



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

Date March 26, 2008

To Public Safety & Regulatory Services Committee, the Honorable Don Samuels,
Chairperson

Referral to City Council

**Subject Rental Dwelling License Reinstatement-1539 East 26th Street, Owner
Jose V Alvarado**

Recommendation: On August 18, 2006 the rental dwelling license for the duplex at 1539 East 26th Street, to owner, Angelen Borodin was revoked by City Council per Minneapolis Code of Ordinances 244.2020, Conduct on Licensed Premises.

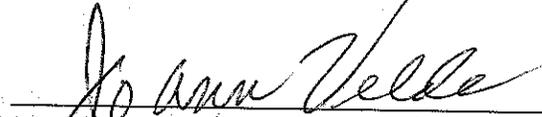
The property was recently purchased by David Klein. The building has gone through Code Compliance and received a Certificate of Occupancy on February 22, 2008. The new owner has also submitted an acceptable management plan approved by CPS Don Greeley of the Minneapolis Police Department.

The Director of Inspections recommends that the City Council reinstate the Rental Dwelling License at 1539 East 26th St to David Klein; DBA Klein Group Two, LLC. The property now meets all required Minneapolis rental license standards.

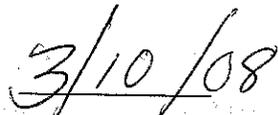
Previous Directives None

Prepared or Submitted by Janine Atchison, District Manager 673-3715

Approved by:



JoAnn Velde, Deputy Dir., Housing Inspection Serv.

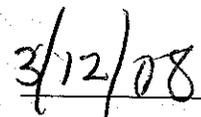


Date

Approved by:



Henry Reimer, Director of Inspections



Date

Permanent Review Committee (PRC) Approval _____ Not Applicable XX

Note: To determine if applicable see <http://insite/finance/purchasing/permanent-review-committee-overview.asp>

Policy Review Group (PRG) Approval _____ Date of Approval _____ Not Applicable XX

Note: The Policy Review Group is a committee co-chaired by the City Clerk and the City Coordinator that must review all requests related to establishing or changing enterprise policies.

Presenters in Committee (name, title) Janine Atchison, District Manager 673-3715.

Financial Impact (Check those that apply)

XX No financial impact (If checked, go directly to Background/Supporting Information).

___ Action requires an appropriation increase to the ___ Capital Budget or ___ Operating Budget.

___ Action provides increased revenue for appropriation increase.

___ Action requires use of contingency or reserves.

___ Business Plan: ___ Action is within the plan. ___ Action requires a change to plan.

___ Other financial impact (Explain):

___ Request provided to department's finance contact when provided to the Committee Coordinator.

Community Impact (use any categories that apply) Not Applicable

Neighborhood Notification

City Goals

Comprehensive Plan

Zoning Code

Other

Background/Supporting Information attached:

See: Certificate of Code Compliance; Management Plan acceptance statement from CPS Don Greeley.



Certificate of Code Compliance

1539 26TH STREET EAST

Issued to: David Klein

BCC1000793

Date: February 14, 2008

This certifies that the aforementioned property has been inspected and that the same complies, to the best of our knowledge and belief, with all the requirements of the Building Ordinances of the City of Minneapolis relating thereto. Permission is hereby given for the occupancy of said building, in whole or in part, in the manner and for the purpose herein below specified.

No determination has been made concerning the existence of lead-based paint, asbestos, or other potentially harmful products. Any structure built before 1973 may have lead-based paint. Deteriorated lead-based paint may pose a health hazard, especially for pregnant women and children aged six and under. To limit health problems associated with lead paint in the future, keep all painted surfaces in good repair. Contact the Minnesota Department of Health at (651) 215-0890 for information on the hazards of lead-based paint.

This inspection does not guarantee nor stop the enforcement of any future provisions of the Code, nor failure to comply therewith. This building to be occupied as a **two (2) unit dwelling**

This Certificate of Code Compliance is only valid for the person whom it is issued to and will expire (1) year from the date of issuance.

Notice - Rental Dwelling License Required: The annual license fee for a rental dwelling license or provisional license is \$39.00 for the first rental dwelling unit and \$20.00 for each additional rental dwelling unit under common ownership in the same building. **A change in ownership shall require a new license application and payment of the license fee.** Operation of an unlicensed dwelling unit shall be subject to an additional administrative fee of fifty dollars (\$50.00) for the first dwelling unit, and twenty dollars (\$20.00) for each additional dwelling unit under common ownership in the same building. This fee shall be in addition to any other appropriate enforcement action or fees due. This fee shall apply 60 days after owner closes the sale of the rental property.

Lynn A. Ogren
Program Manager
Construction Code Services





KLEIN GROUP TWO LLC
4532 Terracewood Drive
Bloomington MN 55437

Management Plan

Background checks are completed on all potential renters. Klein Group uses Multihousing Credit Control for credit checks.

Multihousing Credit Control
10125 Crosstown Circle #100
Eden Prairie MN 55344
952.941.0552

The requirements set for background check with Klein Group Two LLC are credit scores not less than 540, and no major criminal back ground or any evictions. Denial letters will be sent out within one week from MCC and copy sent to Klein Group Two LLC.

All renters are required to read and sign Klein Group Rental Policies document (see attached). A copy of the signed agreement is given to the renter and the original is filed with the rental application documents.

