

Community Development & Regulatory Services Committee

In the Matter of the Rental License Revocation Action

OWNER, ELLEN KARNWIE-TUAH
804 – 31st Avenue North

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April 13, 2016

Property Address: 804 – 31st Avenue N

Owner:

Ellen Karnwie-Tuah
4355 Hodgson Road
Shoreview, MN 55126

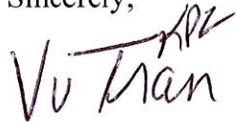
Dear Ms. Karnwie-Tuah:

On January 14th, 2015 you were notified of the City's intent to revoke the rental dwelling license for the property located at 804 – 31st Avenue North. You did not appeal the action.

The matter will be heard by the Community Development & Regulatory Services Committee of the City Council on June 7th, 2016, at 1:30 p.m. in room 317 of City Hall, 350 S. 5th St. Minneapolis. You will be given an opportunity to speak, but no further evidence will be heard.

You may wish to contact the City Clerk's office at 673-2046 prior to the meeting to verify when this item will be placed on their agenda. If you have any questions about this notice, please call me at 673-5295.

Sincerely,



Vu Tran
Administrative Enforcement Supervisor
Housing Inspections

Encl.

W

Section 1 Rental Property Information

Rental Property Address 804 31st Ave N. Minneapolis MN

Single Family Duplex _____ Triplex _____ Fourplex _____ Condo _____ ADU _____ Townhome _____ Other _____

List how is each unit addressed Unit# _____ Unit# _____ Unit# _____ Unit# _____ (If a unit is occupied by Licensee please indicate that unit)

Example of how a unit is addressed: Lower/Upper, Unit #1, #2, Unit A, B etc. Property ID Number: _____

Section 2 Owner Information

Business Name (if applicable) _____
 (Submission of Articles of Organization listing the Shareholder is required at time of application)

Name of Owner/Shareholder Ellen Karnwie-Tuah
 First MI Last

Address of Owner 4355 Hodgson Rd, Shoreview, MN 55126
 (Address cannot be a P.O. Box or commercial mailing service)

City Shoreview County Ramsey State & Zip Code 55126 Phone 651-769-4854

Date of Birth 8/25/1963 E-mail mbeloved@yahoo.com

The owner shall notify the Department of Regulatory Services in writing within 10 days of any changes in the names, addresses and other information concerning the persons listed in the last license application filed with the department. (MCO 244.2010)

E. Karnwie-Tuah 10/9/2015
 Signature of Owner (Notarization Not Required) Date

Section 3 Appointed Agent/Contact Person (if different from Owner)

This person must reside within the 16 county metropolitan area of: Anoka, Carver, Chisago, Dakota, Goodhue, Hennepin, Isanti, Le Sueur, McLeod, Ramsey, Rice, Scott, Sherburne, Sibley, Washington, or Wright

Name of Appointed Agent/Contact Person Abraham Wrote
 First MI Last

Address of Agent/Contact Person 2680 Snelling Ave N, Suite 100
 (Address cannot be a P.O. Box or commercial mailing service)

City Roseville County MN State & Zip Code 55126 Phone 612-567-1094

Date of Birth _____ E-mail abewrote@gmail.com

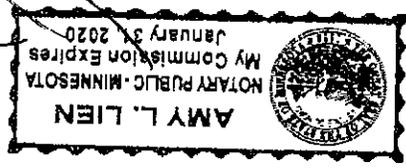
I _____ affirm by my signature below that I am in compliance with all rental licensing standards outlined in Minneapolis Code of Ordinances, Title 12, Chapter 244. I understand that failure to comply with any of these standards and/or conditions shall be adequate grounds for the denial, refusal to renew, revocation, or suspension of my rental dwelling license. I acknowledge that the Department of Regulatory Services will hold me responsible for the maintenance, management, and any legal actions that may ensue for the above listed rental property. I agree that all correspondence sent from the Department of Regulatory Services will be mailed to me as the appointed agent/contact person as listed in this section.

[Signature] 10/9/15
 Signature of Appointed Agent/Contact Person (MUST BE NOTARIZED) Date

Subscribed and sworn to before me on this _____ day of _____, 20____.

