



HOUSING & REDEVELOPMENT AUTHORITY REGULAR MEETING

April 01, 2021

7:00 PM

Fridley City Hall, 7071 University Avenue N.E.

AGENDA

Mayoral Declaration No. 20-01 and Ordinance No. 1380 have declared that a local emergency is in effect in the City of Fridley. Pursuant to Minnesota Statute § 13D.021 this meeting will be held by telephone or other electronic means. In accordance with the recommendation of Executive Orders 21-01, which recommend remote meetings whenever possible, this meeting will be held via interactive webinar.

To participate: <https://zoom.us/j/98780649587>, or call 312-626-6799, webinar ID: 987 8064 9587

Call to Order

Roll Call

Action Items

1. Approval of Expenditures
2. Approval of the Minutes from the HRA Meeting of February 4, 2021
3. Approve Purchase of 1314 Mississippi Street

Informational Items

4. Update on Housing Programs

Adjournment

The City of Fridley will not discriminate against or harass anyone in the admission or access to, or treatment, or employment in its services, program, or activities because of race, color, creed, religion, national origin, sex, disability, age, marital status, sexual orientation or status with regard to public assistance. Upon request, accommodation will be provided to allow individuals with disabilities to participate in any of Fridley's services, programs, and activities. Hearing impaired persons who need any interpreter or other persons with disabilities who require auxiliary aids should contact Roberta Collins at (763) 572-3500. (TTD/763-572-3534).



AGENDA REPORT

Meeting Date: April 1, 2021

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of Expenditures

Background

Recommendation

Staff recommends the HRA approve the expenditures for the period March 2 through March 25, 2021.

Attachments and Other Resources

- Check Report

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



City of Fridley, MN

Check Report

Item 1.

By Check Number

Date Range: 03/02/2021 - 03/25/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
hra-1320	MINNESOTA POLLUTION CONTROL AGENCY - MPC	03/02/2021	Regular	0.00	1,250.00	30582
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	03/02/2021	Regular	0.00	78,600.00	30583
hra-623	FRIDLEY, CITY OF	03/03/2021	Regular	0.00	1,224.56	30584
hra-220	BRAUN INTERTEC CORPORATION	03/09/2021	Regular	0.00	1,254.00	30585
HRA-2621	JOHNSON, GREG	03/09/2021	Regular	0.00	290.00	30586
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	03/09/2021	Regular	0.00	2,000.00	30587
HRA 13933	HENNING PROFESSIONAL SERVICES INC	03/10/2021	Regular	0.00	1,339.00	30588
hra-1113	MONROE MOXNESS BERG PA	03/10/2021	Regular	0.00	14,804.86	30589
hra-1113	MONROE MOXNESS BERG PA	03/10/2021	Regular	0.00	32,146.25	30590
hra-506	ECONOMIC DEVELOPMENT ASSOC OF MN	03/16/2021	Regular	0.00	400.00	30591
hra-623	FRIDLEY, CITY OF	03/17/2021	Regular	0.00	1,002.40	30592
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	03/23/2021	Regular	0.00	100.00	30593
hra-903	INTERNAL REVENUE SERVICE - PAYROLL TAXES	03/05/2021	Bank Draft	0.00	455.25	DFT0003357
hra-903	INTERNAL REVENUE SERVICE - PAYROLL TAXES	03/05/2021	Bank Draft	0.00	127.54	DFT0003358
hra-905	MINNESOTA DEPT OF REVENUE - PAYROLL TAXES	03/05/2021	Bank Draft	0.00	219.99	DFT0003359
hra-903	INTERNAL REVENUE SERVICE - PAYROLL TAXES	03/05/2021	Bank Draft	0.00	545.38	DFT0003360
hra-903	INTERNAL REVENUE SERVICE - PAYROLL TAXES	03/19/2021	Bank Draft	0.00	455.25	DFT0003376
hra-903	INTERNAL REVENUE SERVICE - PAYROLL TAXES	03/19/2021	Bank Draft	0.00	127.54	DFT0003377
hra-905	MINNESOTA DEPT OF REVENUE - PAYROLL TAXES	03/19/2021	Bank Draft	0.00	219.99	DFT0003378
hra-903	INTERNAL REVENUE SERVICE - PAYROLL TAXES	03/19/2021	Bank Draft	0.00	545.38	DFT0003379

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	22	12	0.00	134,411.07
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	8	8	0.00	2,696.32
EFT's	0	0	0.00	0.00
	30	20	0.00	137,107.39

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	22	12	0.00	134,411.07
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	8	8	0.00	2,696.32
EFT's	0	0	0.00	0.00
	30	20	0.00	137,107.39

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	3/2021	137,107.39
			137,107.39



AGENDA REPORT

Meeting Date: April 1, 2021

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of the Minutes from the HRA Meeting of February 4, 2021

Background

Recommendation

Staff recommends the HRA approve the minutes from the HRA meeting of February 4, 2021.

Attachments and Other Resources

- HRA Minutes – February 4, 2021

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



HOUSING AND REDEVELOPMENT AUTHORITY MEETING

February 04, 2021

7:00 PM

Fridley Civic Campus, 7071 University Avenue N.E.
(ZOOM)

MINUTES

CALL TO ORDER

PRESENT

Chair Holm

Commissioner Backlund

Commissioner Mulrooney

Commissioner Showalter

Paul Bolin, HRA Assistant Executive Director

Dan Tienter, Finance Director

Jim Casserly, Development Consultant

ABSENT

Commissioner Schwankl

ACTION ITEMS

1. Approval of Expenditures

Motion made by Backlund, Seconded by Mulrooney.

Voting Yea: Holm, Backlund, Mulrooney, Showalter

2. Approval of January 7, 2021 Meeting Minutes

Motion made by Showalter, Seconded by Backlund.

Voting Yea: Holm, Backlund, Mulrooney, Showalter

3. Resolution of Support – Special Legislation – Excess Northern Stacks Increment for Housing Programs

Mr. Bolin stated that the buildout of Northern Stacks TIF District (No. 20) has occurred much quicker than planned. The beneficial effects results in Tax Increment which exceeds the amount needed to repay the development bonds. State law requires any excess increment to be redistributed to the

various taxing authorities when the district comes to an end. Special legislation is required to do anything different. It is estimated that between now and 2041 when the district decertifies, TIF District No. 20 will generate approximately \$1M per year in excess increment. Special Legislation provides for this to be applicable only to the City's TIF District No. 20, allows for revenues from redevelopment tax increment district No. 20 to be available for any of the HRA revolving loan and grant programs, increases the percentage from 25% to 50% of the tax increment that can be available, removes the 5-year rule and other requirements for expenditures and the use of revenues for the district and provides that the City/HRA elect to use the Special Rules, if approved, by December 31, 2023. Staff recommends approval requesting MN Legislature to approve these special rules.

Motion made by Showalter, Seconded by Backlund.

Voting Yea: Holm, Backlund, Mulrooney, Showalter

INFORMATIONAL ITEMS

4. Update on Housing Programs

In January two loans were closed making a total of two year to date and the Home Energy Squat had three visits. There were no Remodeling Advisor Visits done in January.

ADJOURN

Motion made by Showalter, Seconded by Mulrooney.

Voting Yea: Holm, Backlund, Mulrooney, Showalter

Meeting adjourned at 7:10 p.m.

Respectfully Submitted,

Krista Peterson
Recording Secretary



AGENDA REPORT

Meeting Date: April 1, 2021

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Purchase of 1314 Mississippi Street

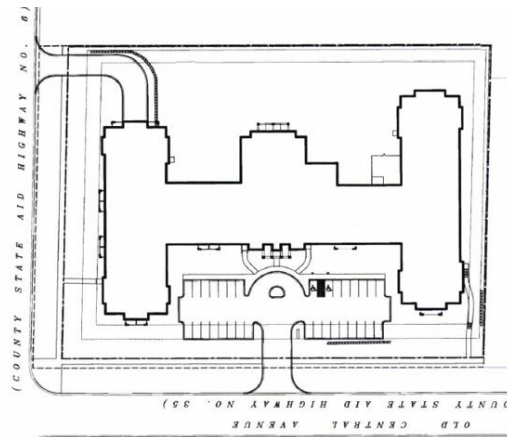
Background

The City first identified the area around Old Central and Mississippi Street, as an area for redevelopment, nearly 25 years ago as part of the Fridley 2020 Comprehensive Plan. The area remained in the follow up 2030 and most recent 2040 Comprehensive Plans as a priority area for redevelopment.

The east side of Old Central, from 64th Avenue to Mississippi Street is currently zoned S-2, Redevelopment District. The zoning is the result of two previous attempts, by the private sector, to redevelop the block into senior housing. The S-2 zoning designation requires developers to submit a "master plan" for the site. This "master plan" can only be changed through City Council approval. Currently, all of the parcels would need to be combined and only the approved senior building could be built on this site. Because of the difficulty, time, and expense with gaining control of the parcels, the two previous attempts failed.



Profitmax – 2003



Select Senior -2011
Current "master plan" for site

When the Council and HRA met in February, to discuss redevelopment priorities, this area was discussed as an area that may have some near-term potential for development. At the time of the meeting, this parcel at 1314 Mississippi Street was being marketed for sale. On the day that Staff was ready to present an offer, the property closed and Knutson Partners Construction took over ownership of the property.

