

**CITY OF MINNEAPOLIS  
FOR THE DEPARTMENT OF  
REGULATORY SERVICES**

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**In the matter of the Rental  
Dwelling License held by  
Ellen Karnwie-Tuah for the  
Premises at 804 31<sup>st</sup> Avenue N.  
Minneapolis, Minnesota**

**FINDINGS OF FACT,  
CONCLUSIONS, AND  
RECOMMENDATION**

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**FINDINGS OF FACT**

Ellen Karnwie-Tuah is listed as the owner of the property located at 804 31<sup>st</sup> Avenue N. in the City of Minneapolis. Ellen Karnwie-Tuah, on October 9, 2015, applied for a rental license for the property at 804 31<sup>st</sup> Avenue N. Ellen Karnwie-Tuah was listed on the rental license application as the owner of the property with a listed address of 4355 Hodgson Road, Shoreview MN 55126. Ms. Karnwie-Tuah was also listed on the application as the person responsible for the maintenance and management of the property.

This matter was commenced by the SAFE unit of the Minneapolis Police Department and the Department of Inspections to revoke the rental dwelling license for the property at 804 31<sup>st</sup> Avenue N. under Minneapolis Code of Ordinances (M.C.O.) § 244.2020. Section 244.2020, “Conduct on Licensed Premises”, requires a rental licensee to take appropriate action following conduct on the premises defined as disorderly under Section 244.2020(a). Specifically included within the ambit of disorderly use is “conduct by tenants and/or their guests on the licensed premises which is determined to be disorderly, in violation of [provisions] which prohibit gambling; prostitution; the unlawful sale or possession of controlled substances; the unlawful sale of alcoholic beverages; noisy assemblies; the unlawful possession, transportation, sale, or use of a weapon and disorderly conduct.”

On December 8, 2015, Minneapolis Police Officers responded to 804 31<sup>st</sup> Avenue N. on a report of a person with a gun. Upon entry into the residence officers recovered a handgun that was determined to

be stolen from St. Paul. Officers also observed empty shell casings in the bedroom where the gun was recovered, which was consistent with an earlier report of a firearm being discharged in the area via SHOTSPOTTER.

On December 10, 2015, Crime Prevention Analyst Luther Krueger, issued a violation letter to Ellen Karnwie-Tuah, indicating that the unlawful discharge of the weapon at 804 31<sup>st</sup> Avenue N. on December 8, 2015, constituted a violation of M.C.O. § 244.2020 (a). The violation letter was sent to Ms. Karnwie-Tuah at her listed address of 4355 Hodgson Road, Shoreview, MN 55126. The violation letter also stated that pursuant to M.C.O. § 244.2020 (c) the owner/licensee was required to submit a management plan to CPA Krueger within ten (10) days and to take action to prevent further use of the property in a disorderly manner.

On January 11, 2016, no management plan had been submitted and an administrative citation in the amount of \$200.00 was issued to Ellen Karnwie-Tuah pursuant to Minneapolis Code of Ordinances § 244.2020 (c). The administrative citation also informed Ms. Karnwie-Tuah, of the continued requirement to submit an acceptable management plan to Mr. Krueger.

On January 14, 2016, no management plan had been submitted and a Notice of Revocation of Rental License or Provisional License was sent to the owner/licensee, Ellen Karnwie-Tuah at her listed address of 4355 Hodgson Road, Shoreview, MN 55126. Additionally, the property was posted with a placard noting that the property was subject to revocation of its rental license. The owner/licensee and agent/manager were given 15 days to file an appeal of the Notice of Revocation.

The owner/licensee failed to file an appeal of the Notice of Revocation. Additionally, no management plan has been submitted with regards to 804 31<sup>st</sup> Avenue N, Minneapolis, MN.

## **CONCLUSIONS**

One incident of conduct, determined to constitute a disorderly use and defined as disorderly in M.C.O. § 244.2020(a) by tenants and/or guests, occurred on the premises of 804 31<sup>st</sup> Avenue N. on December 8, 2015, for which proper notices of disorderly use were issued.

The owners and licensee failed to take timely, appropriate action in response to notices from the Minneapolis Police Department concerning the disorderly incident on the premises of 804 31<sup>st</sup> Avenue N.

The Minneapolis Police Department and the Inspections Division followed the appropriate procedural steps and provided the necessary notices as required under the Minneapolis Code of Ordinances.

The owner failed to comply with the requirement of M.C.O. § 244.2020(c) which requires submission of a written management plan within ten (10) days of issuance of a notice of disorderly use involving illegal possession or use of weapons. This failure provides a basis for adverse license action, specifically inclusive of revocation, against the rental dwelling license held by the licensee and any interest in the rental license held by the owner, at 804 31<sup>st</sup> Avenue N.

The rental dwelling license held by Ellen Karnwie-Tuah, for 804 31<sup>st</sup> Avenue N. is subject to revocation or suspension under M.C.O. §§ 244.2020(c). Revocation of the referenced rental dwelling license is the appropriate adverse license sanction.

### **RECOMMENDATION**

That the rental dwelling license held by Ellen Karnwie-Tuah, for 804 31<sup>st</sup> Avenue N., in Minneapolis, Minnesota be revoked.