Notary Public, _____ County

Space Reserved for Notary Stamp



For Office Use Only: RLIC #: 667605 DATE REC'D: 10/9/15 DATE PROCESSED: 10/9/15

FEE: 520 TYPE: SPD

Flags: CONV CHOWN FISINSP

rev. 06/15

WARRANTY DEED

Minnesota Uniform Conveyancing Blanks
Form 40.17 (2011)

Business Entity to Individual(s)

DEED TAX DUE: \$142.80

ECRV 399056

DATE: August 26, 2015

FOR VALUABLE CONSIDERATION, MISSION INN MINNESOTA, INC.

a corporation under the laws of Minnesota, ("Grantor"),

herby conveys and warrants to ELLEN KARNWIE-TUAH, ("Grantee"),

real property in HENNEPIN County, MINNESOTA legally described as follows:

Lot 19, Block 6, The Oakland Addition to Minneapolis, Hennepin County, Minnesota.

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Restrictions, declarations, covenants, reservations, and easements of record, if any

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. If electronically filed, insert WDC number: _____
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor
Mission Inn Minnesota, Inc.

BY: [Signature]
Paul Bertelson, CEO

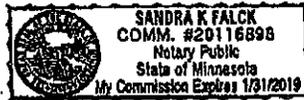
State of MINNESOTA, County of HENNEPIN

This instrument was acknowledged before me on August 26, 2015 by Paul Bertelson

as CEO, and by _____

as _____ of _____

Mission Inn Minnesota, Inc.



[Signature]
Title (and Rank): _____

My commission expires: _____

THIS INSTRUMENT WAS DRAFTED BY:

Alliance Title, LLC
7380 France Avenue South, Suite 250
Edina, MN 55436
(952)278-1200
File No. F24251

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

Ellen Karnwie-Tuah
804 31st Avenue North
Minneapolis, MN 55411

Note: Taxes Payable 2016 (2015 Values) will be available on this web site approximately 03/01
Parcel Data for Taxes Payable 2015

[Click here for information on your PROPOSED 2016 PROPERTY TAX - Truth In Taxation statement](#)

 [Print](#)

[View map](#)

[Taxes due](#)

[Current year values](#)

[Prior year taxes](#)

Property ID: 09-029-24-41-0192
 Address: 804 31ST AVE N
 Municipality: MINNEAPOLIS
 School Dist: 001 Construction year: 1900
 Watershed: 6 Approx. Parcel Size: 40.00 X 120.00
 Sewer Dist:
 Owner Name: ELLEN KARNWIE-TUAH
 Taxpayer Name & Address: ELLEN KARNWIE-TUAH
 804 31ST AVE N
 MINNEAPOLIS MN 55411

Sale Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

Sale Date: August, 2015
 Sale Price: \$42,000
 Transaction Type: Warranty Deed

Tax Parcel Description

The following is the County Auditor's description of this tax parcel. It may not be the legal description on the most recent conveyance document recording ownership. Please refer to the legal description of this property on the public record when preparing legal documents for recording

Addition Name: THE OAKLAND ADDITION TO MINNEAPOLIS
 Lot: 019
 Block: 008
 First Line Metes & Bounds:
 Full Metes & Bounds: **Note: To read full tax parcel description, [click here.](#)**
 Abstract or Torrens: ABSTRACT

Value and Tax Summary for Taxes Payable 2015
 Values Established by Assessor as of January 2, 2014

Estimated Market Value: \$44,500
 Taxable Market Value: \$44,500
 Total Improvement Amount:
 Total Net Tax: \$743.03
 Total Special Assessments: \$43.05
 Solid Waste Fee:

Total Tax: \$786.08 [Expand for taxes due](#)

**Property Information Detail for Taxes Payable 2015
Values Established by Assessor as of January 2, 2014**

Values:

Land Market	\$4,700
Building Market	\$39,800
Machinery Market	
Total Market:	\$44,500

Qualifying Improvements

Veterans Exclusion

**Homestead Market Value
Exclusion**

Classifications:

Property Type	RESIDENTIAL
Homestead Status	NON-HOMESTEAD
Relative Homestead	
Agricultural	
Exempt Status	

Hennepin County is providing this information as a public service.
Tax related questions: taxinfo@hennepin.us

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Property Address:

804 31st Ave N Minneapolis, MN 55411

Property ID: **0902924410192**

[Map](#)

