

[Draft] Fw: new lease agreement, addenda, for your review

From polly.heintz@ci.stpaul.mn.us

Draft saved Mon 6/8/26 4:24 PM

 4 attachments (89 KB)

2022-23 Utilities Per Month Per Unit 1517.xlsx; Addendum B- 1517.docx; Addendum A- 1517.docx; Michael and Jesse, Apt C - 9-1-2023 month to month.docx;

From: Mai Vang <mai.vang@ci.stpaul.mn.us>
Sent: Wednesday, May 27, 2026 3:18 PM
To: Polly Heintz <polly.heintz@ci.stpaul.mn.us>
Subject: FW: new lease agreement, addenda, for your review

From: Robin Doroshow <robinjd1063@icloud.com>
Sent: Wednesday, May 27, 2026 2:31 PM
To: Janie Vang <janie.vang@ci.stpaul.mn.us>; Mai Vang <mai.vang@ci.stpaul.mn.us>
Subject: Fwd: new lease agreement, addenda, for your review

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

All best, Robin Doroshow

Begin forwarded message:

From: Robin Doroshow <robinjd1063@icloud.com>

Subject: Fwd: new lease agreement, addenda, for your review

Date: May 27, 2026 at 1:13 PM

To: Robin Doroshow <robinjd1063@icloud.com>

lease with 3% increase

All best, Robin Doroshow

Begin forwarded message:

From: Robin Doroshow <robinjd1063@icloud.com>

Subject: new lease agreement, addenda, for your review

Date: Jul 29, 2023 at 4:23 PM

To: msmithforjob@gmail.com

Dear Mike and Jesse,

Attached is the new month-to-month lease for your review. It commences on September 1, 2023.

Please note that this lease agreement raises your rent by 3% as allowed under the City of St. Paul ordinance. However, we have requested an upward variance due to increased costs of operating the building. That request is currently before the Department of Safety and Inspections. It has not yet been approved or denied, but when we have more information to share, we will give you required notice of any further changes. For now, the increase is 3%.

On September 1, 2022, your rent went up to \$1160.75 as a result of a variance request from the building's former owners. The addendum to your

lease agreement listed an amount of \$164 as your monthly payment toward utilities paid through rent. Therefore, your rent from September 1, 2022 through August of 2023 was \$1324.75 (that is \$1160.75 + \$164).

With a 3% increase, your base rent of \$1160.75 is increased by \$34.82 to \$1195.57. In addition to your base rent, the amount being billed through rent for utilities is \$234.66 per month. Therefore, your total new rent amount starting on September 1, 2023 is \$1430.23.

Attached is the new lease, Addendum A and Addendum B. Also, please see a spreadsheet indicating our past 10 months of expenses along with projections for those expenses for 2 months. From this data, we have set the utility amount to be paid through rent.

Please let us know if you have questions.

Also, we are happy to print hard copies of these documents and drop them off to you if that would be helpful. Please let us know.

Thank you,

Robin Doroshow and Rich Kronfeld