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



1314 Mississippi Street

Knutson purchased the property, containing a small single-family home and a small commercial building, with the thought of eventually moving their business to the site or to become a partner in any future redevelopment efforts. City and HRA Staff met with Knutson Partners in late February to discuss their plans, the use limitations on their property and the difficulty the private sector has had in trying to redevelop the area. Over the next few weeks, discussions continued, and negotiations took place regarding the HRA purchasing this key parcel to redeveloping the area. After negotiating back and forth, we agreed on the appraised value of \$276,000.

Recommendation

Staff recommends that the Authority make and approve a motion accepting the attached purchase agreement for the property located at 1314 Mississippi Street. This is the most critical and visible parcel to control for any future redevelopment of the area.

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

PIN # 13-30-24-42-0020

**COMMERCIAL- RESIDENTIAL
PURCHASE AGREEMENT**

THIS PURCHASE AGREEMENT ("Agreement") is made and entered into this _____ day of March, 2021 ("Effective Date") by and between **Miss 1314 LLC**, a Minnesota limited liability company ("Seller"), and the **Housing and Redevelopment Authority in and for the City of Fridley, Minnesota**, a political subdivision of the State of Minnesota organized under the Constitution and laws of the State of Minnesota ("Purchaser").

RECITALS

- A. Seller is the fee owner of certain real property situated at 1314 Mississippi Street N.E., Fridley, Minnesota, and being legally described as follows in the County of Anoka:

See Exhibit A (attached)

(hereinafter, the "Property").

- B. Seller desires to sell and Purchaser desires to purchase the Property, subject to the terms and conditions of this Agreement.

AGREEMENT

In consideration of the mutual covenants made herein and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, the parties agree as follows:

1. **Offer and Acceptance.** Seller agrees to sell and Purchaser agrees to purchase the Property, together with all buildings, improvements and fixtures located thereon and owned by Seller, all easements, rights and appurtenances thereto, and all of Seller's rights, title and interest in all public ways adjoining the same (hereafter all the foregoing collectively referred to as the "Subject Property"), subject to the terms and conditions of this Agreement.
2. **Purchase Price.** The purchase price for the Subject Property ("Purchase Price") is Two Hundred Seventy Six Thousand and No/100 Dollars (\$276,000.00) and is payable on the Closing Date.
3. **Contingency.** The obligations of the Purchaser hereunder are at all times contingent upon the formal approval of the transaction by the Commissioners of the Housing and Redevelopment Authority in and for the City of Fridley at its next scheduled meeting following the Effective Date hereof, subject at all times to applicable notice requirements ("Approval Contingency"). Within five (5) days of the waiver of the Approval

Contingency, Purchase shall deposit Earnest Money in the amount of One Thousand and NO/100 Dollars (\$1,000.00) with the Title Company.

4. **As-Is-Basis.** It is specifically agreed that the Subject Property is being conveyed to Purchaser by Seller in "As-Is-Condition" (with all faults).
5. **Evidence of Title.** Seller shall convey marketable title to and possession of the Subject Property to the Purchaser, free and clear of all liens, unrecorded interests, rights of parties in possession (with the exception of the Existing Leases as set forth hereinbelow) and with the standard title objections, including the deletion of the survey exception, deleted. Title conveyed herein shall also be free and clear of all encumbrances, restrictions, options to purchase, and easements, except as may be expressly waived by Purchaser. Within five (5) days after the waiver of the Approval Contingency, Purchaser shall order from a title company acceptable to Purchaser ("Title Company") a commitment for an owner's title insurance policy, naming Purchaser as the proposed owner-insured of the Subject Property in the amount of the Purchase Price (the "Commitment"). The Commitment shall set forth all levied real estate taxes and special assessments, and shall have provided with it legible copies of all instruments of record referred to in the Commitment, and shall include the results of all searches covering bankruptcies and State and Federal judgments and liens. Following the receipt of the Commitment, Purchaser shall cause to be ordered, at Purchaser's sole cost and expense, an ALTA Survey (the "Survey") of the Subject Property. Within twenty (20) days of the receipt of the Survey, Purchaser shall in writing make any objections to the Commitment and Survey (collectively, "Title Objections") by written notice to Seller, and Seller shall thereafter cure said Title Objections, at Seller's expense. If Seller fails to cure such Title Objections (or resolve to clear same at Closing) within twenty (20) of the delivery of Title Objections, Purchaser may, at its option (a) clear title to the extent so required and charge the cost of clearing to Seller; or (b) waive such Title Objection and proceed to Closing (and any Title Objection so waived shall be considered a Permitted Encumbrance); or (c) terminate this Purchase Agreement by written notice to Seller.
6. **Conditions to Closing.** Closing of the transaction contemplated by this Agreement and the obligation of Purchaser to purchase the Subject Property are subject to the following conditions:
 - 6.1 Purchaser shall have determined on or before the Closing Date that it is satisfied, based upon the results of and matters disclosed by any environmental or soil investigations or testing of the Property, that there are no environmental or soil conditions that would interfere with the Purchaser's proposed use of the Subject Property; and
 - 6.2 Purchaser shall have reviewed and approved title to the Subject Property pursuant to Section 5 of this Agreement.
 - 6.3 As of the Effective Date, Seller represents and warrants that the Subject Property has two (2) tenants in occupancy under: (a) a lease dated August

1, 2020 between Miss 1314 LLC as Landlord and Danial Heil as Tenant; and (b) a lease dated October 5, 2020 between Miss 1314 LLC as Landlord and Meekz Creations as Tenant (collectively “Existing Leases”), true and correct copy of which are attached hereto as Exhibit B. The Existing Leases shall be assigned to Purchaser at Closing. It shall be a condition of Closing that Purchaser is satisfied with the terms and conditions of the Existing Leases.

- 6.4 Seller shall have removed at the Seller’s expense, all petroleum and waste products from underground storage tanks (if any), and waste oil tanks (if any) located on the Subject Property in compliance with local, state and federal regulations.
- 6.5 Seller represents and warrants that it has not entered into any other contracts for the sale of the Subject Property which are currently in effect, nor are any rights of first refusal or offer or options to purchase the Subject Property, or any other rights of others that might prevent the consummation of this Agreement.
- 6.6 To Seller’s knowledge, no methamphetamine production has occurred on the Subject Property. Seller has not received any order from law enforcement or any health department requiring removal of precursor waste chemicals or remediation and, to Seller’s knowledge, no such orders have been vacated.

The above contingencies are for the sole benefit of Purchaser, and Purchaser shall have the right to waive those contingencies by giving written notice to Seller. If the contingencies set forth in this Section 6 have not been satisfied or waived by the Closing Date, Purchaser may terminate this Agreement by giving written notice to Seller on or before the Closing Date.

7. Environmental and Soil Investigation. Purchaser and its agents shall have the right, at its sole option and risk, to enter the Subject Property for the purpose of testing soils, surveying, or doing other such work as may be necessary to determine the suitability of the Subject Property for use by Purchaser. If Purchaser investigates and tests the Subject Property pursuant to this Section 7, Purchaser shall pay all costs and expenses of such investigations and testing and shall hold Seller harmless from all damages and liabilities arising out of Purchaser’s activities. Within five (5) days of the Effective Date, Seller shall deliver to Purchaser copies of all environmental reports and files, if any, relating to the Subject Property to the extent same are in Seller’s possession or control.

8. Costs and Prorations. Seller and Purchaser agree to the following prorations and allocation of costs in connection with this Agreement and the transaction contemplated hereby:

- 8.1 Purchaser shall be responsible for the following costs at Closing:
 - a. One half of the Title Company closing fee.

- b. Prorated taxes for the year of Closing, based upon the parties 'respective period of ownership in the year of Closing.
- c. Cost of the Survey
- d. Premium for Owner's Policy of Title Insurance.

8.2 Seller shall be responsible for the following costs at Closing:

- a. All recording fees and charges related to the recording of the Deed and the recording or filing of any instrument required to make title marketable.
- b. All fees and costs associated with the Title Commitment.
- c. One half of the Title Company closing fee.
- d. Real estate taxes and assessments for all years prior to the year of Closing.
- e. Prorated taxes for the year of Closing, based upon the parties 'respective period of ownership in the year of Closing.
- f. Well certificate filing fee, if applicable.
- g. State Deed Tax and Conservation fee (if any).

8.3 Seller shall be responsible for payment of the Real Estate taxes due and payable in the year of sale, prorated to the Closing Date. At Closing, Seller shall pay all real estate taxes due and payable for the years prior to Closing Date, together with all special assessments pending or levied against the Subject Property.

8.4 Each of the parties shall pay all of its own respective attorneys' fees in connection with the negotiation, preparation and closing of this Agreement and the transaction contemplated hereby.

8.5 If, and to the extent, any cost or fee shall be payable by Seller under this Agreement, Purchaser shall have the right to pay such amount for the account of Seller and deduct the amount thereof from the Purchase Price due Seller at the Closing Date. If the amount of Seller's obligation cannot be determined on the Closing Date, Purchaser shall have the right to establish an escrow account (and offset from the cash payment) 150% of the maximum foreseeable liability.