RENTAL LICENSE & LODGING HOUSE LICENSE			
Permit Type	Contact		
RLIC - RENTAL LICENSING	Ellen Karnwie-tuah 4355 Hodgson Rd, Shoreview, MN 55126 651-769-4854	Paid On	Amount
		Oct 09, 2015	\$70
RLIC - RENTAL LICENSING	Paul A. Bertelson 4630 3rd Ave So, Minneapolis, MN 55415 612-308-2967	Paid On	Amount
		Sep 03, 2014	\$69
		Sep 11, 2013	\$69
		Sep 05, 2012	\$69
		Sep 07, 2011	\$67
		Aug 31, 2010	\$65
		Oct 10, 2009	\$65
		Sep 04, 2008	\$61
Jan 29, 2008	\$57		
RLIC - RENTAL LICENSING	Shirley Guevara 3245 3rd Ave S, #1, Minneapolis, MN 55408 763-588-1125	Paid On	Amount
		Oct 07, 2004	\$36
		Sep 30, 2003	\$33
		Oct 02, 2002	\$33
		Oct 05, 2001	\$33
		Oct 24, 2000	\$33
Oct 29, 1999	\$28		
RLIC - RENTAL LICENSING	Shirley Guevara 1631 Xerxes Avenue North, Minneapolis, MN 55411		

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Property Address:

804 31st Ave N Minneapolis, MN 55411

Property ID: 0902924410192

[Map](#)

Current Inspector: Jeffrey

Last Inspection: 04/07/2016 by Jeffrey

HOUSING VIOLATIONS				
Year	Total	Open	Closed	Tags
2016	9	8	1	0
2015	20	2	18	0
Prior	187	0	187	1
All	216	10	206	1

[Hide Details.](#)

2016

INCIDENT: 16-1164888 (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	OPEN	03/24/2016	04/04/2016	INSP	

INCIDENT: 16-1164883 (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Ground Cover	OPEN	03/24/2016	05/26/2016	INSP	

INCIDENT: 16-1164567 (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

INCIDENT: 16-1162691 (HOUSING COMPLAINTS)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Car Repairing	OPEN	03/10/2016	03/23/2016	INSP	

INCIDENT: 16-1162508 (HOUSING LICENSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag

Repair Or Replace Glass	OPEN	03/11/2016	03/26/2016	INSP
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INCIDENT: [16-1162286](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	OPEN	03/10/2016	03/23/2016	INSP	

INCIDENT: [16-1160271](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Parking In Yard	OPEN	02/19/2016	03/03/2016	INSP	

INCIDENT: [16-1157744](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	01/21/2016	01/31/2016	INSP	

INCIDENT: [16-1157498](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

2015**INCIDENT: [15-1153840](#) (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	12/10/2015	12/17/2015	INSP	

INCIDENT: [15-1148774](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Parking In Yard	DONE	11/03/2015	11/14/2015	INSP	

INCIDENT: [15-1145061](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Maintain Drive	OPEN	10/08/2015	11/13/2015	INSP	
Install Ext Handrail	OPEN	10/08/2015	11/13/2015	INSP	

INCIDENT: [15-1145060](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Provide Co Alarms	DONE	10/08/2015	10/26/2015	INSP	
Smoke Detectors	DONE	10/08/2015	10/26/2015	INSP	

Rooms Too Small	DONE	10/08/2015	10/26/2015	INSP
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INCIDENT: [15-1145057](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Floors *	DONE	10/08/2015	11/13/2015	INSP	
Repair Or Replace Appliances	DONE	10/08/2015	11/13/2015	INSP	
Repair/replace Interior Doors/components	DONE	10/08/2015	11/13/2015	INSP	
Sash Cords	DONE	10/08/2015	11/13/2015	INSP	
Openable Windows *	DONE	10/08/2015	11/13/2015	INSP	
Window Locks *	DONE	10/08/2015	11/13/2015	INSP	
Provide Faucets	DONE	10/08/2015	11/13/2015	INSP	
Install Or Repair Water Heater	DONE	10/08/2015	11/13/2015	INSP	
Plumbing Repairs *	DONE	10/08/2015	11/13/2015	INSP	
Rpr Outlet/switch *	DONE	10/08/2015	11/13/2015	INSP	
Remove Illegal Appliances/fixtures	DONE	10/08/2015	11/13/2015	INSP	
Repair Existing Guardrails	DONE	10/08/2015	11/13/2015	INSP	

INCIDENT: [15-1144310](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Obtain Rental License; Mco 244.1810	DONE	10/08/2015	10/29/2015	INSP	

2011

INCIDENT: [11-0877776](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: [11-0838624](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Or Replace Glass	DONE	06/13/2011	07/13/2011	INSP	

