

**FW: UPDATE on XCEL INFORMATION**

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**From** Mai Vang <mai.vang@ci.stpaul.mn.us>  
**Date** Wed 5/27/26 3:09 PM  
**To** Polly Heintz <polly.heintz@ci.stpaul.mn.us>

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**From:** Robin Doroshow <robinjd1063@icloud.com>  
**Sent:** Wednesday, May 27, 2026 2:11 PM  
**To:** Janie Vang <janie.vang@ci.stpaul.mn.us>; Mai Vang <mai.vang@ci.stpaul.mn.us>  
**Subject:** Fwd: UPDATE on XCEL INFORMATION

**Think Before You Click: This email originated outside our organization.**

Contrary to Mr. Smith's assertions that we have done nothing to assist, please see below.  
All best, Robin Doroshow

Begin forwarded message:

**From:** Robin Doroshow <[robinjd1063@icloud.com](mailto:robinjd1063@icloud.com)>  
**Subject:** Fwd: **UPDATE on XCEL INFORMATION**  
**Date:** May 27, 2026 at 1:08 PM  
**To:** Robin Doroshow <[robinjd1063@icloud.com](mailto:robinjd1063@icloud.com)>

Homeserve  
All best, Robin Doroshow

Begin forwarded message:

**From:** Robin Doroshow <[robinjd1063@icloud.com](mailto:robinjd1063@icloud.com)>  
**Subject:** **UPDATE on XCEL INFORMATION**  
**Date:** Jul 17, 2025 at 4:33 PM  
**To:** "[dstrc3491@gmail.com](mailto:dstrc3491@gmail.com)" <[dstrc3491@gmail.com](mailto:dstrc3491@gmail.com)>, "[smteigen@gmail.com](mailto:smteigen@gmail.com)" <[smteigen@gmail.com](mailto:smteigen@gmail.com)>, "[tnteigen@gmail.com](mailto:tnteigen@gmail.com)" <[tnteigen@gmail.com](mailto:tnteigen@gmail.com)>, [msmithforjob@gmail.com](mailto:msmithforjob@gmail.com), [tbrobert@gmail.com](mailto:tbrobert@gmail.com)  
**Cc:** Rich Kronfeld <[teammemberrich@gmail.com](mailto:teammemberrich@gmail.com)>

I have purchased interior electrical coverage for all 4 units and for the common space (5 policies in total), as well as one policy for exterior electrical coverage for the entire building. I will be paying these premiums for now and will give you more than 60 days notice if that should change in the future. As all policies are in my name as building owner, I need to make the calls to HomeServe when we have issues to address.

Per policies, we cannot call XCEL until 30 days from now and have coverage under the policies. We also cannot know of any pre-existing issues with interior or exterior electric, so we have NO KNOWLEDGE of any problems!

So, let's talk again week of August 25th and move forward with Xcel coming out to the building. You do not need to take any further action regarding HomeServe coverage as I have already done so.

Separately, I can set up a home energy audit with Xcel, but the audit is to advise on changing out regular light bulbs for LED, and the like, but I think we already know that info.

<https://mn.my.xcelenergy.com/s/residential/home-services/home-energy-squad>

I suggest we wait to call them out until coverage is available, and in the meantime, Rich is looking into more efficient bulbs and/or fixtures for common areas.

Thank you.

All best, Robin Doroshow

Begin forwarded message:

**From:** Robin Doroshow <[robinjd1063@icloud.com](mailto:robinjd1063@icloud.com)>  
**Subject:** Fwd: new lease and Addendum B - to commence 9/1/2025 - 2+ months notice given  
**Date:** Jul 17, 2025 at 3:38 PM  
**To:** Robin Doroshow <[robinjd1063@icloud.com](mailto:robinjd1063@icloud.com)>

All best, Robin Doroshow

Begin forwarded message:

