



**Request for City**

**Council Committee**

**Action**

**from the Department of Regulatory Services**

**Date:** September 9, 2014

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

**Subject:** Rental Dwelling License Conditions – 2825 – 15<sup>th</sup> Av. S.  
Owner Ying Que, Serendipity Investment, LLC

**Recommendation:** Place Conditions on the Rental Dwelling License(s) at  
2825 – 15<sup>th</sup> Av. S. Owner Ying Que, Serendipity Investment, LLC

**Department Information**

Prepared by: Kathy Zierke, Admin Analyst II – (612) 673-5846

Approved by:

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Nuria P. Rivera-Vandermyde, Director of Regulatory Services

Presenters in Committee: Christina Dowling, Legal Process Coordinator – (612) 673-2449

**Community Impact**

- City Goals

**Supporting Information**

On August 19<sup>th</sup>, 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 18 months. 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

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In the matter of the Property  
Located at 2825 – 15<sup>th</sup> Avenue South,  
located in Minneapolis, MN  
Owned by Serendipity Investment LLC  
& Ying Que

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RENTAL LICENSE CONDITIONS  
AND STIPULATED AGREEMENT

The above entitled matter came for a Rental License Conditions meeting on Tuesday, August 19<sup>th</sup>, 2014 at 1:00 p.m. in conference room 411, located at 250 S. 4<sup>th</sup> Street, Minneapolis, Minnesota. The owner, Ying Que, was present, with City of Minneapolis representatives.

Pursuant to negotiations between the City of Minneapolis and Ying Que, the parties agree to the following Stipulated Agreement. The Stipulated Agreement allows Ying Que to retain the rental license for the property located at 2825 – 15<sup>th</sup> Avenue South, Minneapolis, MN, pursuant to certain conditions set forth in the Stipulated Agreement.

1. The Respondent, Ying Que, hereby agrees to verify and disclose to the Deputy Director of Housing Inspections, any and all properties he has any financial interest in, including the names of any LLC's.
2. The Respondent, Ying Que, hereby agrees to keep the rental license current on the property located at 2825 – 15<sup>th</sup> Avenue South.
3. The Respondent, Ying Que, hereby agrees to implement and apply his management plan given to the Minneapolis Police Department c/o Luther Krueger, Crime Prevention Analyst, for the property located at 2825 – 15<sup>th</sup> Avenue South effective immediately.
4. The Respondent, Ying Que, hereby agrees to attend a Rental Property Owner's Workshop within three months of signing the Stipulated Agreement.

5. The Respondent, Ying Que, hereby agrees to work with the Crime Prevention Specialist, Don Greeley to guarantee the property will be monitored for nuisance behavior of the tenants at the property.
6. The Respondent, Ying Que, hereby agrees to attend a block club or neighborhood association meeting when the property is on the agenda.
7. The Respondent, Ying Que, hereby agrees to allow a full rental license inspection to take place at the property on or before September 15<sup>th</sup>, 2014.
8. The Respondent, Ying Que, hereby agrees to comply with any written orders issued by Housing Inspection Services in a timely manner such that an administrative enforcement method is not required to obtain compliance.
9. The Respondent, Ying Que, hereby agrees to allow re-inspections on any open orders when notified by Housing Inspectors and work with them to abate any open orders on any of his properties within the timeframe given by the Inspector.
10. The respondent Ying Que, agrees not to allow any nuisance conditions on the property so the City has to send a contractor to clean up the property or mow the lawn.
11. The respondent Ying Que, agrees to add an animal addendum to his lease regarding the tenants management of behavior issues of their animals and submit a copy of the lease and addendum to the City no later than September 30<sup>th</sup>, 2014.
12. The Respondent, Ying Que, hereby agree to the above stated conditions for a period of 18 months from the date of signature. If any of the agreed upon conditions placed on the license are not complied with in the timeframe agreed upon, Housing Inspections will begin revocation action on the rental license based on "Good Cause".

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Owner, Ying Que

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Joann Velde  
Deputy Director  
Housing Inspections

Dated: \_\_\_\_\_