9. **Closing.**

- 9.1. Closing shall occur on that date which is forty five (45) days from the Effective Date or at such other date as may be agreed to by the parties in writing ("Closing Date"). Closing shall take place at the offices of the Title Company selected by Purchaser, and may be conducted by the parties in escrow.
- 9.2. On the Closing Date, Purchaser shall deliver to Seller the Purchase Price, and execute the Closing Statement and the Assignment and Assumption of the Existing Leases. Seller shall execute and/or deliver to Purchaser:

- (a) A duly executed general warranty deed (“Deed”), conveying marketable title to the Subject Property, subject only to: (i) building and zoning laws, ordinances, state and federal regulations; and (ii) Permitted Encumbrances;
- (b) A duly executed affidavit regarding Seller;
- (c) A well disclosure certificate or indication that there is no well on the Property;
- (d) Affidavit of non-foreign identity;
- (e) Assignment and Assumption of the Existing Leases;
- (f) Closing Statement;
- (g) Other documents customarily and reasonably required by Purchaser’s or Title Company.

10. **Possession.** Seller agrees to deliver possession of the Subject Property to Purchaser on Closing Date, subject to the possession of the tenants under the Existing Leases.

11. **Damages to Real Property.** If the Subject Property is substantially damaged prior to closing, Purchaser may at its sole option rescind this Agreement by notice to Seller within ten (10) days after Seller notifies Purchaser of the damage, during which 10-day period Purchaser may inspect the Subject Property.

12. **Personal Property Not Included.** Prior to Closing, Seller shall remove all personal property from the Subject Property, which personal property is not included in this transaction.

13. **Covenants, Representations and Warranties of Seller.**

- 13.1. Seller represents that it is the fee owner of the Subject Property. The signatories to this Agreement represent that they are authorized to execute this Agreement on behalf of Seller.
- 13.2. Seller agrees to take no actions to encumber title to the Subject Property between the Effective Date of this Agreement and the time the Deed is delivered to Purchaser.
- 13.3. Seller agrees that it will not enter into additional leases or contracts relating to the Subject Property, nor amend or extend the Existing Leases, between the Effective Date of this agreement and the time the Deed is delivered to Purchaser.
- 13.4. Seller warrants that it has not used the Subject Property for the storage of hazardous substances or petroleum products and, as of the Effective Date of this Agreement, is not aware of any facts the existence of which would constitute a violation of any local, state or federal environmental law, regulation or review procedure or which would give any person a valid claim under the Minnesota Environmental Rights Act or the federal

Comprehensive Environmental Response, Compensation and Liability Act. The foregoing is applicable only to Seller's actual knowledge of facts, and Seller represents that Seller has made no independent investigation of the Subject Property.

- 13.5. Seller warrants that there has been no labor or material furnished to the Subject Property for which payment has not been made.
- 13.6. Seller warrants that the Subject Property is connected to city water and city sewer.
- 13.7. Seller warrants that on the Closing Date, there will be no service contracts in effect in connection with the Subject Property, except those which are terminable on thirty (30) days' written notice.
- 13.8. Seller warrants that Seller has received no notice of any action, litigation, investigation or proceeding of any kind pending against Seller, nor to the best of Seller's knowledge is any action, litigation, investigation, or proceeding pending or threatened against the Subject Property, or any part thereof.
- 13.9. Seller warrants that there are no rights of first refusal or options to purchase the Subject Property granted to third parties, nor does any party have a right to redeem an interest in the Subject Property.
14. **Covenants, Representations and Warranties of Purchaser.** Purchaser is a public body corporate and politic under the laws of the state of Minnesota and has the power to enter into this Agreement and carry out its obligations hereunder. The signatories to this Agreement represent that they are authorized to execute this Agreement on behalf of Purchaser, subject at all times to the Approval Contingency set forth hereinabove.
15. **Well Disclosure.** Seller will certify on the Deed that it knows of no wells on the Property or shall identify same with specificity if such wells are present.
16. **Underground Storage Tanks.** Seller represents and warrants that to its knowledge, without inquiry, there are no underground storage tanks on the Property.
17. **Broker Commissions.** Purchaser represents that it has not engaged the services of any realtor, broker, or other person who would be entitled to a fee or commission in connection with the purchase of the Subject Property by Purchaser. Seller has not been represented in this transaction a broker, and any broker claiming to represent Seller shall be compensated by Seller under the terms and conditions of any separate agreement.
18. **Miscellaneous.**

18.1. This Agreement represents the complete and final agreement of the parties regarding sale of the Subject Property and supersedes any prior oral or written understanding. This Agreement may be amended only in writing executed by both parties. This Agreement shall be binding on the parties hereto, their successors and assigns.

18.2. Purchaser and Seller represent and warrant that the recitals contained herein are true and accurate as of the Effective Date of this Agreement. All warranties and representations by Seller and Purchaser shall survive the closing of this transaction.

18.3 All notices required hereunder shall be given by personal delivery, by depositing in the U.S. mail, postage prepaid, certified mail, return receipt requested, or by use of a nationally recognized courier offering overnight delivery service, directed to the following addresses (or such other addresses as either party may notify the other in writing)

To the Seller: Miss 1314 LLC
4513 Garden Way N
Hugo, MN 55038

To the Purchaser: Housing and Redevelopment Authority in and
for the City of Fridley
7071 University Ave. NE
Fridley, MN 55432
Attn: Paul Bolin

With a copy to: Monroe Moxness Berg PA
7760 France Avenue South
Suite 700
Minneapolis, MN 55435
Attn: Vickie Loher-Johnson, Esq.

19. **Assignment.** Purchaser shall have the right to assign its interest under this Agreement, without first obtaining the consent of Seller, provided that Purchaser shall remain liable to Seller under this Agreement.
20. **Survival.** All of the terms, covenants, conditions, representations, warranties and agreements contained in this Agreement shall survive and continue in force and effect and shall be enforceable after the Closing Date.
21. **Effective Date of Agreement.** This Agreement shall become effective and shall be binding upon the parties hereto only after it has been executed by each of the parties hereto. In the event Seller executes this Agreement first, Purchaser will have no more than thirty (30) days after date of Seller's signature upon this Agreement to accept and sign this Agreement. In the event Purchaser executes this Agreement first, Seller will

have no more than thirty (30) days after the date of Purchaser's signature on this Agreement to accept and sign this Agreement.

22. **Minimum Compensation.** Seller acknowledges and stipulates that the purchase price fulfills the minimum compensation requirements due to sellers by Minnesota Statute § 117.187.

[Remainder of Page Intentionally Blank – Signatures Follow]

PURCHASER:

**Housing and Redevelopment Authority in and
for the City of Fridley, Minnesota**

By _____

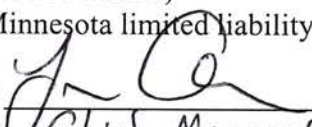
Paul Bolin

Its: Executive Director

Date of Signature _____, 2021

SELLER:

Miss 1314 LLC,
a Minnesota limited liability company

By  _____

Its: Chief Manager

Date of Signature March 19, 2021

DATE OF FINAL ACCEPTANCE by HRA March _____, 2021

**Exhibit A To Purchase Agreement
Legal Description of Property**

(To be confirmed by Title Company)

Lot 16, Block 1, Spring Valley Addition, according to the recorded plat thereof, Anoka County, Minnesota

Abstract Property

**Exhibit B To Purchase Agreement
True and Correct Copy of Existing Leases**

4817-8438-5757, v. 7

MINNESOTA STANDARD RESIDENTIAL LEASE

© Copyright 2011 by Minnesota State Bar Association, Minneapolis, Minnesota. BEFORE YOU USE OR SIGN THIS LEASE, YOU SHOULD CONSULT WITH A LAWYER TO DETERMINE THAT THIS CONTRACT ADEQUATELY PROTECTS YOUR LEGAL RIGHTS. Minnesota State Bar Association disclaims any liability arising out of use of this form.

The Office of the Minnesota Attorney General certifies that this contract complies with the requirements of Minn. Stat. §325G.31 (1999). CERTIFICATION OF A CONTRACT BY THE MINNESOTA ATTORNEY GENERAL UNDER THE PLAIN LANGUAGE CONTRACT ACT IS NOT OTHERWISE AN APPROVAL OF THE CONTRACT'S LEGALITY OR LEGAL EFFECT.

Landlord and Tenant agree to the following terms.

TENANTS. (Each adult who signs this Lease is a "Tenant.") DANIAL D. HEIL

OTHER OCCUPANTS.

LANDLORD. MNOPLY PROPERTY LLC

The **Premises** ("Premises") includes dwelling unit number _____
at (street address) 1314 MISSISSIPPI ST. NE. (city) FRIDLEY MN (zip code) 55423
and garage no. _____, storage unit no. _____, parking stall no. _____

Term of Lease. (Write number of months or "month-to-month.") 12 MONTHS

Starting Date of Possession AUGUST 1, 2020 **Ending Date of Possession** (if known) AUGUST 1, 2021

Monthly Rent \$1,175 **Security Deposit** \$1,175

Late Fee \$80.00 (In no case may the late fee exceed 8.0% of the overdue rent payment. Minn. Stat. Section 504B.177.)

