

2015 A.R.M. Meeting Information

2015 Meeting Dates

September 10
November 12

Where: Brooklyn Center
City Hall—Council
Chambers

When: Second Thursday
every other month starting
in January

Time: 10am -11 am
(unless otherwise noted)

2016 A.R.M. Meeting Information

2016 Meeting Dates

January 14
March 10
May 12
July 14
September 8
November 10

Discussion topics to be
Determined

At This Month's A.R.M Meeting...

Michael Vraa, Managing Attorney/
Hotline Director at HOME Line, will
be the guest speaker at the
September 10th A.R.M.
meeting. Mr Vraa joined HOME
Line in 1996 and in 2000 became
Managing Attorney. Mr. Vraa has
practiced in the area of landlord/
tenant law exclusively since
working at HOME Line.

The two primarily topics of this
presentation will be terminations/
evictions and reasonable
accommodations.

Attendees will learn about legal
aspects, processes, and tips to
effective lease terminations and



evictions.

Further, the discussion will
address Reasonable
Accommodation— what is
considered responsible and

Fall Cleanup Reminders

As fall approaches, do you have a plan for fall
yardwaste cleanup for your rental property? As the
leaves turn colors and eventually fall, it is important to know if you or
your tenant is responsible for leave cleanup and fall yard maintenance.
Raking leaves can be fun and provide great physical exercise. An
alternative is to contract with a lawn service.

In Brooklyn Center, the City does not pick up yard waste so do not rake
leaves to the curb or in the street. Leaves can clog storm sewers and
contaminate our lakes and streams. Residents may properly dispose of
leaves in a compost pile or at the Maple Grove yardwaste site with
picture ID.

For more information regarding proper disposal, visit
www.mgyardwaste.com or www.hennepin.us/residents/recycling-hazardous-waste/yard-tree-waste-disposal.



Inspections - Weather Deferrals



Living in Minnesota limits the ability to do certain exterior maintenance and repairs year round. Therefore, preplanning and proactive maintenance of exterior items are important. Delayed maintenance may increase the severity of the deterioration, increasing the cost of the repair. Further, these exterior property code violations will be cited during the rental license inspection and count towards the rental license type determination. Remember, the type of rental license is determined by the number of property code violations found during the initial inspection, as well as affected by validated police nuisance violations.

Prior to the weather turning cold and snow falling, inspect the exterior and yard for any maintenance or repairs. However, if a property code violation is found and the weather does not reasonably permit the work to be completed within the timeframe allowed, a weather deferral may be granted. A weather deferral means that the work is still required to be completed, but an extension is granted until the weather is conducive to the work. If a weather deferral is granted, it will be indicated on the Compliance Notice along with a specified compliance date in spring.

The property code violation must be completed prior to the weather deferral follow up date. If the work is not completed, a reinspection fee will be charged and other enforcement actions could be taken. Rental licenses may not be issued if there are outstanding financial obligations to the City, such as reinspection fees, delinquent utility bills, unpaid property taxes, etc. If you have questions about repairs or time frames, please contact the Building & Community Standards Department.

Consequences of Inoperable and Junk Vehicles

A violation that owners, managers, and maintenance staff often miss during their pre-rental license inspections occurs in the driveway or parking lot. Owners and managers are responsible for making sure that tenant vehicles are currently licensed and operable. Inoperable and junk vehicles may pose health or life safety hazards, and are considered public nuisances.

Inoperable vehicles are defined in City Ordinance 19-1302.c as vehicles on jack, blocks, or other supports; partially dismantled; a vehicle used for parts, salvaging, or scrap; or not legal to operate on public streets.

Vehicle that are inoperable will result in a rental license violation, which could affect the rental license type. To avoid an inoperable vehicle violation, an inoperable/junk vehicle can be stored in a garage or removed offsite. Ensuring that tenant vehicles are in good working condition, stored in the garage, or removed off site will help improve the rental license type. More