**From:** Robin Doroshow  
<[robinjd1063@icloud.com](mailto:robinjd1063@icloud.com)>  
**Subject:** Re: new lease and Addendum B - to commence 9/1/2025 - 2+ months notice given  
**Date:** Jul 17, 2025 at 3:38 PM  
**To:** [msmithforjob@gmail.com](mailto:msmithforjob@gmail.com),  
"dstrc3491@gmail.com" <[dstrc3491@gmail.com](mailto:dstrc3491@gmail.com)>,  
"smteigen@gmail.com" <[smteigen@gmail.com](mailto:smteigen@gmail.com)>,  
"tnteigen@gmail.com" <[tnteigen@gmail.com](mailto:tnteigen@gmail.com)>,  
Rich Kronfeld <[teammemberrich@gmail.com](mailto:teammemberrich@gmail.com)>

I sent a question into HomeServe, which is a company that individuals can pay for to try to minimize costs associated with their Xcel accounts.

[https://www.homeserve.com/sc/digital/xcelenergy-web?utm\\_medium=referral&utm\\_source=xcel&utm\\_campaign=Policy\\_5199](https://www.homeserve.com/sc/digital/xcelenergy-web?utm_medium=referral&utm_source=xcel&utm_campaign=Policy_5199)

Looking over the various items that are available at link above (interior electric, etc) at a minimal cost \$5.99/month, it appears that each separate unit would need to attach this plan to your own electric bill in order to have coverage. There is a wait time of 30 days from signing up to having Xcel services covered. Please read the linked site closely.

I have asked HomeServe if I, as building owner, can purchase coverage for entire building, or only for the 5th meter which covers the common areas. I think that it is likely that I can only cover that account since it is the only one in my name.

Consider whether HomeServe would be a good addition to your Xcel account given the concerns about individual Xcel electricity accounts.

Once I hear back from Xcel, I will let you know what I have learned.

All best, Robin Doroshow

On Jul 17, 2025, at 3:25 PM, Robin Doroshow <[robinjd1063@icloud.com](mailto:robinjd1063@icloud.com)> wrote:

Circling back to see if you have questions after we met last night. It was cold, so feel free to reach out from the warmth of your homes.

Bottom line is that the utilities can be brought down for each of the 3 apts by reducing usage. One of the biggest costs, trash removal, is not subject to reduction, but gas usage and water usage can certainly be reduced, and I encourage all tenants to work together so those costs come down.

I am happy to do a re-averaging over 12 months in the future, and with some effort, I think a difference can be made. But, in the meantime, the costs are the costs. I have given 2+ months notice of

the increase, and it goes into effect on September 1, 2025.

I do hope all of you will be staying at 1517. I am putting in a call to Xcel tomorrow, and will let you know what I learn about an onsite assessment. Also, I will be sending a hard copy of the lease tomorrow with Rich to give to Sharon.

All best, Robin Doroshow

On Jul 15, 2025, at 1:00 PM, Robin Doroshow <[robinjd1063@icloud.com](mailto:robinjd1063@icloud.com)> wrote:

Mike and Jesse,

In advance of tomorrow's meeting, I want to be sure that you have all information you need to decide whether you will be staying or submitting notice.

The email below details the rent increase in accordance with the 3% cap under St. Paul ordinances.

Your base rent was \$1228 and it increased by 3% to \$1266 on January 1, 2025. Adding the old utilities amount of \$234 brought your rent to \$1500.

The utilities costs have skyrocketed and I cannot absorb the costs. The way to bring costs down will be for tenants to be mindful of usage, which I plan to discuss tomorrow night when we meet.

Therefore, your base rent is not moving - it remains at \$1266, but utilities are up to \$399, for your new total rent of \$1665 beginning on September 1, 2025. This is

not negotiable. I cannot  
absorb these costs.

Attached is the spreadsheet  
with new utilities numbers,  
your new lease agreement,  
and Addendum.  
All best, Robin Doroshow

On Jun 22,  
2025, at 6:13  
PM, Robin  
Doroshow  
<[robinjd1063@i  
cloud.com](mailto:robinjd1063@icloud.com)>  
wrote:

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All best, Robin  
Doroshow

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<Michael and Jesse, Apt D  
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Four-Plex Utilities June 24-  
May 25.xlsx>