INFORMATION			
METER 154060282			
Read Dates: 01/27/21 - 02/28/21 (32 Days)			
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	663 Actual	576 Actual	87 kWh

ELECTRICITY CHARGES

RATE: Sm Gen Svc (Metered)

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Basic Service Chg			\$10.00
Energy Charge Winter	87 kWh	\$0.077570	\$6.75
Fuel Cost Charge	87 kWh	\$0.026089	\$2.27
Decoupling Adj	87 kWh	\$0.002849	\$0.25
Affordability Chrg			\$1.27
Resource Adjustment			\$0.63
Subtotal			\$21.17
City Fees			\$4.30
Transit Improvement Tax		0.50%	\$0.13
City Tax		0.50%	\$0.13
State Tax		6.875%	\$1.75
Total			\$27.48

SERVICE ADDRESS: 1204 GRAND AVE SAINT PAUL, MN 55105-2633
NEXT READ DATE: 03/31/21

NATURAL GAS SERVICE DETAILS

PREMISES NUMBER: 302939144
INVOICE NUMBER: 0443091568

METER READING INFORMATION			
METER 578541			
Read Dates: 01/27/21 - 02/28/21 (32 Days)			
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	344 Actual	238 Actual	106 ccf



VFDs CAN HELP DRIVE SAVINGS

Variable frequency drives (VFDs) are used across industries to increase the efficiency of HVAC and motor-driven systems.

If you're looking for ways to save money and reduce energy use, consider adding VFDs and earn rebates from \$400 to \$8,000 per unit, depending on horsepower.

Connect with an energy advisor at 855-839-8862 or visit xcelenergy.com/HVACR to learn more.



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE
LUNIESKI ROBERT J 1204 GRAND AVE SAINT PAUL, MN 55105-2633	51-0012481948-8	03/26/2021
	STATEMENT NUMBER	STATEMENT DATE
	721951651	03/01/2021
		AMOUNT DUE
		\$132.87

NATURAL GAS ADJUSTMENTS

DESCRIPTION	VALUE UNITS	CONVERSION	VALUE UNITS
Heat Content Adjustment	106 ccf	x 1.093400	116 therms

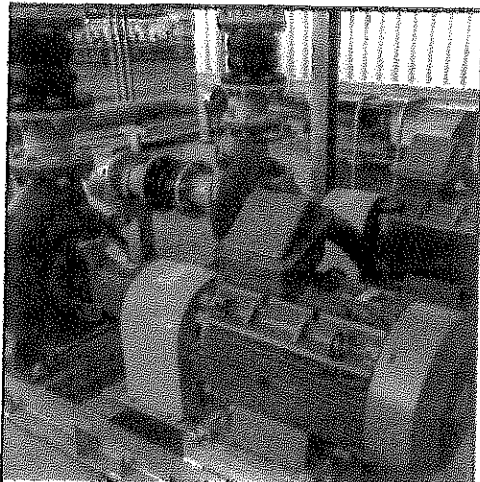
NATURAL GAS CHARGES

RATE: Sm Commercial Firm Svc

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Basic Service Chg			\$25.00
Distribution Charge	116 therms	\$0.116732	\$13.54
Cost Of Gas	116 therms	\$0.368793	\$42.78
Gas Affordability	116 therms	\$0.004450	\$0.52
Resource Adjustment			\$4.25
Subtotal			\$86.09
City Fees			\$11.60
Transit Improvement Tax		0.50%	\$0.49
City Tax		0.50%	\$0.49
State Tax		6.875%	\$6.72
Total			\$105.39

INFORMATION ABOUT YOUR BILL

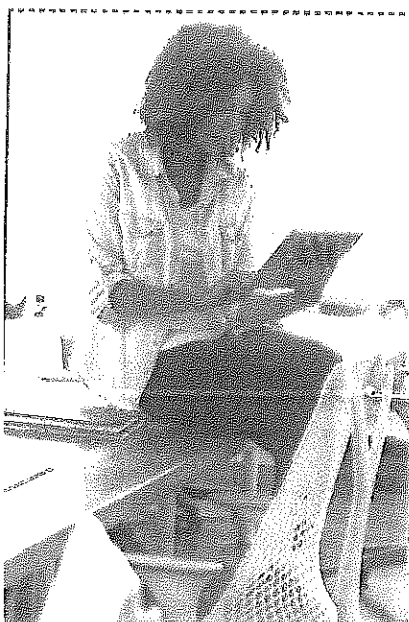
For an average non-demand customer, 68% of your bill refers to power plant costs, 15% to high voltage line costs, and 17% to the cost of local wires connected to your business. For an average demand-billed customer, 78% of your total bill refers to power plant costs, 15% to high voltage lines, and 7% to the cost of local wires connected to your business.