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Property Address:

804 31st Ave N Minneapolis, MN 55411

Property ID: **0902924410192**

[Map](#)

Police Precinct: 4

Last Incident Date: 03/28/2016

POLICE INCIDENTS		
Year	Incidents	No. Reports Filed
2016	20	2
2015	25	4
Prior	142	14
All	187	20

[Hide Details.](#)

2016

31 AV N/804				
Incident	Nature	Disposition	Date	Time
16-108382	Missing Person (P)	RPT-Report	03/28/2016	06:53 PM
16-093815	Domestic Abuse-In Progress (P)	CNL-Cancel	03/17/2016	06:44 PM
16-092195	Domestic (P)	ADV-Advised	03/16/2016	02:21 PM
16-092191	Miscellaneous (P)	INF-Information	03/16/2016	02:18 PM
16017857	Severe Bleeding	Patient(s) Transported	03/15/2016	07:53 PM
16-0008868	Severe Bleeding (FE)		03/15/2016	07:53 PM
16016440	Shortness of Breath	Transferred to North	03/10/2016	00:37 AM
16-0008128	Shortness of Breath (FE)		03/10/2016	00:26 AM
16-0006077	Shortness of Breath (FE)		02/21/2016	08:24 AM
16012151	Shortness of Breath	Transferred to Meeker County	02/21/2016	08:24 AM
16-0005028	Fall		02/12/2016	08:41 PM
16010012	Fall (E)	Transferred to North	02/12/2016	08:40 PM
16-033680	Damage Property-In Progress (P)	RPT-Report	01/30/2016	05:08 PM

16-023439	Domestic (P)	CNL-Cancel	01/22/2016	00:47 PM
16-023438	Domestic Abuse-In Progress (P)	ADV-Advised	01/22/2016	00:46 PM
16-023407	Domestic Abuse-In Progress (P)	CNL-Cancel	01/22/2016	00:17 PM
16-0002578	Assault in Progress		01/22/2016	00:16 PM
16004926	Assault	Transferred to North	01/22/2016	00:16 PM
16-023404	Domestic Abuse-In Progress (P)	AST-Assist	01/22/2016	00:16 PM
16-004618	Unknown Trouble (P)	AOK- All OK	01/05/2016	04:41 PM

2015

31 AV N/804

Incident	Nature	Disposition	Date	Time
15081708	Assist Police (E)	Assisted Other Unit	12/08/2015	08:51 AM
15-446509	Domestic Abuse-In Progress (P)	RPT-Report	12/08/2015	08:34 AM
15-446440	Person with a Weapon (P)	GOA-Gone on Arrival	12/08/2015	06:55 AM
15-446437	Person with a Gun (P)	RPT-Report	12/08/2015	06:54 AM
15-446347	Sound of Shots Fired (P)		12/08/2015	01:55 AM
15-446343	ShotSpotter Activation (P)	AQT-All Quiet	12/08/2015	01:53 AM
15-438130	ShotSpotter Activation (P)	INS-Inservice	11/30/2015	02:33 AM
15-400615	Domestic (P)	SNT-Sent	10/27/2015	07:54 AM
15-400544	Unknown Trouble (P)	NOS-No Service	10/27/2015	03:27 AM
15-400512	Domestic (P)	AOK- All OK	10/27/2015	02:25 AM
15-400483	Unknown Trouble (P)	AOK- All OK	10/27/2015	01:50 AM
15-400405	Unknown Trouble (P)		10/27/2015	00:01 AM
15-372937	Check the Welfare (P)	AOK- All OK	10/04/2015	00:24 PM
15-372760	Emotionally Disturb Person (P)	TRN-Transport	10/04/2015	07:54 AM
16-372736	Attempted Suicide (PE)	AST-Assist	10/04/2015	06:57 AM
15066606	Attempted Suicide	Assisted Other Unit	10/04/2015	06:57 AM
15-372660	Domestic (P)	ADV-Advised	10/04/2015	06:06 AM
15-362429	Theft - Report Only (P)	RPT-Report	09/26/2015	11:06 AM
15-348022	Disturbance (P)	AOK- All OK	09/15/2015	00:28 AM
15-335189	Domestic (P)	NOS-No Service	09/04/2015	09:40 PM
15-323624	Suspicious Vehicle (P)	BKG-Booking	08/27/2015	06:45 PM
15-277582	Unknown Trouble (P)	AOK- All OK	07/25/2015	11:36 PM