OTHER CHARGES (specify) _____

RECEIPT. RECEIVED FROM TENANT BY LANDLORD AT THE SIGNING OF THIS LEASE:	AMOUNT
FIRST MONTH'S RENT PAID IN ADVANCE	\$1,175
FIRST MONTH'S UTILITIES PAID IN ADVANCE (See Choices 3 and 4 below.)	
LAST MONTH'S RENT PAID IN ADVANCE	
SECURITY DEPOSIT PAID IN ADVANCE	\$1,175
FIRST MONTH'S RENT FOR GARAGE PAID IN ADVANCE	
FIRST MONTH'S RENT FOR STORAGE UNIT PAID IN ADVANCE	
OTHER (Specify) _____, PAID IN ADVANCE	
TOTAL RECEIVED FROM TENANT:	\$2,350

Notice. Under Minnesota law, the landlord of a single-metered residential building is the bill payer responsible and shall be the customer of record contracting with the utility for utility services. Utilities and Services will be paid as follows.

UTILITIES:	Included in Rent	Not Included in Rent; Paid or Billed Separately		
	Choice No. 1	Choice No. 2	Choice No. 3	Choice No. 4
	LANDLORD PAYS SERVICE PROVIDER	TENANT PAYS DIRECTLY TO SERVICE PROVIDER	TENANT PAYS LANDLORD	TENANT PAYS LANDLORD FOR A PORTION OF UTILITIES OR SERVICES
	(Utilities and services are included in rent.)	(Tenant's Premises has a separate meter and separate billing or account in Tenant's name.)	(Reimbursement for separately metered utility or for service for Tenant's Premises with separate billing or account in Landlord's name.) (ADDED TO RENT.)	(Tenant's Premises does not have a separate meter.) (ADDED TO RENT)
	>>>>>> CHECK ONLY ONE COLUMN FOR EACH UTILITY OR SERVICE <<<<<<<			
Natural Gas		X		
Water & Sewer		X		
Electricity		X		
Fuel Oil		N/A		
Garbage Collection		X		
Telephone		X		
Cable Communication		X		
Association Fees		N/A		
Other Utility or Service (Specify)		X		
NOTE: If either Choice No. 3 or Choice No. 4 is checked for any utility or service, Landlord must complete Part 35 of this Lease before Tenant signs. Caution: Minneapolis and other cities might prohibit the apportioning of utilities (Choice No. 4).		SEE NOTE IF CHOICE NO. 3 OR CHOICE NO. 4 IS CHECKED FOR ANY UTILITY OR SERVICE.		

CHECK APPLIANCES INCLUDED

☒ REFRIGERATOR	☐ CLOTHES WASHER
☒ KITCHEN STOVE	☐ CLOTHES DRYER
☐ MICROWAVE	☐ WINDOW UNIT AIR CONDITIONER
☐ DISHWASHER	☐ GAS GRILL
☐ TRASH COMPACTER	☐ OTHER

The person authorized to manage the Premises is

Name BRYAN C. COBB
Street Address, (not P.O. Box) 4937 BROOKLYN BLVD.
City, State, Zip code BROOKLYN CENTER, MN. 55429 Telephone 612-327-2003

The Landlord or agent authorized to accept service of process and receive and give receipts for notices is

Name BRYAN C. COBB
Street Address, (not P.O. Box) 4937 BROOKLYN BLVD.
City, State, Zip code BROOKLYN CENTER, MN. 55429 Telephone 612-327-2003

List any additional agreements here. Attach a copy of each additional agreement to each copy of the Lease.

ATTACHED: CRIME & DRUG LEASE ADDENDUM

TERMS OF THIS LEASE.

1. OCCUPANCY AND USE. Only the Tenants and Occupants listed above may live in the Premises, except as allowed by law. The Premises, Utilities and Services shall be used only for common residential uses.

2. RENT. Tenant shall pay Rent in advance on or before the first day of every month. Tenant shall pay the Rent at 4937 BROOKLYN BLVD. BROOKLYN CENTER, MN 55429 or other reasonable place requested by Landlord.

3. LATE FEE AND RETURNED CHECK FEE. If Landlord does not receive the rent by the fifth day of the month, Tenant must pay any late fee listed above as additional rent if requested in writing by Landlord. Tenant shall also pay \$20.00 for each unpaid check returned by Tenant's bank. Rent is "paid" when Landlord receives it, not when mailed or sent by Tenant.

4. SECURITY DEPOSIT. Landlord may use the security deposit

A. To cover Tenant's failure to pay rent or other money due Landlord.

B. To return the Premises to its condition at the start of the tenancy except for ordinary wear and tear.

Within 21 days after the tenancy ends and Tenant gives Landlord a forwarding address, Landlord shall return the full security deposit with interest or send a letter explaining what was withheld and why.

5. EACH TENANT RESPONSIBLE. Each Tenant is responsible for all money due to Landlord under this Lease, not just a proportionate share.

6. TENANT PAYS FOR DAMAGE. Tenant shall pay for all loss, cost, or damage (including plumbing trouble) caused by the willful or irresponsible conduct of Tenant or by a person under Tenant's direction or control.

7. LANDLORD'S NON-WAIVER. Payments other than rent are due when Landlord demands them from Tenant. Landlord's failure or delay in demanding payments is not a waiver. Landlord may demand payments before or after Tenant vacates the Premises.

8. ATTORNEY'S FEES. The court may award reasonable attorney's fees and costs to the party who prevails in a lawsuit about the tenancy.

9. PREMISES INSPECTION. Landlord and Tenant inspected the Premises together and signed an inspection sheet before signing this Lease. A copy is attached. When the Lease ends, Landlord and Tenant shall inspect again and complete a second inspection sheet.

10. LANDLORD'S PROMISES.

A. The Premises and all common areas are fit for the use intended by Landlord and Tenant.

B. Landlord shall make necessary repairs. Landlord need not repair damage caused by the willful or irresponsible conduct of Tenant, Tenant's guests, or a person under Tenant's direction or control.

C. Landlord shall keep the Premises up to code unless a violation of the codes has been caused by the willful or irresponsible conduct of Tenant, Tenant's guests, or a person under Tenant's direction or control.

11. TENANT'S PROMISES.

A. Tenant shall not allow damage to the Premises.

B. Tenant shall not allow waste of the Utilities or Services provided by Landlord.

C. Tenant shall make no alterations or additions.

D. Tenant shall remove no fixtures.

E. Tenant shall not paint the Premises without Landlord's written consent.

F. Tenant shall keep the Premises clean and tidy.

G. Tenant shall not unreasonably disturb the peace and quiet of others.

H. Tenant shall not interfere with the management of the property and shall not allow Tenant's guests to do so.

I. Tenant shall use the Premises only as a private residence.

- J. Tenant shall not use the Premises in any way that is unlawful, illegal, or dangerous.
- K. Tenant shall not use the Premises in any way that would cause a cancellation, restriction or increase in premium in Landlord's insurance.
- L. Tenant shall not use or store in or near the Premises any inflammable or explosive substances in an unsafe manner.
- M. Tenant shall notify Landlord in writing of any repairs to be made.
- N. Tenant shall recycle or dispose of trash in the outside containers provided for those purposes.

12. TENANT'S TELEPHONE. Tenant shall give Landlord the Tenant's home phone number within 2 days after service is started or the phone number is changed.

13. RESTRICTIONS.

- A. **WATERBEDS.** Tenant shall not have water beds or other water-filled furniture on the Premises.
- B. **PETS.** Tenant shall not have animals or pets on the Premises without Landlord's prior written approval.
- C. **LOCKS.** Tenant shall not add or change locks. At Tenant's request, Landlord will change the locks or have the lock cylinders re-keyed at Tenant's expense. If the locks do not meet current municipal codes or regulations, Landlord shall change the locks at Landlord's expense.
- D. **VEHICLES.** Tenant shall have no motor home, camper, trailer, boat, recreational vehicle, unlicensed vehicle, inoperable vehicle, vehicle on blocks, or commercial truck on the Premises or on the common area or curtilage of the Premises, except in a garage. ["Curtilage" means the grounds surrounding the building in which the Premises is located.] A commercial truck is any truck in commercial service or larger than a pickup truck. Permitted vehicles shall be parked in designated areas only. Three days after giving notice to Tenant, Landlord may remove and store the offending vehicles. Tenant shall pay reasonable removal and storage expenses as additional Rent.

14. LANDLORD'S RIGHT TO ENTER. Landlord may enter the Premises for a reasonable business purpose. Landlord must first make a good faith effort to give Tenant reasonable notice of the intent to enter. Landlord may enter the Premises in an emergency. Landlord must disclose the date, time and purpose of the emergency entry in writing. The writing must be left in a conspicuous place in the Premises.

15. DAMAGE OR INJURY TO TENANT OR TENANT'S PROPERTY. Landlord is not responsible for any injury or damage that was not caused by a willful or negligent act or failure to act of Landlord. Tenant may obtain Renter's Insurance

16. NOTICE OF DANGEROUS CONDITIONS. Tenant shall promptly notify Landlord of any conditions that might cause damage to the Premises or waste Utilities or Services provided by Landlord. The notice may be oral or in writing.

17. SUBLETTING. Tenant shall not sublet part or all of the Premises without Landlord's written consent. Tenant shall not assign this Lease without Landlord's written consent. The consent shall not be unreasonably withheld or delayed.

18. MOVING OUT OR HOLDING OVER. Tenant must move out not later than 11:59 p.m. on the Ending Date. If Tenant occupies the Premises after the Ending Date with Landlord's permission and this Lease has not been renewed nor a new Lease made, this Lease becomes a month-to-month lease under its original terms.

19. NOTICE IF LEASE BECOMES MONTH-TO-MONTH If this Lease is or becomes month-to-month, written notice is required by Landlord or Tenant to end the Lease. The notice must end the lease on the last day of a month and must be received before the first day of that month. For example, to end a month-to-month lease on April 30, the notice must be received on March 31 or earlier.