CLEAN WATER PUMP REBATES MADE EASY

If you'd like to upgrade to energy-saving clean water pumps in your business, we've made it easy for you to earn cash back. Simply purchase an eligible pump from one of our participating distributors, and once your new equipment is up and running, they'll take care of submitting your rebate paperwork.

Contact an energy advisor at 855-839-8862 or visit xcelenergy.com/CleanWaterPumps to learn more.



ENROLL IN AUTO PAY

NO LATE FEES, NO WORRIES.

Enjoy the benefits of automatic payment withdrawal from your checking account. Your payment will automatically post to your Xcel Energy account on your due date.

To enroll, fill out the information below, cut off this form, and include it, along with your check and bill stub, in the remittance envelope. Money orders do not qualify. Watch for Automated Bank Payment to appear on your billing statement to ensure your enrollment is in effect.

To enroll your business in Auto Pay online, visit xcelenergy.com/AutoPay. For more information call our Business Solutions Center at 800-481-4700.

Authorized signature

Signature above must match name on the bank account

Xcel Energy account number

See page 1 of bill statement

Date

I authorize Xcel Energy to initiate transfers from the bank account indicated on the enclosed check to make monthly payments on my Xcel Energy account on my due date. This authority will remain in effect until I notify Xcel Energy, or Xcel Energy notifies me, of the need to cancel the enrollment. I understand that a new authorization is required if I change my bank account. I have kept a record of this authorization.

004549 2/2

03/01/2021

51-0012481948-8

IMPORTANT PHONE NUMBERS

Electric Emergencies:	800.895.1899	24 hours, 7 days a week
Natural Gas Emergencies:	800.895.2999	24 hours, 7 days a week
Residential Customer Service:*	800.895.4999	7 a.m.–7 p.m., Mon.–Fri. 9 a.m.–5 p.m., Sat. 8 a.m.–5 p.m., Mon.–Fri.
Business Solutions Center:*	800.481.4700	24 hours, 7 days a week
TTD/TTY	800.895.4949	24 hours, 7 days a week
Call Before You Dig	811	24 hours, 7 days a week

*Register any inquiry or complaint at the above.

IMPORTANT ADDRESSES

General Inquiries*	Payments
Xcel Energy	Xcel Energy
PO Box 8	PO Box 9477
Eau Claire, WI 54702-0008	Minneapolis, MN 55484-9477
xcelenergy.com	Please include stub for faster processing.

City Fees

A fee some cities impose that Xcel Energy collects from customers and pays directly to the city.

Electronic Check Conversion

When you pay your bill by check, in most cases Xcel Energy will use your check information to make a one-time electronic debit from your checking account on the day we receive your check. There are no fees for this electronic conversion. In all other cases we will process your check.

Environmental Information

Fuels used to generate electricity have different costs, reliability and air emissions. For more information, contact Xcel Energy at 800.895.4999 or online at xcelenergy.com. You can also contact the Minnesota Department of Commerce at <http://mn.gov/commerce/> or the Minnesota Pollution Control Agency at <https://www.pca.state.mn.us/quick-links/electricity-and-environment>.

Estimated Bills

Xcel Energy attempts to read meters each month. If no reading is taken, Xcel Energy estimates your month's bill based on your past use.

Governing Regulatory Agency

The Minnesota Public Utilities Commission regulates this utility and is available for mediation. MPUC: 121 7th Place E., Suite 350, St. Paul, MN 55101-2147 – <http://mn.gov/puc/>.

Late Payment Charge

Xcel Energy will assess a late payment charge on unpaid amounts two working days after the due date. The late payment charge is 1.5% monthly or \$1, whichever is greater. No late payment charge will be assessed if the unpaid amount is less than \$10.

Payment Responsibility

If the name on the front of your bill is not that of a person or business who has payment responsibility, call Xcel Energy at 800.895.4999.

Further information is available to customers upon request.

ABOUT OUR ELECTRIC RATE**Affordability Charge**

A surcharge to recover the costs of offering bill payment assistance and discount programs for low-income customers.