**FIRST NOTICE: SECTION 244.2020
CONDUCT ON LICENSED PREMISES**

Owner/Agent:

**ELLEN KARNWIE-TUAH
4355 HODGSON RD
SHOREVIEW MN 55126**

Date: DECEMBER 10 2015

Email:
mbeloved@yahoo.com
Phone: 651-769-4854



Our records indicate that the police were involved with your rental property located at 804 31 AV N due to conduct which occurred on the following incident date(s): 12/8/2015 5:45:00 AM

Due to the conduct described below, which occurred on your licensed premises, you are in violation of Section 244.2020 (a) of the Minneapolis Code of Ordinances, which states: "It shall be the responsibility of the licensee to take appropriate action, with the assistance of crime prevention specialists or other assigned personnel of the Minneapolis Police Department, following conduct by tenants and/or their guests on the licensed premises which is determined to be disorderly, in violation of the following statutes or ordinances to prevent further violations."

(See enclosed copy of Section 244.2020 of the Minneapolis Code of Ordinances.)

Case No. 15-446437, Minnesota Statutes, Sections 97B.021, 97B.045, 609.66 through 609.67 and 624.712 through 624.716, and section 393.40, 393.50, 393.70, 393.80, 393.90 and 393.150 of this Code, which prohibit the unlawful possession, transportation, sale or use of a weapon.: Officers responded to the above listed location of a report of a PERSON WITH GUN. Officers located a stolen handgun inside the residence.

This is being recorded as the first incident of disorderly use. Within ten (10) days of receipt of this notice, you must submit a written management plan to the Minneapolis Police Department staff person below. This plan shall detail all proposed actions to be taken to prevent further disorderly use of the premises. Steps should be taken to prevent further use of the licensed premises in a disorderly manner as further disorderly use could result in denial, revocation, non-renewal or suspension of your rental dwelling license, and vacating the building. Failure to submit a written management plan within ten (10) days or to implement all provisions of the plan within twenty (20) days after its acceptance may result in city council action to deny, refuse to renew, revoke or suspend the license. Failure to submit a written management plan within ten (10) days may result in an Administrative Citation of \$250.

Please contact the Minneapolis Police Department staff person listed below for further information and assistance, and to inform him/her of any actions you may have taken related to this incident.

Sincerely,

A handwritten signature in blue ink that reads 'Luther Krueger'. The signature is written in a cursive style.

Luther Krueger, Crime Prevention Analyst, Minneapolis Police Department

Send required management plan documents (see enclosed) to: **Luther Krueger, Crime Prevention Analyst, MPD**
350 5th St. S. Rm 100 City Hall, Minneapolis MN 55415
Luther.Krueger@MinneapolisMN.gov Fax 612-673-2750 Call 612-673-5371 with any questions

Copy of Calls for Service and selected public incident information is enclosed.

**Public Information
Report**

Minneapolis Police Department

CCN: MP-15-446437

Incident Details

Offense1: RECGUN **Desc:** Recovered Gun **Statute:** **Attempted:**
Offense2: R&C **Desc:** Stolen Propty Offens **Statute:** 609.53 **Attempted:**
Address: 804 31 AV N
Minneapolis, MN 55411
Occurred From: 12/08/2015 05:45 **Occurred To:** 12/08/2015 06:00

Public Data

Officers responded to the above listed location of a report of a PERSON WITH GUN. Officers met with the caller (R1) and caller's husband (S1). Officers located a handgun inside the residence and a number of spent casings near S1 on the bed. Noted that there was an earlier SHOTSPOTTER ACTIVATION (CCN: 15-446343) in the same area prior to our arrival. Officers recovered the listed evidence and later property inventoried (held for DNA and prints). Due to the CAD system down, officers could not check the firearm status. Both parties were advised and sent back in the house. Both parties appeared to be under the influence. Officers were later able to run the firearm and realized that it was listed as a Saint Paul STOLEN. S1 should be later charged by complaint for R&C.

End of report for case MP-15-446437.