Rental documents are provided from Minnesota Multi Housing Association. All renters receive a copy of the following documents:

- Rental Application
- Rental Application Denial letter (if applicable)
- Residential Leases
- Pet Agreement
- Renter's Insurance Addendum
- Smoke-Free Addendum
- Storage Locker Rental Agreement
- Security Deposit Agreement
- Lead Disclosure
- Lead Pamphlet
- Move-in/Move-out Inspection Form
- Move-out Instruction
- Intent to Vacate Notice
- Crime Free Addendum

Documentation of lease violations will include written notice of violation/s. Copy of highlighted Violation will be delivered/ mailed and copy put in office file. Number of violations that occur not exceed (3). This does not include Lease or The Crime free lease Addendum and If violations exceed limit the tenant will be asked to leave. If eviction process occurs Multihousing Credit Control will proceed with process.

Maintenance on the properties provided by Klein Group Remodeling and Klein Group Two LLC, which includes building and grounds maintenance, lawn service, and snow removal.

Klein Group Two LLC will be a hands-on property owner with regular property visits to all buildings.

Contact:
David Klein
Owner, Klein Group Two
612.220.3496



RENTAL POLICIES

1. Each potential tenant must completely fill out an application, one person per application.
2. Each application must be accompanied by a \$40.00 application fee.
3. Each applicant consents to a back ground check and verification of information.
4. Occupancy limit – no more then two persons per bedroom.
5. Management reserves the right to refuse to rent to an applicant for any one of the following reasons:
 1. Criminal History
 2. Insufficient income (income must be 3.5 times the amount of rent)
 3. Unable to verify income and/or employment
 4. Unstable employment record
 5. Previous eviction(s)
 6. Unstable or negative housing history
 7. Unable to verify information provided on application
6. In accordance with MN Fair Housing Act, management cannot discriminate against any potential tenant based on the following:
 1. Sex
 2. Religion
 3. National Origin
 4. Race
 5. Family Status
 6. Disability recognized by State or Federal Government
7. If the application is accepted, and a lease signed between the person who filled out the application and management, then the application fee will be applied towards the first months rent.
8. If the application is accepted, but applicant chooses not to lease apartment, the application fee will not be refunded.
9. If the application is refused, the application fee will not be refunded, and management will provide the reason for denial, in writing to the address below, within 14 days after the verification/background check.

I here by have read the Apartment Rental Policies and understand and agree with the above.

Name _____

Address _____

Signature _____ date _____



CUSTOMER ID: # 7538

J TOWNER Phone and Fax numbers

APPLICATION FOR APARTMENT OCCUPANCY

This application must be filled out completely. Driver's License or ID required to complete application.

Office Use Only

BUILDING ADDRESS: _____ APT # _____ REFERRED BY _____
 LEASE DATES: FROM _____ TO _____ MOVE IN DATE _____ LEASING AGENT _____
 MONTHLY RENT \$ _____ GARAGE \$ _____ DEPOSIT DATE _____ DEPOSIT AMT \$ _____
 APPLICATION FEE \$ _____ (Fee is non-refundable) (ONE PERSON PER APPLICATION PLEASE)

APPLICANT LAST NAME	MAIDEN/PREFIX	FIRST	MIDDLE
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HOME PHONE	CELL PHONE	EMPLOYER PHONE
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SOCIAL SECURITY # OR INS #	DATE OF BIRTH	DRIVER'S LICENSE #	STATE ISSUED
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PRESENT ADDRESS	CITY	STATE	ZIP
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UNT #	FROM	TO	RENT \$	LANDLORD/PROPERTY NAME	PHONE NUMBER
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PREVIOUS ADDRESS	CITY	STATE	ZIP
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UNT #	FROM	TO	RENT \$	LANDLORD/PROPERTY NAME	PHONE NUMBER
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PRESENT EMPLOYER	PHONE #	POSITION	DATES
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ADDRESS	PART-TIME	SUPERVISOR	SALARY
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PREVIOUS EMPLOYER	PHONE #	POSITION	DATES
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ADDRESS	PART-TIME	SUPERVISOR	SALARY
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OTHER INCOME SOURCE	PHONE #	CONTACT	AMOUNT
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ADDITIONAL OCCUPANTS	EMERGENCY CONTACT NAME & NUMBER
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VEHICLE INFORMATION	LICENSE #	YEAR	MAKE & MODEL
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Have you ever filed bankruptcy? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please explain: _____	Have you ever been evicted or asked to move? <input type="checkbox"/> Yes <input type="checkbox"/> No Have you ever refused to pay rent? <input type="checkbox"/> Yes <input type="checkbox"/> No	Have you ever been convicted of a crime? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please explain: _____	Do you have a legal right to be in the United States? <input type="checkbox"/> Yes, I am a US Citizen. <input type="checkbox"/> Yes, I have valid documentation from the U.S. Dept. of Immigration and Naturalization (INS) that allows me to be in the country. <input type="checkbox"/> No
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I authorize Multihousing Credit Control whose address is 10125 Crossstown Circle, Suite #100, Eden Prairie, MN 55344 to investigate my criminal history, residential, employment, and income history, bank and credit history for the purpose of housing and/or employment. The source of the information may come from, but is not limited to: credit bureaus; banks and other depository institutions; current and former employers; federal or state records including State Employment Security Agency records; county or state criminal records as follows; or other sources as required. It is understood that a photocopy or facsimile copy of this form will serve as authorization. I understand failure to complete this form completely and truthfully may result in denial and/or forfeiture of deposit. This authorization is for this transaction only and continues in effect for one (1) year unless by state law, in which case the authorization continues in effect for the maximum period, not to exceed one (1) year, allowed by law.

Signature _____ Date _____