Basic Service Charge

Fixed monthly charge for certain fixed costs (metering, billing, maintenance, etc.)

Conservation Improvement Programs

Minnesota law requires Xcel Energy to invest in programs that help customers save energy.

Decoupling Adjustment

A credit or surcharge to residential and non-demand business customers that separates the recovery of fixed costs from sales, adjusted annually based on the average use of each of these two customer classes.

Demand Charge

Charge to commercial and industrial customers for the fixed costs of the electric capacity required to meet the peak electric loads on Xcel Energy's system. The charge, which is adjusted seasonally, applies to the highest 15 minute kW demand during the billing period.

Energy Charge

Charge per kWh of electricity usage to recover the variable costs of producing energy.

Fuel Cost Charge

Charge per kWh to recover the costs of fuel needed to run Xcel Energy's generating plants, as well as the cost of purchasing energy from other suppliers.

kWh

One kilowatt-hour (kWh) is a unit of electrical usage. One kWh equals 1,000 watts of electricity used for one hour. This is enough electricity to light a 100-watt light bulb for 10 hours.

Mercury Cost Recovery

Minnesota law allows Xcel Energy to recover costs related to reducing Mercury emissions at two of Xcel Energy's fossil fuel power plants.

Renewable Development Fund

Minnesota law requires Xcel Energy to allocate money to support research and development of renewable energy technologies, grid modernization, and other projects that increase system efficiency.

Renewable Energy Standard

Minnesota law allows Xcel Energy to recover the costs of new renewable generation.

Resource Adjustment

This includes costs related to: Conservation Improvement Programs, Mercury Cost Recovery, Renewable Development Fund, Renewable Energy Standard, State Energy Policy, Transmission Cost Recovery.

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Windsource®

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ABOUT YOUR NATURAL GAS RATE**Basic Service Charge**

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Charge to recover the cost of natural gas purchases from wholesale suppliers and delivered to Xcel Energy's distribution system via pipeline. This charge is adjusted each month.

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- **Pay Stations** — Pay your bill in-person at a location near you. A processing fee is charged for payments made at a pay station.

Learn more at xcelenergy.com/MyAccount

22977

ROBERT LUNIESKI
DBA LUNIESKI & ASSOCIATES
7645 LYNDALE AVE S., SUITE 250
RICHFIELD, MN 55423
PH. 952-832-5151

WELLS FARGO BANK, N.A.

17-1/910

2/23/2021

Security features. Details on back.

PAY TO THE
ORDER OF State Farm Ins.

\$ **384.07

Three Hundred Eighty-Four and 07/100*****

DOLLARS



[Handwritten Signature]

AUTHORIZED SIGNATURE

MEMO

⑈022977⑈ ⑆09⑆000019⑆3258005447⑈

Ways to Pay
Key code: 9734346804 | Online: statefarm.com/pay | Mobile: State Farm mobile app | Call: 1-800-440-0998 | Mail: Send us a check | Agent: Visit or call 952-925-7841

When you provide a check, you have two options: 1) provide a blank, voided check, which will authorize State Farm to use your account information to make a one-time electronic fund transfer from your account, or 2) send us a written check as payment. If we do an electronic funds transfer, funds may be withdrawn from your account on the same day we get your check. You will not receive your check back from your financial institution.

Make check payable to State Farm
if you have moved, please contact your agent.

Account holder: **ROBERT LUNIEKSI**
Billing account: 114-0241-951
Amount due: \$384.07
Please pay by February 28, 2021

State Farm Insurance
P.O. Box 680001
Dallas TX 75368-0001



For office use only

Bill Notice	\$384.07	0407
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100109700038407 200114024195111305>



1204 Grand

AT1 012869 1100 01
ROBERT LUNIEKSI
7645 LYNDAL AVE S STE 250
RICHFIELD MN 55423-6008



Your payment of **\$384.07**
is due by **February 28, 2021**

SV-1
0101-1000



Account holder: **ROBERT LUNIEKSI**
Billing account: **114-0241-951**

Review your updates

The amount due on this bill doesn't include any amount(s) due for policies for which you were sent a notice of cancellation due to nonpayment.