CALLS FOR SERVICE REPORT

Date range: 12/7/2014 through 12/8/2015

Run date: 12/9/2015

Call count: 21

PCT 4 - ADDRESS: 804 31 AV N

Date/time	Problem	Disposition	Case #	Apt./Flr.
12/25/2014 9:39:22 PM	Domestic	Report	14-450802	
5/17/2015 4:26:50 PM	Burglary Dwlng - Report	Report	15-177763	
6/19/2015 2:49:23 PM	Miscellaneous	Booking	15-224956	
6/28/2015 4:44:28 AM	Domestic	Advised	15-237667	
7/25/2015 11:36:13 PM	Unknown Trouble	All OK	15-277582	
8/27/2015 6:45:11 PM	Suspicious Vehicle	Booking	15-323624	
9/4/2015 9:40:46 PM	Domestic	No Service	15-335189	
9/15/2015 12:27:40 AM	Disturbance	All OK	15-348022	
9/26/2015 11:08:26 AM	Theft - Report Only	Report	15-362429	
10/4/2015 3:06:11 AM	Domestic	Advised	15-372660	
10/4/2015 6:57:35 AM	Attempted Suicide	Assist	15-372736	
10/4/2015 7:54:03 AM	Emotionally Disturb Person	Transport	15-372760	
10/4/2015 12:23:57 PM	Check the Welfare	All OK	15-372937	
10/27/2015 12:01:28 AM	Unknown Trouble		15-400405	
10/27/2015 1:50:23 AM	Unknown Trouble	All OK	15-400483	
10/27/2015 2:25:16 AM	Domestic	All OK	15-400512	
10/27/2015 3:27:50 AM	Unknown Trouble	No Service	15-400544	
10/27/2015 7:54:22 AM	Domestic	Sent	15-400615	
11/30/2015 2:33:44 AM	ShotSpotter Activation	Inservice	15-438130	
12/8/2015 1:52:53 AM	ShotSpotter Activation	All Quiet	15-446343	
12/8/2015 1:53:12 AM	Sound of Shots Fired		15-446347	

MINNEAPOLIS POLICE DEPARTMENT



January 11 2016

ELLEN KARNWIE-TUAH
4355 HODGSON RD
SHOREVIEW MN 55126

Dear **Owner/Licensee for 804 31 AV N:**

Enclosed you will find an Administrative Citation in the amount of \$250.00 due no later than 20 days after delivery of this citation for a violation of Minneapolis, Minn. Code § 244.2020(c).

On **12/10/2015** the Minneapolis Police Department mailed a 1st Notice of Violation to ELLEN KARNWIE-TUAH at 4355 HODGSON RD, SHOREVIEW MN 55126, providing notice of a violation of the Minneapolis Conduct on Licensed Premises ordinance (Minneapolis, Minn. Code § 244.2020. The violation occurred at 804 31 AV N, Minneapolis, Minnesota 55414 on 12/8/2015 5:45:00 AM, Incident # 15-446437

Pursuant to law, the official Notice advised the Notice recipient that "Failure to submit a written management plan may result in the City Council taking action to deny, refuse to renew, revoke, or suspend the rental license, and may result in an Administrative Citation of \$250." The designated MPD Crime Prevention Analyst did not receive a satisfactory management plan by the deadline of **12/24/2015**. As a result, an administrative citation in the amount of \$250 has been issued. Payment is due no later than 20 days after service of the citation. Further, this case will be referred to Minneapolis Housing Inspections to begin the license revocation process.

The owner/licensee is still required to submit a satisfactory* written management plan. The fee may be waived if:
* A satisfactory plan is submitted within 20 days of the service of this citation, AND
* The owner and/or licensee schedules to attend and attends one of the next two available Rental Property Owners Workshops (RPOW) hosted by the Minneapolis Police Department. RPOW schedule follows the citation materials. Send both to the sender of this note, contact information below.
* Minneapolis Housing Inspections and the Minneapolis Police Department may require you to attend a meeting to discuss additional license requirements in order to prevent or rescind a license revocation.

Contact Crime Prevention Analyst Luther Krueger via email, luther.krueger@minneapolismn.gov, to acknowledge receipt of this notice, to submit the plan, and to RSVP for a Rental Property Owners Workshop. This year's workshop schedule follows the citation materials.

For more information about the payment of your fine or on the hearing process, please call or email Police Department's Crime Prevention Analyst, contact information below.

Sincerely,

A handwritten signature in blue ink that reads 'Luther Krueger'. The signature is fluid and cursive, written over a white background.

Luther Krueger, Crime Prevention Analyst, Minneapolis Police Department

Call 612-673-5371 with any questions. Mail required management plan documents (see enclosed checklists) to:

Luther Krueger, Crime Prevention Analyst - Minneapolis Police Department
350 5th St. S. Room 100- Minneapolis MN 55415 Email: Luther.Krueger@minneapolismn.gov

*See Ordinance 244.2020 regarding required satisfactory management plan.

