



Request for City Council Committee Action from the Department of Regulatory Services

Date: June 3, 2014

To: Council Member Lisa Goodman, Chair – Community Development & Regulatory Services Committee

Subject: Rental Dwelling License Conditions – 5100 - Aldrich Av. N. Owner - Lung Thi Tran, Property Manager - Nam Nguyen

Recommendation: Place Conditions on the Rental Dwelling License(s) at 5100 - Aldrich Av. N. Owner - Lung Thi Tran, Property Manager - Nam Nguyen

Department Information

Prepared by: Kathy Zierke 673-5846

Approved by:

Nuria P. Rivera-Vandermyde, Director of Regulatory Services

Presenters in Committee: Christina Dowling 673-2449

Community Impact

- City Goals

Supporting Information

On May 13th, 2014, the Department of Regulatory Services, Housing Inspections and the Owner and Property Manager of the above mentioned property entered into an Agreement with Conditions placed on the Rental License. This agreement is valid for one (1) year. If during this time, the owner fails to maintain their portion of this agreement, the City will begin revocation action.

(See enclosed Signed Agreement)

CITY OF MINNEAPOLIS
FOR THE DEPARTMENT OF
REGULATORY SERVICES

In the matter of the Property

Located at 5100 Aldrich Avenue North

Minneapolis, MN owned by

Lung Thi Tran

RENTAL LICENSE CONDITIONS

AND STIPULATED AGREEMENT

The above entitled matter came for a Rental License Conditions meeting on Tuesday, May 13th, 2014 at 1:00 p.m. in conference room 411, located at 250 S. 4th Street, Minneapolis, Minnesota. The owner, Lung Thi Tran and current Property Manager Nam Nguyen were present, with City of Minneapolis representatives.

Pursuant to negotiations between the City of Minneapolis, and Lung Thi Tran, the parties agree to the following Stipulated Agreement. The Stipulated Agreement allows Lung Thi Tran to retain the rental license for the property located at 5100 Aldrich Avenue North, Minneapolis, MN, pursuant to certain conditions set forth in the Stipulated Agreement:

1. The Respondents, Lung Thi Tran and Property Manager, hereby agree to keep the rental license current on the property located at 5100 Aldrich Av. N.
2. The Respondents, Lung Thi Tran and Property Manager, hereby agree to submit a successful management plan to the Minneapolis Police Department c/o Luther Krueger, Crime Prevention Analyst, 350 5th St S., Room 100, Minneapolis, MN 55415 within 30 days of signing the Stipulated Agreement.
3. The Respondents, Lung Thi Tran and Property Manager, hereby agree to attend a Rental Property Owner's Workshop within three months of signing the Stipulated Agreement.

4. The Respondents, Lung Thi Tran and Property Manager, hereby agree to abate all open housing orders related to RFS #(s) 14-1034402, 14-1034408, 14-1034411 issued by Housing Inspection Services on or before June 4, 2014.
5. The Respondents, Lung Thi Tran and Property Manager, hereby agree to comply with any future written orders issued by Housing Inspection Services in a timely manner such that an administrative enforcement method is not required to obtain compliance.
6. The Respondent, Lung Thi Tran and Property Manager, hereby agrees to allow any future requested inspections to move forward as scheduled. If the respondent is unable to attend the inspection in person, he must coordinate with the tenants to allow access.
7. The Respondents, Lung Thi Tran and Property Manager, hereby agree to not allow any delinquent taxes, citations or fees to exist relating to the property.
8. The Respondents, Lung Thi Tran and Property Manager, hereby agree to the above stated conditions for a period of 12 (twelve) months from the date of signature.

Lung Thi Tran (Owner)

Joann Velde
Deputy Director
Housing Inspections

Nam Nguyen (Current Property Manager)

Dated: _____