20. VACATING. When moving out, Tenant must:

- A. Leave the Premises in the same condition as at the start of the Lease, except for ordinary wear and tear and fire or casualty loss.
- B. Completely vacate the Premises, including storage units, garage and parking stalls.
- C. Give Landlord a forwarding address.
- D. Give Landlord all keys and personal property issued to Tenant for Tenant's use such as garage door openers, and tools. If Tenant does not return all keys within 24 hours of vacating, Landlord may change the locks and charge reasonable costs to Tenant.

21. PREMISES DESTROYED, UNINHABITABLE OR UNFIT FOR OCCUPANCY.

- A. If the Premises is destroyed or becomes totally uninhabitable or completely unfit for occupancy through no fault or neglect of Tenant or a person under Tenant's direction or control, either Landlord or Tenant may end this Lease. To end the lease, Tenant or Landlord shall give prompt written notice to the other. Rent shall be prorated as of the date the Premises became unfit for occupancy.
- B. If the Premises is destroyed or becomes totally uninhabitable or completely unfit for occupancy through the fault or neglect of Tenant or a person under Tenant's direction or control, Landlord may end this Lease. Landlord shall give prompt written notice to Tenant.

22. BREACH OF LEASE[RE-ENTRY CLAUSE]. If Tenant materially breaches this lease, Landlord may do these things.

- A. Demand in writing that Tenant immediately give up possession of the Premises. If Tenant does not give up possession, Landlord may bring an eviction action (unlawful detainer action).
- B. Demand in writing that Tenant give up possession of the Premises to Landlord at a certain date in the future. If Tenant does not give up possession on that date, Landlord may bring an eviction action (unlawful detainer action). Landlord may accept rent for the period up to the date possession is to be transferred without giving up Landlord's right to evict.
- C. Bring an eviction action immediately (unlawful detainer action).

23. DUTY TO PAY RENT AFTER EVICTION OR SURRENDER. Rent is due under this Lease even if Tenant surrenders the Premises or is evicted by Landlord. Landlord shall make good faith efforts to mitigate damages.

24. SUBORDINATION. This lease is subordinate to any mortgage against the Premises. No new owner or lender shall disturb Tenant's occupancy, but shall have Landlord's remedies if Tenant defaults. Tenant shall sign documents reasonably requested by Landlord. Tenant appoints Landlord as attorney-in-fact to sign such documents for any mortgagee.

25. EXERCISE OF RIGHTS AND REMEDIES. Either party may use any or all of its legal rights and remedies. The use of one or more rights or remedies is not an election of remedies.

26. SUBROGATION. Tenant and Landlord give up all rights of subrogation against the other for loss or damage covered by insurance.

27. TERMS. Where appropriate, singular terms include the plural and plural terms include the singular.

28. MISREPRESENTATIONS. Any materially false statement made by either Landlord or Tenant to the other that induces the signing of this Lease is a breach of this Lease.

29. ATTACHMENTS ARE PART OF LEASE. NO ORAL AGREEMENTS. Attachments to this Lease, such as Landlord's building rules, if any, are a part of this Lease. No oral agreements have been made. This Lease with its attachments is the entire agreement between Landlord and Tenant.

30. NOTICES. A notice or demand mailed to or handed to any one of the Tenants named above is notice to all Tenants.

31. NOTICE OF PROHIBITION AGAINST UNLAWFUL ACTIVITIES.

A. Landlord and Tenant shall not unlawfully allow controlled substances in the Premises or in the common area or curtilage of the Premises. The Premises will not be used by Tenant or persons under Tenant's control to manufacture, sell, give away, barter, deliver, exchange, distribute or possess with the intent to sell, give away, barter, deliver, exchange, or distribute a controlled substance in violation of any local, state or federal law.

B. Landlord and Tenant shall not allow prostitution or prostitution-related activity as defined in MINN. STAT. §617.80, Subdivision 4, to occur on the Premises or in the common area and curtilage of the Premises.

C. Landlord and Tenant shall not allow the unlawful use or possession of a firearm in violation of MINN. STAT. §609.66, Subdivision 1a, §609.67, or §624.713 on the property, its lands, or common area.

The following notice is required by MINN. STAT. §504B.305. A seizure under §609.5317, Subd. 1, for which there is not a defense under §609.5317, Subd. 3, constitutes unlawful detention by Tenant.

32. LEAD PAINT WARNING AND DISCLOSURE. HOUSING BUILT PRIOR TO 1978.

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally-approved pamphlet on lead poisoning prevention.

A. Hazards Disclosed. Landlord knows of the following lead-based paint or lead-based paint hazards on the Premises (If none, state "none.") NONE

B. Reports Disclosed. Landlord has provided Tenant with the following, which are all records and reports available to Landlord pertaining to lead-based paint or lead-based paint hazards on the Premises. (If no such records or reports are available to Landlord, state "none.") NONE

C. Tenant's Acknowledgment. Tenant has received the records or reports noted in paragraph B., above and a copy of the pamphlet, *Protect Your Family from Lead in Your Home*, EPA publication EPA747-K-94-001.

Tenants' initials _____

D. Agent's Acknowledgment. Agent has informed Landlord of Landlord's obligations under 42 U.S.C. 4852(d) and is aware of agent's responsibility to ensure compliance.

Agent's initials _____

By signing below, Landlord, Tenant and Agent certify the accuracy of the statements in the above paragraph.

Landlord Date Tenant Date Agent Date

33. CHANGES TO LEASE. Landlord and Tenant may change the terms of this Lease in writing.

34. SMOKING. (check one) ☒ Tenant may allow smoking on the Premises.
☐ Tenant shall not allow smoking on the Premises.

35. UTILITIES SERVICE NOTICE. If any of the utilities or services on Page 1 of this Lease is rebilled to Tenant

(Choice No. 3) or apportioned by Landlord and billed to Tenant (Choice No. 4), then this Part 35 becomes part of the Lease and must be completed by Landlord.

A. REBILLED UTILITIES (Under Choice No. 3). For each utility or service rebilled to Tenant under a meter or account that provides service exclusively to Tenant's Premises, Landlord shall provide a copy to Tenant of each billing statement from the utility provider.

B. APPORTIONED UTILITIES UNDER A SINGLE-METERED SERVICE (Under Choice No. 4).

(1) Landlord is the customer of record under contract with the utility or service provider and shall pay the provider directly.

(2) Landlord may apportion the utility or service bill among the tenants of the building. The apportionment shall be by following this equitable method or formula [state the formula precisely here, including the frequency of billing for each apportioned utility or service]: _____

(3) Upon request, Landlord shall provide Tenant with a copy of each actual utility or service bill for the building along with each apportioned services bill.

(4) Landlord must provide the following information for each apportioned utility billed to Tenant. For the most recent calendar year [state year here: _____], the actual utility bills in each month were:

MONTH	GAS	ELECTRIC	WATER/SEWER	FUEL OIL	GARBAGE	OTHER
January						
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Column Total						
Monthly Average*						

*NOTE: If this Lease is for one year or more, then Landlord and Tenant may agree to use a monthly average as the good faith estimate of the monthly utilities bill as an annualized budget plan providing for level monthly payments. If Landlord and Tenant agree to a budget plan using monthly averages for payment of these utilities, initial here:

Landlord _____ Tenant _____ Tenant _____ Tenant _____ Tenant _____

In subsequent lease years, Landlord shall give Tenant updated information on apportioned utilities before changing Tenant's budget plan amount.

Instead of filling out the table above, Landlord may attach copies of the 12 monthly bills for each apportioned utility.

(5) Upon Tenant's request, Landlord shall provide Tenant with copies of the actual utility or service bills for any apportioned utility or service for the past two years. However, if Landlord acquired the building less than two years ago, Landlord shall provide copies of bills back to the date that Landlord bought the building.

(6) If the gas, fuel oil, or electric charge is apportioned, Landlord shall notify Tenant by September 30 of each year that energy assistance (financial help from the government) may be available to pay for the gas, fuel oil, or electric bill. This notice shall include the toll-free telephone number of the agency which administers the energy assistance program.

36. ADDITIONAL TERMS.

Landlord and Tenant agree to the terms of this Lease.

LANDLORD

[Signature] Date 8-1-26

TENANTS

[Signature] Date 8-1-2020

RECEIPT BY TENANT(S)

I have received a signed original or copy of this Lease.

TENANTS:

FIRST INSPECTION (**MOVING IN**) OF [ADDRESS]: _____

		Condition (Check if OK)	Comments	
LIVING ROOM	Floor			
	Ceiling			
	Walls			
	Doors			
	Woodwork			
	Light Fixtures			
	Windows and Screens			
	Drapes or Curtains			
	Misc.			
	DINING ROOM	Floor		
Ceiling				
Walls				
Doors				
Woodwork				
Light Fixtures				
Windows and Screens				
Drapes or Curtains				
Misc.				
KITCHEN		Floor		
	Ceiling			
	Walls			
	Doors			
	Woodwork			
	Light Fixtures			
	Windows and Screens			
	Drapes or Curtains			
	Refrigerator			
	Stove			
	Sink			
	Misc.			
	ENTRY	Floor		
		Ceiling		
Walls				
Doors				
Woodwork				
Light Fixtures				
Windows and Screens				
Drapes or Curtains				
Misc.				
BEDROOM #1		Floor		
	Ceiling			
	Walls			
	Doors			
	Woodwork			
	Light Fixtures			
	Windows and Screens			
	Drapes or Curtains			
	Misc.			
	BEDROOM #2	Floor		
Ceiling				
Walls				
Doors				
Woodwork				
Light Fixtures				
Windows and Screens				
Drapes or Curtains				
Misc.				