Instructions for Responding To The Citation

You must pay the scheduled civil fine or request a hearing with twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fee assessed.

- **Pay The Fine** – *By paying the fine, you are admitting to the violation.*

To Pay By Mail: Send the check or money order with this copy of the administrative citation to the Minneapolis Police Department's designated staff, the Crime Prevention Analyst listed in the enclosed letter. The check or money order should be made out to the **Minneapolis Finance Department**. If you are a charitable gambling organization you must pay the fine from your general account, not your gambling account (under Mpls. Code of Ordinances 268.80 RR).

- **To have the fine waived** -- 1) Respond to the Minneapolis Police Department's Crime Prevention Analyst with your completed management plan form, and 2) RSVP to one of the next two scheduled MPD Rental Property Owners' Workshops. The current list of scheduled MPD Workshops follows this notice. This fine will be waived if both steps above are completed **within seven (7) days** of the mailing of this notice, and you attend the workshop for which you are scheduled.

- **Contesting The Violation – Requesting A Hearing**

To contest the violation and request a hearing, you must mail or deliver in person a written request to the Crime Prevention Analyst. You will be notified of a hearing date and the name of a hearing officer within 60 days from the receipt of the request.

- **Repeat Violations**

If the citation indicates that this is a repeat violation within a 24-month period, the fine will be doubled that of the last fine imposed, up to a maximum of \$2,000 per violation.

- **Continuing Violations**

If the citation indicates that this is a continuing violation, fines can be assessed on a daily basis until compliance occurs.

- **Questions**

If you have questions concerning the actual violation noted on the front of this form, please call the number(s) listed next to the name(s) of the designated Police Department staff.

For more information about the payment of your fine or on the hearing process, please call the Crime Prevention Analyst with the Strategic Information Crime Analysis Division at (612) 673-5371 or email Crime.Prevention@minneapolismn.gov.

**MAIL PAYMENT AND CORRESPONDENCE TO:
MINNEAPOLIS POLICE DEPARTMENT
CRIME PREVENTION ANALYST
350 SOUTH 5TH STREET, ROOM 100
MINNEAPOLIS, MN 55415**

[REDACTED]

From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]
Subject: [REDACTED]



804-31-Av-N-15...

Case Report with Supplements

Minneapolis Police Department

CCN: MP-15-446437

Report Details

Reporting Officer:	004507: Michael Mays	Approval Status:	Approved
Assisting Officer:	000251: Benjamin Badowich	Approval Date:	Dec 9, 2015
Supervising Officer:	004517: Stephen Mc Bride	Date Returned:	
Approving Supervisor:	004517: Stephen A Mc Bride	Return Count:	0
Call/Sqd:	411	Date Printed:	Jan 12, 2016
Precinct:	04	Last Uploaded:	Jan 7, 2016
Related CCN :	--	Solvability:	70
Reported Date:	Dec 8, 2015 09:00	Primary Routed Unit:	4071 - SID
Entered By:	004507	Assigned Investigators:	007646: Werner, Jeffrey

Incident Details

Offense1: RECGUN	Desc: Recovered Gun	Statute:	Attempted:
Offense2: R&C	Desc: Stolen Propty Offens	Statute: 609.53	Attempted:
Address:	804 31 AV N Minneapolis, MN 55411		
Occurred From:	12/08/2015 05:45	Dispatched:	05:45:00
Occurred To:	12/08/2015 06:00	Arrived:	05:55:00
Location:	ALDRICH AV N/COLFAX AV N	Cleared:	06:53:00
Minor Involved:	No		

Public Data

Officers responded to the above listed location of a report of a PERSON WITH GUN. Officers met with the caller (R1) and caller's husband (S1). Officers located a handgun inside the residence and a number of spent casings near S1 on the bed. Noted that there was an earlier SHOTSPOTTER ACTIVATION (CCN: 15-446343) in the same area prior to our arrival. Officers recovered the listed evidence and later property inventoried (held for DNA and prints). Due to the CAD system down, officers could not check the firearm status. Both parties were advised and sent back in the house. Both parties appeared to be under the influence. Officers were later able to run the firearm and realized that it was listed as a Saint Paul STOLEN. S1 should be later charged by complaint for R&C.

