

CITY OF MINNEAPOLIS  
FOR THE DEPARTMENT OF  
REGULATORY SERVICES

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In the matter of the Property  
Located at 4142 – Girard Avenue North,  
located in Minneapolis, MN  
Owned by DJ Financial LLC  
& Jeff Johnson

RENTAL LICENSE CONDITIONS  
AND STIPULATED AGREEMENT

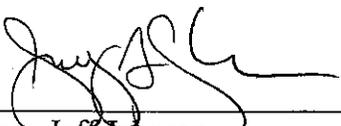
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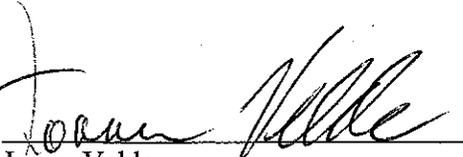
The above entitled matter came for a Rental License Conditions meeting on Monday, November 3<sup>rd</sup>, 2014 at 2:00 p.m. in conference room 411, located at 250 S. 4<sup>th</sup> Street, Minneapolis, Minnesota. The owner, Jeff Johnson, was present, with City of Minneapolis representatives.

Pursuant to negotiations between the City of Minneapolis, DJ Financial LLC and Jeff Johnson, the parties agree to the following Stipulated Agreement. The Stipulated Agreement allows Jeff Johnson to retain the rental license for the property located at 4142 - Girard Avenue North, Minneapolis, MN, pursuant to certain conditions set forth in the Stipulated Agreement.

1. The Respondent, DJ Financial LLC and Jeff Johnson, hereby agrees to verify and disclose to the Deputy Director of Housing Inspections within 2 weeks of signing this agreement, any and all properties he has any financial interest in, including the names of any LLC's, to include owners and partners of each LLC.
2. The Respondent, DJ Financial LLC and Jeff Johnson, hereby agrees to keep the rental license current on the property located at 4142 - Girard Avenue North.
3. The Respondent, DJ Financial LLC and Jeff Johnson, 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 4142 - Girard Avenue North effective immediately.
4. The Respondent, DJ Financial LLC and Jeff Johnson, hereby agrees to attend a Rental Property Owner's Workshop within three months of signing the Stipulated Agreement.

5. The Respondent, DJ Financial LLC and Jeff Johnson, hereby agrees to stay in compliance with Minneapolis Code of Ordinance section 244.1910 – Licensing Standards. Specifically:
- No Unpermitted Work at any of his properties.
  - No delinquent taxes, citations or fees to exist relating to the property.
  - No nuisance conditions on the property so the City has to send a contractor to clean up materials listed in Minneapolis Code of Ordinances Section 227.90 or requiring the City to mow the lawn.
6. The Respondent, DJ Financial LLC and Jeff Johnson, hereby agrees to allow a full rental license inspection to take place at the property on or before November 21<sup>st</sup>, 2014.
7. The Respondent, DJ Financial LLC and Jeff Johnson, 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.
8. The Respondent, DJ Financial LLC and Jeff Johnson, hereby agrees not to add any new rental properties to his portfolio in the City of Minneapolis for a period of 18 months. The City of Minneapolis, Housing Inspections will review Mr. Johnson’s portfolio after 12 months to possibly lift this restriction.
9. The Respondent, DJ Financial LLC and Jeff Johnson, hereby agrees that licensing standards have been violated at the above mentioned property and if any of the agreed upon conditions placed on this license are not complied with in the timeframe agreed upon; Housing Inspections will begin revocation action based on “Good Cause”.
10. The Respondent, DJ Financial LLC and Jeff Johnson, hereby agree to the above stated conditions for a period of 18 months from the date of signature.

  
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Owner, Jeff Johnson

  
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Joann Velde  
Deputy Director, Housing Inspections

Dated: November 3, 2014