		Condition (Check if OK)	Comments
BEDROOM #3	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
	BATHROOM #1	Floor	
Ceiling			
Walls			
Doors			
Woodwork			
Light Fixtures			
Windows and Screens			
Drapes or Curtains			
Misc.			
BATHROOM #2		Floor	
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
	FAMILY ROOM	Floor	
Ceiling			
Walls			
Doors			
Woodwork			
Light Fixtures			
Windows and Screens			
Drapes or Curtains			
Misc.			
LAUNDRY ROOM		Floor	
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
	Washer		
	Dryer		
	SMOKE DETECTOR		

We have inspected the Premises and have found it to be in the condition noted above.

LANDLORD:

TENANTS:

Date signed: _____

Date signed: _____

LAST INSPECTION (**MOVING OUT**) OF [ADDRESS]: _____

		Condition (Check if OK)	Comments	
LIVING ROOM	Floor			
	Ceiling			
	Walls			
	Doors			
	Woodwork			
	Light Fixtures			
	Windows and Screens			
	Drapes or Curtains			
	Misc.			
	DINING ROOM	Floor		
Ceiling				
Walls				
Doors				
Woodwork				
Light Fixtures				
Windows and Screens				
Drapes or Curtains				
Misc.				
KITCHEN		Floor		
	Ceiling			
	Walls			
	Doors			
	Woodwork			
	Light Fixtures			
	Windows and Screens			
	Drapes or Curtains			
	Refrigerator			
	Stove			
	Sink			
	Misc.			
	ENTRY	Floor		
		Ceiling		
Walls				
Doors				
Woodwork				
Light Fixtures				
Windows and Screens				
Drapes or Curtains				
Misc.				
BEDROOM #1		Floor		
	Ceiling			
	Walls			
	Doors			
	Woodwork			
	Light Fixtures			
	Windows and Screens			
	Drapes or Curtains			
	Misc.			
	BEDROOM #2	Floor		
Ceiling				
Walls				
Doors				
Woodwork				
Light Fixtures				
Windows and Screens				
Drapes or Curtains				
Misc.				

		Condition (Check if OK)	Comments
BEDROOM #3	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
	BATHROOM #1	Floor	
Ceiling			
Walls			
Doors			
Woodwork			
Light Fixtures			
Windows and Screens			
Drapes or Curtains			
Misc.			
BATHROOM #2		Floor	
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
	FAMILY ROOM	Floor	
Ceiling			
Walls			
Doors			
Woodwork			
Light Fixtures			
Windows and Screens			
Drapes or Curtains			
Misc.			
LAUNDRY ROOM		Floor	
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
	Washer		
	Dryer		
	SMOKE DETECTOR		

We have inspected the Premises and have found it to be in the condition noted above.

LANDLORD:

TENANTS:

Date signed: _____

Date signed: _____

MINNESOTA STANDARD RESIDENTIAL LEASE

© Copyright 2011 by Minnesota State Bar Association, Minneapolis, Minnesota. BEFORE YOU USE OR SIGN THIS LEASE, YOU SHOULD CONSULT WITH A LAWYER TO DETERMINE THAT THIS CONTRACT ADEQUATELY PROTECTS YOUR LEGAL RIGHTS. Minnesota State Bar Association disclaims any liability arising out of use of this form.

The Office of the Minnesota Attorney General certifies that this contract complies with the requirements of Minn. Stat. §325G.31 (1999). CERTIFICATION OF A CONTRACT BY THE MINNESOTA ATTORNEY GENERAL UNDER THE PLAIN LANGUAGE CONTRACT ACT IS NOT OTHERWISE AN APPROVAL OF THE CONTRACT'S LEGALITY OR LEGAL EFFECT.

Landlord and Tenant agree to the following terms.

TENANTS. (Each adult who signs this Lease is a "Tenant.") MEEKZ CREATIONS

OTHER OCCUPANTS. _____

LANDLORD. MNOPOLY PROPERTY LLC

The **Premises** ("Premises") includes dwelling unit number _____
at (street address) 6491 CENTRAL AVE. NE (city) FRIDLEY MN (zip code) 55432
and garage no. _____, storage unit no. _____, parking stall no. _____

Term of Lease. (Write number of months or "month-to-month.") 12 MONTHS

Starting Date of Possession OCT. 5, 2020 **Ending Date of Possession** (if known) OCT. 5, 2021

Monthly Rent \$1000 **Security Deposit** \$2000

Late Fee \$580 (In no case may the late fee exceed 8.0% of the overdue rent payment. Minn. Stat. Section 504B.177.)

OTHER CHARGES (specify) _____

RECEIPT. RECEIVED FROM TENANT BY LANDLORD AT THE SIGNING OF THIS LEASE:	AMOUNT
FIRST MONTH'S RENT PAID IN ADVANCE	\$1000
FIRST MONTH'S UTILITIES PAID IN ADVANCE (See Choices 3 and 4 below.)	
LAST MONTH'S RENT PAID IN ADVANCE	\$1000
SECURITY DEPOSIT PAID IN ADVANCE	\$1000
FIRST MONTH'S RENT FOR GARAGE PAID IN ADVANCE	
FIRST MONTH'S RENT FOR STORAGE UNIT PAID IN ADVANCE	
OTHER (Specify) _____, PAID IN ADVANCE	
TOTAL RECEIVED FROM TENANT:	\$3000

Notice. Under Minnesota law, the landlord of a single-metered residential building is the bill payer responsible and shall be the customer of record contracting with the utility for utility services. Utilities and Services will be paid as follows.

UTILITIES:	Included in Rent	Not Included in Rent; Paid or Billed Separately		
	Choice No. 1	Choice No. 2	Choice No. 3	Choice No. 4
	LANDLORD PAYS SERVICE PROVIDER	TENANT PAYS DIRECTLY TO SERVICE PROVIDER	TENANT PAYS LANDLORD (Reimbursement for separately metered utility or for service for Tenant's Premises with separate billing or account in Landlord's name.) (ADDED TO RENT.)	TENANT PAYS LANDLORD FOR A PORTION OF UTILITIES OR SERVICES (Tenant's Premises does not have a separate meter.) (ADDED TO RENT)
UTILITY OR SERVICE	(Utilities and services are included in rent.)	(Tenant's Premises has a separate meter and separate billing or account in Tenant's name.)		
>>>>>> CHECK ONLY ONE COLUMN FOR EACH UTILITY OR SERVICE <<<<<<<				
Natural Gas		X		
Water & Sewer		X		
Electricity		X		
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Other Utility or Service (Specify)		X		
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☐ KITCHEN STOVE	☐ CLOTHES DRYER
☐ MICROWAVE	☐ WINDOW UNIT AIR CONDITIONER
☐ DISHWASHER	☐ GAS GRILL
☐ TRASH COMPACTER	☐ OTHER

The person authorized to manage the Premises is

Name BRYAN C. COBB
Street Address, (not P.O. Box) 4937 BROOKLYN BLVD.
City, State, Zip code BROOKLYN CENTER, MN. 55429 Telephone 612-327-2003

The Landlord or agent authorized to accept service of process and receive and give receipts for notices is

Name BRYAN C. COBB
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1. OCCUPANCY AND USE. Only the Tenants and Occupants listed above may live in the Premises, except as allowed by law. The Premises, Utilities and Services shall be used only for common residential uses.

2. RENT. Tenant shall pay Rent in advance on or before the first day of every month. Tenant shall pay the Rent at 4937 BROOKLYN BLVD. BROOKLYN CENTER, MN. 55429 or other reasonable place requested by Landlord.

3. LATE FEE AND RETURNED CHECK FEE. If Landlord does not receive the rent by the fifth day of the month, Tenant must pay any late fee listed above as additional rent if requested in writing by Landlord. Tenant shall also pay \$20.00 for each unpaid check returned by Tenant's bank. Rent is "paid" when Landlord receives it, not when mailed or sent by Tenant.

4. SECURITY DEPOSIT. Landlord may use the security deposit

A. To cover Tenant's failure to pay rent or other money due Landlord.

B. To return the Premises to its condition at the start of the tenancy except for ordinary wear and tear.

Within 21 days after the tenancy ends and Tenant gives Landlord a forwarding address, Landlord shall return the full security deposit with interest or send a letter explaining what was withheld and why.

5. EACH TENANT RESPONSIBLE. Each Tenant is responsible for all money due to Landlord under this Lease, not just a proportionate share.

6. TENANT PAYS FOR DAMAGE. Tenant shall pay for all loss, cost, or damage (including plumbing trouble) caused by the willful or irresponsible conduct of Tenant or by a person under Tenant's direction or control.

7. LANDLORD'S NON-WAIVER. Payments other than rent are due when Landlord demands them from Tenant. Landlord's failure or delay in demanding payments is not a waiver. Landlord may demand payments before or after Tenant vacates the Premises.

8. ATTORNEY'S FEES. The court may award reasonable attorney's fees and costs to the party who prevails in a lawsuit about the tenancy.