Your agent is here to help

Your Agent:	Contact:
Mike Nelson	mike.nelson.b4z9@statefarm.com
Michael C Nelson Ins Agcy Inc	Phone: 952-925-7841

Your last bill

Billed	\$384.07
Paid as of	-\$384.07
<i>December 4, 2020</i>	

Your current bill

Business Lines	\$384.07
Current due	\$384.07
Total due	\$384.07

Get your policy details on the back:

- Payment schedules
- Important messages and more

Thank you for being our customer!

Total due: **\$384.07**

Please pay by: **February 28, 2021**

Billing account: **114-0241-951**

Page 2 of 2

Your Updates

• Changes and payments made after February 12, 2021 will be shown on your next billing notice.

Business Lines Policy Details

Businessowners Coverage: **93-EC-N814-2** Payment Schedule: **Quarterly**
Amount: **\$384.07**

1204 GRAND AVE

State Farm Companies
State Farm Billing

2500 Memorial Boulevard
Murfreesboro, TN 37131-0001

1604 Grand



AT1 003069 1100 01
ROBERT LUNIEKSI
7645 LYNDAL AVE S STE 250
RICHFIELD MN 55423-6008



NOTICE OF PAYMENT DUE

TOTAL AMOUNT DUE: \$384.07

Payment is due by November 28, 2020

Your State Farm Agent

Mike Nelson
Michael C Nelson Ins Agcy Inc
6500 Xerxes Avenue South
Edina, MN 55423-1041
Bus: 952-925-7841

ST-1
0101-1000



Account holder: ROBERT LUNIEKSI
Billing account: 114-0241-951
Key code: 9728930234

IMPORTANT INFORMATION

Changes and payments made after November 12, 2020, will be reflected on your next billing notice.

If you have any questions or would like to discuss other State Farm® products, your agent is ready to assist you.

Thanks for letting us serve you!

Billing account: 114-0241-951
Prepared: November 12, 2020
1009800

↓ Remittance slip - please fold and tear here ↓

Page 1 of 2

2004 154007 204 07-22-2020

ACCOUNT SUMMARY

Last amount billed	\$392.48
Last amount paid	-\$392.48
Difference	\$0.00
Current installment	\$384.07
TOTAL AMOUNT DUE by November 28, 2020	\$384.07

POLICY DETAILS

Policy number/Description	Installment & current changes	Amount
93-EC-N814-2 Businessowners Coverage 1204 GRAND AVE	Quarterly Renewal premium	\$384.07

When you provide a check as payment, you authorize us either to use the information from your check to make a one-time electronic funds transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic funds transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

22825

ROBERT LUNIESKI
DBA LUNIESKI & ASSOCIATES
7645 LYNDALE AVE S., SUITE 250
RICHFIELD, MN 55423
PH. 952-832-5151

WELLS FARGO BANK, N.A.

17-1/910

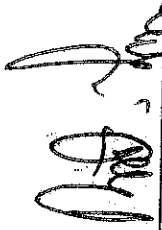
11/25/2020

PAY TO THE
ORDER OF State Farm Ins.

\$ ***384.07

Three Hundred Eighty-Four and 07/100*****

DOLLARS



AUTHORIZED SIGNATURE

MEMO

⑆022825⑆ ⑆091000019⑆ 3258005447⑆

Security Features. Details on back.



Ways to Pay
Online
statefarm.com/pay



Mobile
State Farm mobile app



Call
1-800-440-0998



Mail
Send us a check



Agent
Visit or call 952-925-7841



Key code: 9728930234

If you have moved, please contact your agent.



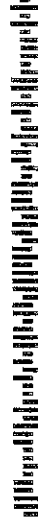
Account holder: ROBERT LUNIEKSI
Billing account: 114-0241-951

Amount due: \$384.07

Please pay by November 20, 2020

Make payment to State Farm

State Farm Insurance
P.O. Box 680001
Dallas, TX 75368-0001



For office use only

Bill Notice	\$384.07	0107
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400100700038407 200114024195111305>

State Farm Companies
State Farm Billing

2500 Memorial Boulevard
Murfreesboro, TN 37131-0001

005294 1100

1204 Grand



AT1
ROBERT LUNIEKSI
7831 E BUSH LAKE RD STE 102
MINNEAPOLIS MN 55439-3119



ST-1
0101-1000



NOTICE OF PAYMENT DUE

TOTAL AMOUNT DUE: \$392.48

Payment is due by August 28, 2020

Your State Farm Agent

Mike Nelson
Michael C Nelson Ins Agcy Inc
6500 Xerxes Avenue South
Edina, MN 55423-1041
Bus: 952-925-7841

Account holder: ROBERT LUNIEKSI

Billing account: 114-0241-951

Key code: 9723862474

IMPORTANT INFORMATION

Changes and payments made after August 12, 2020, will be reflected on your next billing notice.

