

CITY OF MINNEAPOLIS
FOR THE DEPARTMENT OF
REGULATORY SERVICES
ADMINISTRATIVE HEARING

In the matter of the Property
Located at 2416 4th Street North
Minneapolis, MN owned by
Wenrich Property & Development, LLC
Wendy Sullivan

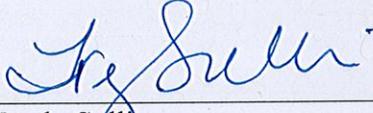
STIPULATED AGREEMENT
AND CONDITIONS

The above entitled matter came on for hearing before Administrative Hearing Officer Fabian Hoffner on Friday, October 11th, 2013 at 10:00 a.m. at Room 310, Minneapolis City Hall, Minneapolis, Minnesota. The City of Minneapolis was represented by Lee C. Wolf, Assistant City Attorney and Vu Tran, District Housing Supervisor for the Department of Regulatory Services. Wendy Sullivan, owner of the above listed property, did appear at the hearing.

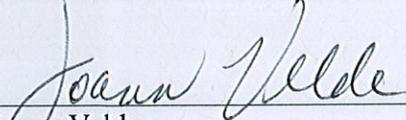
Hearing Officer Hoffner accepted into evidence the facts as presented by the Department of Regulatory Services and the Respondent. After reviewing the facts as presented, Hearing Officer Hoffner issued Findings of Fact, Conclusions of Law and Recommendation that the rental license for the property located at 2416 4th Street North, Minneapolis, MN, held by Wendy Sullivan be revoked.

Pursuant to negotiations between the City of Minneapolis and Wendy Sullivan, the parties agree to the following Stipulated Agreement. The Stipulated Agreement allows Wendy Sullivan, to retain the rental license for the property located at 2416 4th Street North, Minneapolis, MN, pursuant to certain conditions set forth in the Stipulated Agreement:

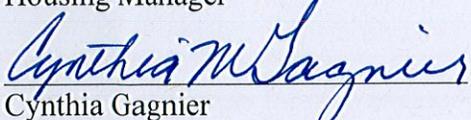
1. The Respondent, Wendy Sullivan , admits that the property located at 2416 4th Street North, Minneapolis, MN., was in violation of the licensing standards set out in Minneapolis Code of Ordinances § 244.1910, as found by Administrative Hearing Officer Fabian Hoffner.
2. The Respondent, Wendy Sullivan, hereby agrees to keep the rental license current on the property as long as the property is occupied by someone other than the owner.
3. The Respondent, Wendy Sullivan, hereby agrees 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.
4. The Respondent, Wendy Sullivan, hereby agrees to enter into a contract with a lawn and garbage disposal company for a period of one year.
5. The Respondent, Wendy Sullivan, hereby agrees to attend a Rental Property Owner's Workshop within three months of signing the Stipulated Agreement.
6. The Respondent, Wendy Sullivan, hereby agrees to no same or similar housing code violations at the property as cited in this case for a period of one year.



Wendy Sullivan



Joann Velde
Housing Manager



Cynthia Gagnier
Rental Licensing Manager

Dated: 10/24/13