9. PREMISES INSPECTION. Landlord and Tenant inspected the Premises together and signed an inspection sheet before signing this Lease. A copy is attached. When the Lease ends, Landlord and Tenant shall inspect again and complete a second inspection sheet.

10. LANDLORD'S PROMISES.

A. The Premises and all common areas are fit for the use intended by Landlord and Tenant.

B. Landlord shall make necessary repairs. Landlord need not repair damage caused by the willful or irresponsible conduct of Tenant, Tenant's guests, or a person under Tenant's direction or control.

C. Landlord shall keep the Premises up to code unless a violation of the codes has been caused by the willful or irresponsible conduct of Tenant, Tenant's guests, or a person under Tenant's direction or control.

11. TENANT'S PROMISES.

A. Tenant shall not allow damage to the Premises.

B. Tenant shall not allow waste of the Utilities or Services provided by Landlord.

C. Tenant shall make no alterations or additions.

D. Tenant shall remove no fixtures.

E. Tenant shall not paint the Premises without Landlord's written consent.

F. Tenant shall keep the Premises clean and tidy.

G. Tenant shall not unreasonably disturb the peace and quiet of others.

H. Tenant shall not interfere with the management of the property and shall not allow Tenant's guests to do so.

I. Tenant shall use the Premises only as a private residence.

- 130 J. Tenant shall not use the Premises in any way that is unlawful, illegal, or dangerous.
131 K. Tenant shall not use the Premises in any way that would cause a cancellation, restriction or increase in premium in
132 Landlord's insurance.
133 L. Tenant shall not use or store in or near the Premises any inflammable or explosive substances in an unsafe manner.
134 M. Tenant shall notify Landlord in writing of any repairs to be made.
135 N. Tenant shall recycle or dispose of trash in the outside containers provided for those purposes.

136
137 **12. TENANT'S TELEPHONE.** Tenant shall give Landlord the Tenant's home phone number within 2 days after
138 service is started or the phone number is changed.
139

140 **13. RESTRICTIONS.**

- 141 A. **WATERBEDS.** Tenant shall not have water beds or other water-filled furniture on the Premises.
142 B. **PETS.** Tenant shall not have animals or pets on the Premises without Landlord's prior written approval.
143 C. **LOCKS.** Tenant shall not add or change locks. At Tenant's request, Landlord will change the locks or have the
144 lock cylinders re-keyed at Tenant's expense. If the locks do not meet current municipal codes or regulations,
145 Landlord shall change the locks at Landlord's expense.
146 D. **VEHICLES.** Tenant shall have no motor home, camper, trailer, boat, recreational vehicle, unlicensed vehicle,
147 inoperable vehicle, vehicle on blocks, or commercial truck on the Premises or on the common area or curtilage of
148 the Premises, except in a garage. ["Curtilage" means the grounds surrounding the building in which the Premises
149 is located.] A commercial truck is any truck in commercial service or larger than a pickup truck. Permitted vehicles
150 shall be parked in designated areas only. Three days after giving notice to Tenant, Landlord may remove and store
151 the offending vehicles. Tenant shall pay reasonable removal and storage expenses as additional Rent.
152

153 **14. LANDLORD'S RIGHT TO ENTER.** Landlord may enter the Premises for a reasonable business purpose.
154 Landlord must first make a good faith effort to give Tenant reasonable notice of the intent to enter. Landlord may enter
155 the Premises in an emergency. Landlord must disclose the date, time and purpose of the emergency entry in writing.
156 The writing must be left in a conspicuous place in the Premises.
157

158 **15. DAMAGE OR INJURY TO TENANT OR TENANT'S PROPERTY.** Landlord is not responsible for any
159 injury or damage that was not caused by a willful or negligent act or failure to act of Landlord. Tenant may obtain
160 Renter's Insurance
161

162 **16. NOTICE OF DANGEROUS CONDITIONS.** Tenant shall promptly notify Landlord of any conditions that
163 might cause damage to the Premises or waste Utilities or Services provided by Landlord. The notice may be oral or in
164 writing.
165

166 **17. SUBLETTING.** Tenant shall not sublet part or all of the Premises without Landlord's written consent. Tenant
167 shall not assign this Lease without Landlord's written consent. The consent shall not be unreasonably withheld or
168 delayed.
169

170 **18. MOVING OUT OR HOLDING OVER.** Tenant must move out not later than 11:59 p.m. on the Ending Date.
171 If Tenant occupies the Premises after the Ending Date with Landlord's permission and this Lease has not been renewed
172 nor a new Lease made, this Lease becomes a month-to-month lease under its original terms.
173

174 **19. NOTICE IF LEASE BECOMES MONTH-TO-MONTH** If this Lease is or becomes month-to-month, written
175 notice is required by Landlord or Tenant to end the Lease. The notice must end the lease on the last day of a month and
176 must be received before the first day of that month. For example, to end a month-to-month lease on April 30, the notice
177 must be received on March 31 or earlier.
178

179 **20. VACATING.** When moving out, Tenant must:

- 180 A. Leave the Premises in the same condition as at the start of the Lease, except for ordinary wear and tear and fire or
181 casualty loss.
182 B. Completely vacate the Premises, including storage units, garage and parking stalls.
183 C. Give Landlord a forwarding address.
184 D. Give Landlord all keys and personal property issued to Tenant for Tenant's use such as garage door openers, and
185 tools. If Tenant does not return all keys within 24 hours of vacating, Landlord may change the locks and charge
186 reasonable costs to Tenant.
187

188 **21. PREMISES DESTROYED, UNINHABITABLE OR UNFIT FOR OCCUPANCY.**

- 189 A. If the Premises is destroyed or becomes totally uninhabitable or completely unfit for occupancy through no fault
190 or neglect of Tenant or a person under Tenant's direction or control, either Landlord or Tenant may end this Lease.
191 To end the lease, Tenant or Landlord shall give prompt written notice to the other. Rent shall be prorated as of the
192 date the Premises became unfit for occupancy.
193 B. If the Premises is destroyed or becomes totally uninhabitable or completely unfit for occupancy through the fault
194 or neglect of Tenant or a person under Tenant's direction or control, Landlord may end this Lease. Landlord shall
195 give prompt written notice to Tenant.
196

197 **22. BREACH OF LEASE[RE-ENTRY CLAUSE].** If Tenant materially breaches this lease, Landlord may do these
198 things.

- 199 A. Demand in writing that Tenant immediately give up possession of the Premises. If Tenant does not give up
200 possession, Landlord may bring an eviction action (unlawful detainer action).
201 B. Demand in writing that Tenant give up possession of the Premises to Landlord at a certain date in the future. If
202 Tenant does not give up possession on that date, Landlord may bring an eviction action (unlawful detainer action).
203 Landlord may accept rent for the period up to the date possession is to be transferred without giving up Landlord's
204 right to evict.
205 C. Bring an eviction action immediately (unlawful detainer action).
206

23. DUTY TO PAY RENT AFTER EVICTION OR SURRENDER. Rent is due under this Lease even if Tenant surrenders the Premises or is evicted by Landlord. Landlord shall make good faith efforts to mitigate damages.

24. SUBORDINATION. This lease is subordinate to any mortgage against the Premises. No new owner or lender shall disturb Tenant's occupancy, but shall have Landlord's remedies if Tenant defaults. Tenant shall sign documents reasonably requested by Landlord. Tenant appoints Landlord as attorney-in-fact to sign such documents for any mortgagee.

25. EXERCISE OF RIGHTS AND REMEDIES. Either party may use any or all of its legal rights and remedies. The use of one or more rights or remedies is not an election of remedies.

26. SUBROGATION. Tenant and Landlord give up all rights of subrogation against the other for loss or damage covered by insurance.

27. TERMS. Where appropriate, singular terms include the plural and plural terms include the singular.

28. MISREPRESENTATIONS. Any materially false statement made by either Landlord or Tenant to the other that induces the signing of this Lease is a breach of this Lease.

29. ATTACHMENTS ARE PART OF LEASE. NO ORAL AGREEMENTS. Attachments to this Lease, such as Landlord's building rules, if any, are a part of this Lease. No oral agreements have been made. This Lease with its attachments is the entire agreement between Landlord and Tenant.

30. NOTICES. A notice or demand mailed to or handed to any one of the Tenants named above is notice to all Tenants.

31. NOTICE OF PROHIBITION AGAINST UNLAWFUL ACTIVITIES.

A. Landlord and Tenant shall not unlawfully allow controlled substances in the Premises or in the common area or curtilage of the Premises. The Premises will not be used by Tenant or persons under Tenant's control to manufacture, sell, give away, barter, deliver, exchange, distribute or possess with the intent to sell, give away, barter, deliver, exchange, or distribute a controlled substance in violation of any local, state or federal law.

B. Landlord and Tenant shall not allow prostitution or prostitution-related activity as defined in MINN. STAT. §617.80, Subdivision 4, to occur on the Premises or in the common area and curtilage of the Premises.

C. Landlord and Tenant shall not allow the unlawful use or possession of a firearm in violation of MINN. STAT. §609.66, Subdivision 1a, §609.67, or §624.713 on the property, its lands, or common area.

The following notice is required by MINN. STAT. §504B.305. A seizure under §609.5317, Subd. 1, for which there is not a defense under §609.5317, Subd. 3, constitutes unlawful detention by Tenant.