If you have any questions or would like to discuss other State Farm® products, your agent is ready to assist you.

Thanks for letting us serve you!

Billing account: 114-0241-951
Prepared: August 12, 2020
1009800

↓ Remittance slip - please fold and tear here ↓

Page 1 of 2

2003 154007 203 05-24-2020

ACCOUNT SUMMARY

Last amount billed	\$392.48
Last amount paid	-\$392.48
Difference	\$0.00
Current installment	\$392.48
TOTAL AMOUNT DUE by August 28, 2020	\$392.48

POLICY DETAILS

Policy number/Description	Installment & current changes	Amount
93-EC-N814-2 Businessowners Coverage 1204 GRAND AVE	Quarterly	\$392.48

When you provide a check as payment, you authorize us either to use the information from your check to make a one-time electronic funds transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic funds transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

22679

ROBERT LUNIESKI
DBA LUNIESKI & ASSOCIATES
7645 LYNDALE AVE S., SUITE 250
RICHFIELD, MN 55423
PH. 952-832-5151

WELLS FARGO BANK, N.A.

17-1/910

8/24/2020

PAY TO THE
ORDER OF State Farm Ins.

Three Hundred Ninety-Two and 48/100*****

\$ **392.48

DOLLARS

Security Features. Details on back.

[Handwritten Signature]
AUTHORIZED SIGNATURE

MEMO

⑆022679⑆ ⑆091000019⑆3258005447⑆

Ways to Pay
statefarm.com/pay

Mobile
State Farm mobile app

Call
1.800.440.0998

Mail
Send us a check

Agent
Visit or call 952-925-7841

Key code: 9723862474

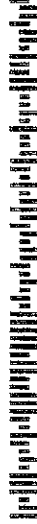
If you have moved, please contact your agent.



Account holder: ROBERT LUNIEKSI
Billing account: 114-0241-951

Amount due: \$392.48
Please pay by August 28, 2020
Make payment to State Farm

State Farm Insurance
P.O. Box 680001
Dallas, TX 75368-0001



For office use only

Bill Notice	\$392.48	1007
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500028100039248 200114024195111305>

State Farm Companies
State Farm Billing
2500 Memorial Boulevard
Murfreesboro, TN 37131-0001

1204



003989 1100

AT1
ROBERT LUNIEKSI
7831 E BUSH LAKE RD STE 102
MINNEAPOLIS MN 55439-3119



NOTICE OF PAYMENT DUE

TOTAL AMOUNT DUE: \$392.48

Payment is due by May 28, 2020

Make a payment at statefarm.com

Your State Farm Agent

Mike Nelson
Michael C Nelson Ins Agcy Inc
6500 Xerxes Avenue South
Edina, MN 55423-1041
Bus: 952-925-7841

Account holder: ROBERT LUNIEKSI
Billing account: 114-0241-951
Key code: 9719543314

IMPORTANT INFORMATION

Changes and payments made after May 12, 2020, will be reflected on your next billing notice.

This bill will not reflect any amount(s) due for policies under non-pay cancellation notice.

If you have any questions or would like to discuss other State Farm® products, your agent is ready to assist you.

Thanks for letting us serve you!

When you provide a check as payment, you authorize us either to use the information from your check to make a one-time electronic funds transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic funds transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

Billing account: 114-0241-951
Prepared: May 12, 2020
1009800

↓ Remittance slip - please fold and tear here ↓

Page 1 of 2

2001 154007 201 09-28-2018

ST-1
0101-1000

ACCOUNT SUMMARY

Last amount billed	\$392.48
Last amount paid	-\$392.48
Difference	\$0.00
Current installment	\$392.48
TOTAL AMOUNT DUE by May 28, 2020	\$392.48

POLICY DETAILS

Policy number/Description	Installment & current changes	Amount
93-EC-N814-2 Businessowners Coverage 1204 GRAND AVE	Quarterly	\$392.48

22554

ROBERT LUNIESKI
DBA LUNIESKI & ASSOCIATES
7645 LYNDALE AVE S, SUITE 250
RICHFIELD, MN 55423
PH: 952-832-5151

WELLS FARGO BANK, N.A.

