

CITY OF MINNEAPOLIS  
FOR THE DEPARTMENT OF  
REGULATORY SERVICES

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In the matter of the Property  
Located at 3101 & 3103 Queen Ave N  
In Minneapolis, MN  
Owned by Jim Thomas

RENTAL LICENSE CONDITIONS  
AND STIPULATED AGREEMENT

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The above entitled matter came for a Rental License Conditions meeting on Thursday, April 28, 2016 at 1:00 p.m. in Conference Room C, located on the 3<sup>rd</sup> Floor at 250 S. 4<sup>th</sup> Street, Minneapolis, Minnesota. The owner, Jim Thomas was present, with City of Minneapolis representatives.

Pursuant to negotiations between the City of Minneapolis and Jim Thomas, the parties agree to the following Stipulated Agreement. The Stipulated Agreement allows Jim Thomas to retain the rental license for the property located at 3101 & 3103 Queen Ave N, Minneapolis, MN, pursuant to certain conditions set forth in the Stipulated Agreement:

1. The Respondent, Jim Thomas, hereby agrees to submit a satisfactory management plan to the Minneapolis Police Department c/o Luther Krueger, Crime Prevention Analyst, 350 5<sup>th</sup> St S., Room 100, Minneapolis, MN 55415 within 30 days of signing the Stipulated Agreement.
2. The Respondent, Jim Thomas, hereby agrees to attend a Rental Property Owner's Workshop within 60 days of signing the Stipulated Agreement.
3. The Respondent, Jim Thomas, hereby agrees to keep the rental license current on his rental properties located in Minneapolis, MN.
4. The Respondent, Jim Thomas, hereby agrees to submit to Housing Inspection Services a current listing of their portfolio of properties they own or have a financial interest located in Minneapolis, MN.

5. The Respondent, Jim Thomas, hereby agrees to comply with any written orders issued by Housing Inspections such that an administrative enforcement method is not required to obtain compliance.
6. The Respondent, Jim Thomas, hereby agrees there will be no nuisance type violations on his managed or owned properties such as tall grass, rubbish, inoperable vehicles, so as the City has to send out a contractor to abate the order.
7. The Respondent, Jim Thomas, hereby agrees to not allow any delinquent taxes, citations or fees to exist relating to this property.
8. The Respondent, Jim Thomas, hereby agrees to the above stated conditions for a period of 12 (twelve) months from the date of signature. If any of the agreed upon conditions placed on the licenses are not complied with in the timeframe agreed upon, Housing Inspections may begin revocation action on the rental license based on "Good Cause".



Jim Thomas, (Owner)



Vu Tran  
Administrative Enforcement Supervisor  
Housing Inspections

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

4-28-2018