32. LEAD PAINT WARNING AND DISCLOSURE. HOUSING BUILT PRIOR TO 1978.

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally-approved pamphlet on lead poisoning prevention.

A. Hazards Disclosed. Landlord knows of the following lead-based paint or lead-based paint hazards on the Premises (If none, state "none.") NONE

B. Reports Disclosed. Landlord has provided Tenant with the following, which are all records and reports available to Landlord pertaining to lead-based paint or lead-based paint hazards on the Premises. (If no such records or reports are available to Landlord, state "none.") NONE

C. Tenant's Acknowledgment. Tenant has received the records or reports noted in paragraph B., above and a copy of the pamphlet, *Protect Your Family from Lead in Your Home*, EPA publication EPA747-K-94-001.

Tenants' initials _____

D. Agent's Acknowledgment. Agent has informed Landlord of Landlord's obligations under 42 U.S.C. 4852(d) and is aware of agent's responsibility to ensure compliance.

Agent's initials _____

By signing below, Landlord, Tenant and Agent certify the accuracy of the statements in the above paragraph.

Landlord Date Tenant Date Agent Date

33. CHANGES TO LEASE. Landlord and Tenant may change the terms of this Lease in writing.

34. SMOKING. (check one) ☐ Tenant may allow smoking on the Premises.
☒ Tenant shall not allow smoking on the Premises.

35. UTILITIES SERVICE NOTICE. If any of the utilities or services on Page 1 of this Lease is rebilled to Tenant

(Choice No. 3) or apportioned by Landlord and billed to Tenant (Choice No. 4), then this Part 35 becomes part of the Lease and must be completed by Landlord.

A. REBILLED UTILITIES (Under Choice No. 3). For each utility or service rebilled to Tenant under a meter or account that provides service exclusively to Tenant's Premises, Landlord shall provide a copy to Tenant of each billing statement from the utility provider.

B. APPORTIONED UTILITIES UNDER A SINGLE-METERED SERVICE (Under Choice No. 4).

(1) Landlord is the customer of record under contract with the utility or service provider and shall pay the provider directly.

(2) Landlord may apportion the utility or service bill among the tenants of the building. The apportionment shall be by following this equitable method or formula [state the formula precisely here, including the frequency of billing for each apportioned utility or service]: _____

(3) Upon request, Landlord shall provide Tenant with a copy of each actual utility or service bill for the building along with each apportioned services bill.

(4) Landlord must provide the following information for each apportioned utility billed to Tenant. For the most recent calendar year [state year here: _____], the actual utility bills in each month were:

MONTH	GAS	ELECTRIC	WATER/SEWER	FUEL OIL	GARBAGE	OTHER
January						
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Column Total						
Monthly Average*						

*NOTE: If this Lease is for one year or more, then Landlord and Tenant may agree to use a monthly average as the good faith estimate of the monthly utilities bill as an annualized budget plan providing for level monthly payments. If Landlord and Tenant agree to a budget plan using monthly averages for payment of these utilities, initial here:

Landlord _____ Tenant _____ Tenant _____ Tenant _____ Tenant _____

In subsequent lease years, Landlord shall give Tenant updated information on apportioned utilities before changing Tenant's budget plan amount.

Instead of filling out the table above, Landlord may attach copies of the 12 monthly bills for each apportioned utility.

(5) Upon Tenant's request, Landlord shall provide Tenant with copies of the actual utility or service bills for any apportioned utility or service for the past two years. However, if Landlord acquired the building less than two years ago, Landlord shall provide copies of bills back to the date that Landlord bought the building.

(6) If the gas, fuel oil, or electric charge is apportioned, Landlord shall notify Tenant by September 30 of each year that energy assistance (financial help from the government) may be available to pay for the gas, fuel oil, or electric bill. This notice shall include the toll-free telephone number of the agency which administers the energy assistance program.

36. ADDITIONAL TERMS.

Landlord and Tenant agree to the terms of this Lease.

LANDLORD

Boye C. C. C. Date *10-5-20*

Date

Date

Date

TENANTS

James Mayhew Date *10-5-20*

Date

Date

Date

RECEIPT BY TENANT(S)

I have received a signed original or copy of this Lease.

TENANTS:

Date: _____

Date: _____

Date: _____

Date: _____

FIRST INSPECTION (**MOVING IN**) OF [ADDRESS]: _____

		Condition (Check if OK)	Comments	
LIVING ROOM	Floor			
	Ceiling			
	Walls			
	Doors			
	Woodwork			
	Light Fixtures			
	Windows and Screens			
	Drapes or Curtains			
	Misc.			
	DINING ROOM	Floor		
Ceiling				
Walls				
Doors				
Woodwork				
Light Fixtures				
Windows and Screens				
Drapes or Curtains				
Misc.				
KITCHEN		Floor		
	Ceiling			
	Walls			
	Doors			
	Woodwork			
	Light Fixtures			
	Windows and Screens			
	Drapes or Curtains			
	Refrigerator			
	Stove			
	Sink			
	Misc.			
	ENTRY	Floor		
		Ceiling		
Walls				
Doors				
Woodwork				
Light Fixtures				
Windows and Screens				
Drapes or Curtains				
Misc.				
BEDROOM #1		Floor		
	Ceiling			
	Walls			
	Doors			
	Woodwork			
	Light Fixtures			
	Windows and Screens			
	Drapes or Curtains			
	Misc.			
	BEDROOM #2	Floor		
Ceiling				
Walls				
Doors				
Woodwork				
Light Fixtures				
Windows and Screens				
Drapes or Curtains				
Misc.				

		Condition (Check if OK)	Comments
BEDROOM #3	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
BATHROOM #1	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
BATHROOM #2	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
FAMILY ROOM	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
LAUNDRY ROOM	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
	Washer		
	Dryer		
	SMOKE DETECTOR		

We have inspected the Premises and have found it to be in the condition noted above.

LANDLORD:

TENANTS:

Date signed: _____

Date signed: _____

LAST INSPECTION (MOVING OUT) OF [ADDRESS]: _____

		Condition (Check if OK)	Comments	
LIVING ROOM	Floor			
	Ceiling			
	Walls			
	Doors			
	Woodwork			
	Light Fixtures			
	Windows and Screens			
	Drapes or Curtains			
	Misc.			
	DINING ROOM	Floor		
Ceiling				
Walls				
Doors				
Woodwork				
Light Fixtures				
Windows and Screens				
Drapes or Curtains				
Misc.				
KITCHEN		Floor		
	Ceiling			
	Walls			
	Doors			
	Woodwork			
	Light Fixtures			
	Windows and Screens			
	Drapes or Curtains			
	Refrigerator			
	Stove			
	Sink			
	Misc.			
	ENTRY	Floor		
		Ceiling		
Walls				
Doors				
Woodwork				
Light Fixtures				
Windows and Screens				
Drapes or Curtains				
Misc.				
BEDROOM #1		Floor		
	Ceiling			
	Walls			
	Doors			
	Woodwork			
	Light Fixtures			
	Windows and Screens			
	Drapes or Curtains			
	Misc.			
	BEDROOM #2	Floor		
Ceiling				
Walls				
Doors				
Woodwork				
Light Fixtures				
Windows and Screens				
Drapes or Curtains				
Misc.				

		Condition (Check if OK)	Comments
BEDROOM #3	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
BATHROOM #1	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
BATHROOM #2	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
FAMILY ROOM	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
LAUNDRY ROOM	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
	Washer		
	Dryer		
	SMOKE DETECTOR		

We have inspected the Premises and have found it to be in the condition noted above.

LANDLORD:

TENANTS:

Date signed: _____

Date signed: _____



AGENDA REPORT

Meeting Date: April 1, 2021

Meeting Type: HRA Regular Meeting

Submitted By: Paul Bolin, Asst. Executive Director

Title

Update on Housing Programs

Background

On a monthly basis, staff will provide updates from CEE on the past month's activity for the Authority's loan programs, remodeling advisor visits and Home Energy Squad Visits.

Attachments and Other Resources

- Chart of Loans Issued & Remodeling Advisor Visits

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Fridley Loan Summary Report

Activity for Period 2/16/2021 - 3/15/2021

Item 4.



Application packets requested/mailed:	This period:	5	Year-to-Date:	5
Residential Advisor Visits:	This period:	3	Year-to-Date:	3
Loans currently in process for residents in your City/Neighborhood:			15	

Closed Loans

This period:

Year-to-Date:

Fridley

Units
0

Units
0

Closed End 11,958.00 2

61,958.00 3

Down Payment Assistance 0

0

Last Resort 0.00 0

0.00 0

Last Resort Emergency Deferred 0.00 0

7,988.93 1

Mobile Home Closed End 0

0

Multi Family Exterior Closed End 0

0

Senior Deferred 0.00 0

50,000.00 2

Total 11,958.00 2

119,946.93 6

Leveraged Funds MHFA FUF

This period:
0.00

Units
0

Year-to-Date:
74,520.00

Units
1

Total 0.00 0

74,520.00 1

Types of Improvements Financed YTD	# of Projects	% of Total
Additions/Finishing off unused space	1	14.29
Electrical	1	14.29
Heating System	1	14.29
Lighting	1	14.29
Other Exterior Improvements	2	28.57
Siding, Stucco, Exterior Paint	1	14.29

Types of Properties Financed YTD	#	% of Total
Commercial - Non-residential	1	12.50
Single Family Residence	7	87.50