17-1/910

5/27/2020

PAY TO THE
ORDER OF State Farm Ins.

Three Hundred Ninety-Two and 48/100*****

\$ ***392.48

DOLLARS

AUTHORIZED SIGNATURE

MEMO

Security features. Details on back.

⑆022554⑆ ⑆091000019⑆3258005447⑆

Ways to Pay Online statefarm.com/pay

Mobile State Farm mobile app

Call 1-800-440-0998

Mail Send us a check

Agent Visit or call 952-926-7841

Key code: 9719543314

If you have moved, please contact your agent.



Account holder: ROBERT LUNIEKSI
Billing account: 114-0241-951

Amount due: \$392.48
Please pay by May 28, 2020
Make payment to State Farm

State Farm Insurance
P.O. Box 680001
Dallas, TX 75368-0001



For office use only

Bill Notice	\$392.48	0707
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State Farm Companies

2500 Memorial Boulevard
Memphis, TN 37131-0001

005403 1100

AT1
ROBERT LUNIEKSI
7831 E BUSH LAKE RD STE 102
MINNEAPOLIS MN 55439-3119

1204
Grand



NOTICE OF PAYMENT DUE

TOTAL AMOUNT DUE: \$392.48

Payment is due by February 28, 2020

Make a payment at statefarm.com

Your State Farm Agent

Mike Nelson
Michael C Nelson Ins Agcy Inc
6500 Xerxes Avenue South
Edina, MN 55423-1041
Bus: 952-925-7841

Account holder: ROBERT LUNIEKSI
Billing account: 114-0241-951
Key code: 9716367524

IMPORTANT INFORMATION

Changes and payments made after February 12, 2020, will be reflected on your next billing notice.

No more fees! We're removing service fees as of this bill. Read on for more details!

If you have any questions or would like to discuss other State Farm® products, your agent is ready to assist you.

Thanks for letting us serve you!

When you provide a check as payment, you authorize us either to use the information from your check to make a one-time electronic funds transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic funds transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

Billing account: 114-0241-951

Prepared: February 12, 2020

1009600

↓ Remittance slip - please fold and tear here ↓

Page 1 of 2

2001 154007 201 09-28-2018

ST-1
0103-1000

ACCOUNT SUMMARY

Last amount billed	\$395.46
Last amount paid	-\$395.46
Difference	\$0.00
Current installment	\$392.48
TOTAL AMOUNT DUE by February 28, 2020	\$392.48

POLICY DETAILS

Policy number/Description	Installment & current changes	Amount
93-EC-N814-2 Businessowners Coverage	Quarterly	\$392.48

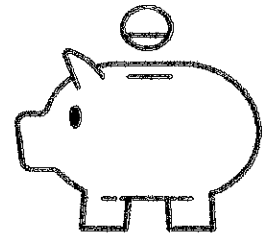
Good news!

We are removing service fees!

We're always looking for ways to improve your experience as a customer, and we've listened to your feedback. We're removing service fees as of this bill. No action is needed on your part; this is simply great news for you.

See your new billing agreement for more detail.

It's all part of how we're *here to help life go right*[®]. Thanks for choosing State Farm!



22428

ROBERT LUNIEKI
DBA LUNIEKI & ASSOCIATES
7645 LYNDALE AVE S, SUITE 250
RICHFIELD, MN 55423
PH. 952-832-5151

WELLS FARGO BANK, N.A.

17-1/910

2/27/2020

Security features. Details on back.

PAY TO THE ORDER OF State Farm Ins.

Three Hundred Ninety-Two and 48/100*****

\$ ***392.48

DOLLARS

Robert Lunieki
AUTHORIZED SIGNATURE



MEMO

⑆022428⑆ ⑆091000019⑆3258005447⑆

Ways to Pay Online statefarm.com/pay

Key code: 9716367524

Mobile State Farm mobile app

Call 1-800-440-0898

Mail Send us a check

Agent Visit or call 952-925-7841

If you have moved, please contact your agent.



Account holder: ROBERT LUNIEKI
Billing account: 114-0241-951

Amount due: \$392.48
Please pay by February 28, 2020
Make payment to State Farm

State Farm Insurance
P.O. Box 680001
Dallas, TX 75368-0001



For office use only

Bill Notice	\$392.48	0408
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2500 Memorial Boulevard
Murfreesboro, TN 37131-0001



005403 1100

1204 Grand

AT1
ROBERT LUNIEKSI
7831 E BUSH LAKE RD STE 102
MINNEAPOLIS MN 55439-3119

NOTICE OF PAYMENT DUE

TOTAL AMOUNT DUE: \$392.48

Payment is due by February 28, 2020

Make a payment at statefarm.com

Your State Farm Agent

Mike Nelson
Michael C Nelson Ins Agcy Inc
6500 Xerxes Avenue South
Edina, MN 55423-1041
Bus: 952-925-7841

Account holder: ROBERT LUNIEKSI

Billing account: 114-0241-951

Key code: 9716367524

IMPORTANT INFORMATION

Changes and payments made after February 12, 2020, will be reflected on your next billing notice.

No more fees! We're removing service fees as of this bill. Read on for more details!

If you have any questions or would like to discuss other State Farm® products, your agent is ready to assist you.

Thanks for letting us serve you!

When you provide a check as payment, you authorize us either to use the information from your check to make a one-time electronic funds transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic funds transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

Billing account: 114-0241-951
Prepared: February 12, 2020
1009800

↓ Remittance slip - please fold and tear here ↓

0103-1000

State Farm Companies

2500 Memorial Boulevard
Murfreesboro, TN 37131-0001



000546 1100

AT1
ROBERT LUNIESKI
7831 E BUSH LAKE RD STE 102
MINNEAPOLIS MN 55439-3119

1204
Grand

NOTICE OF PAYMENT DUE

TOTAL AMOUNT DUE: \$395.46

Payment is due by November 28, 2019

Make a payment at statefarm.com

Your State Farm Agent

Mike Nelson
Michael C Nelson Ins Agcy Inc
6500 Xerxes Avenue South
Edina, MN 55423-1041
Bus: 952-925-7841

Account holder: ROBERT LUNIESKI

Billing account: 114-0241-951

Key code: 9714491310

IMPORTANT INFORMATION

Changes and payments made after November 12, 2019, will be reflected on your next billing notice.

If you have any questions or would like to discuss other State Farm® products, your agent is ready to assist you.

Thanks for letting us serve you!

When you provide a check as payment, you authorize us either to use the information from your check to make a one-time electronic funds transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic funds transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

Billing account: 114-0241-951
Prepared: November 8, 2019
1009800

Page 1 of 2

↓ Remittance slip - please fold and tear here ↓

2001 154007 201 09-28-2018

ST-1
0102-1000

ACCOUNT SUMMARY

Last amount billed	\$0.00
Last amount paid	\$0.00
Difference	\$0.00
Current instalment	\$392.46
Service fee	\$3.00
TOTAL AMOUNT DUE by November 28, 2019	\$395.46

POLICY DETAILS

Policy number/Description	Installment & current changes	Amount
93-EC-N814-2 Businessowners Coverage	Quarterly Renewal premium	\$392.46

22266

ROBERT LUNIESKI
DBA LUNIESKI & ASSOCIATES
7831 E. BUSH LAKE ROAD, #102
BLOOMINGTON, MN 55439
PH. 952-832-5151

WELLS FARGO BANK, N.A.

17-1/910

11/18/2019

PAY TO THE
ORDER OF State Farm-Ins.

Three Hundred Ninety-Five and 46/100*****

\$***395.46

DOLLARS



AUTHORIZED SIGNATURE

Security feature. Details on back.

MEMO 114-0241-951

⑆022266⑆ ⑆091000019⑆3258005447⑆

Power To Pay
Your Way



Online
statefarm.com/pay



Mobile
Use the
State Farm mobile app



Call
Automated Line: 1-800-440-0998
Your agent: 952-925-7841



Mail
Send us
a check



Visit your
State Farm
agent

Key code: 9714491310

If you have moved, please contact your agent.



Account holder: ROBERT LUNIESKI
Billing account: 114-0241-951

Amount due: \$395.46

Please pay by November 28, 2019

Make payment to State Farm

State Farm Insurance
P. O. Box 680001
Dallas, TX 75368-0001



For office use only

Bill Notice \$395.46

0107

200000700039546 200114024195111305>

State Farm Payment Plan
PO Box 44110
Jacksonville FL 32231-4110



AT1 011458 0006 1211-9508-05 23-3870

LUNIESKI, ROBERT J
7831 E BUSH LAKE RD STE 102
MINNEAPOLIS MN 55439-3119

1-1
0101-1000



1204
Grand

Notice of Payment Due

State Farm Payment Plan: 1211-9508-05
Accountholder Name: LUNIESKI, ROBERT J

Total Amount Due: \$459.70
Due By: May 28, 2019

Agent Michael C Nelson Ins Agcy Inc
6500 Xerxes Ave S
Edina MN 55423-1041
Phone: 952-925-7841

1004429 143163 203 01-30-2015

Important Information

- This premium notice is the only one you will receive. Please pay by the due date.
- The due date of your account has changed.
- As requested, your account has changed to a Quarterly Payment Plan.
- Changes and payments made after May 1, 2019 will be reflected on a subsequent billing notice.
- If you have any questions or would like to discuss other State Farm products, your agent is ready to assist you.

Thanks for letting us serve you!

Account Summary

Last Amount Billed	\$-24.11
Last Amount Paid	0.00
Difference	-24.11
Current Installment	480.81
Service Charge	3.00
Total Amount Due By MAY 28, 2019	\$459.70

Policy Details			
Policy Number	Description	Installment & Current Changes	Amount
93-C8-B544-5	BUSINESS - MERC/SERVICE 1204 GRAND AVE	▶ Quarterly Installment	\$480.81

When you provide a check as payment, you authorize us either to use the information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic funds transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

21979

Security features. Details on back

WELLS FARGO BANK, N.A.



17-1/910

5/8/2019

\$ **459.70

DOLLARS

Robert L. Luniwski
AUTHORIZED SIGNATURE



⑆021979⑆ ⑆09100019⑆3 25805447⑆

ROBERT LUNIESKI
DBA LUNIESKI ASSOCIATES
7831 E BUSH LAKE ROAD, #102
BLOOMINGTON, MN 55439
PH. 952.632.9151

PAY TO THE ORDER OF State Farm Ins.

Four Hundred Fifty-Nine and 70/100*****

MEMO

Power To Pay Your Way



Online PC or mobile devices



Mobile Download our Pocket Agent app



Mail Send us a check



Call your Agent: 952-925-7841
Automated Line: 1-800-440-0998
Key Code: 2744293409



Walk In See your State Farm Agent

if you have moved, please contact your agent.



Accountholder: LUNIESKI, ROBERT J
SFPP Account Number: 1211-9508-05

Amount Due: \$459.70
Please pay by May 28, 2019
Make payment to State Farm

0500907081
Insurance Support Center
P.O. Box 680001
Dallas, TX 75368-0001



For Office Use Only

SFPP Bill	\$459.70	0708
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1204 Grand

State Farm® **Mike Nelson Agency**
6500 Xerxes Avenue South, Edina MN 55423 P: (952) 925-7841 F: (952) 925-6172

STATE FARM INSURANCE COMPANIES
QUARTERLY BILLING STATEMENT
02/28/2019

DUE DATE Upon Receipt

AMOUNT DUE \$961.62

Robert Lunieski
7831 E. Bush Lake Rd, Ste 102
Bloomington MN 55125

Policy Info:	Accountholder:	Location:
Business Office Package Policy# 93-C5-K808-0	Robert Lunieski	1204 Grand Ave St. Paul MN 55105

New Quarterly Billing Account #: 1211-9508-05

Regular Quarterly Amt.:	Missed Nov. Amt.:	Total Amt. Due:
\$480.81	\$480.81	\$961.62

**** Next payment will be due on May 28th in the amount of \$480.81 ****

Please make check payable to **State Farm Insurance** and send to:

State Farm Insurance
Attn: Michelle Arreola
6500 Xerxes Avenue South
Edina MN 55423

Thank you,

Michelle Arreola
Commercial Account Representative

21895

ROBERT LUNIESKI
DBA LUNIESKI & ASSOCIATES
7831 E. BUSH LAKE ROAD #102
BLOOMINGTON, MN 55439
PH. 952-832-5151

WELLS FARGO BANK, N.A.

17-1/910

3/11/2019

PAY TO THE ORDER OF State Farm Ins

\$ **961.62

Nine Hundred Sixty-One and 62/100*****

DOLLARS

[Handwritten Signature]

AUTHORIZED SIGNATURE



Security features. Details on back.

⑆021895⑆ ⑆091000019⑆ ⑆3258005447⑆

MEMO