REC: Further Investigation

Suspect

Role / Role #: S001
Name: HOWARD, ANTHONY DWAYNE
Residence: 804 31 AV N
MINNEAPOLIS, MN 55411
Telephone: C:612-363-2506
Drv Lic #: MN C673033387316
Date of Birth: 08/25/1963 **Event Age:** 52 **Est. Age:** 52 - 52
Race: Black
Sex: Male
Height: 502 - 502
Build: ME

Personal Description

<u>Category</u>	<u>Description</u>	<u>Related Offense</u>	<u>Comments</u>
Appearance	Drunk		
Complexion	Dark		
Employment Status	Unknown		
Eye Color	Brown		
Facial Hair	Unshaven		
Force Used	No		
Hair Color	Black		
Hair Length	Short		
Hair Style	Afro/Natural		
Speech	Slurred		

Other

Role / Role #: OT002
Name: DOUGLAS, AUSTIN CHARLES
Residence: 4600 Humboldt AV N Apt. 309
MINNEAPOLIS, MN 55411
Telephone: C:763-237-2242
Drv Lic #: MN B992025047420
Date of Birth: 06/20/1986 **Event Age:** 29 **Est. Age:** 29 - 29
Race: Black **Medical Treatment:** No
Sex: Male **Prior Injury:** No
Height: 505 - 505
Build: ME

Personal Description

<u>Category</u>	<u>Description</u>	<u>Related Offense</u>	<u>Comments</u>
Employment Status	Unknown		
Force Used	No		

Other

Role / Role #: OT003
Name: EMONI, ANN MARIA ALI
Residence: 2719 Aldrich AV N
MINNEAPOLIS, MN 55411
Telephone: N:unknown
Drv Lic #: B132002221406
Date of Birth: 10/04/1957 **Event Age:** 58 **Est. Age:** 58 - 58
Race: Black **Medical Treatment:** No

Sex: Female Prior Injury: No
 Height: 505 - 505
 Build: ST

Personal Description

<u>Category</u>	<u>Description</u>	<u>Related Offense</u>	<u>Comments</u>
Employment Status	Unknown		
Force Used	No		

Gun Trace

Role / Role #: GT001
 Name: Oden, Daniel Christopher
 Residence: 2213 Mcconnell DR S
 Tucson, AZ 85710
 Telephone: N:
 Drv Lic #: AZ D05925721
 Date of Birth: 02/20/1985 Event Age: 30 Est. Age: 30 - 30
 Race: White
 Sex: Male
 Height: City of Origin: Minneapolis
 Build: St. of Origin: MN

Reporting Person

Role / Role #: R001
 Name: HOYTE, INGER
 Residence: 804 31 AV N
 MINNEAPOLIS, MN 55411
 Telephone: C:612-386-9120
 Drv Lic #: MN Z456281738115
 Date of Birth: 11/18/1974 Event Age: 41 Est. Age: 41 - 41
 Race: Black Medical Treatment: No
 Sex: Female Prior Injury: No
 Height: 505 - 505
 Build: ME

Personal Description

<u>Category</u>	<u>Description</u>	<u>Related Offense</u>	<u>Comments</u>
Employment Status	Unknown		
Force Used	No		

Relationships

<u>Subject</u>	<u>Relationship Type</u>	<u>Object</u>
S001 HOWARD, ANTHONY	Friend	OT003 EMONI, ANN

Modus Operandi

<u>Category</u>	<u>Description</u>	<u>Related Offense</u>	<u>Comments</u>
Crime Elements	Limited Opportunity	R&C	
Crime Elements	Limited Opportunity	RECGUN	
Crime Location	Duplex	R&C	
Crime Location	Duplex	RECGUN	

Criminal Activity Possessing/Concealing R&C
Criminal Activity Possessing/Concealing RECGUN

Non-Inventoried Property

Property and Evidence

PI#	Item #	Description	Owner	Qty	Make/Mod/Ser #	Auth ID	Dsp Dt	Dsp Mnr
2015-46017	1	SMITH & WESSON .357 CAL. STAINLESS W/WOOD GRIP SEVEN SHOT 3" BBL. REVOLVER		1	Sw/686-6/CMD0486	007146		Hold For Adjudication
2015-46019	1	.357 CAL. DCCs		6		007146		Hold For Adjudication
2015-46793	1	ENVELOPE CNTG DNA SAMPLE (FM DCCS)		1		007146		Hold For Adjudication

Case Supplements

7 supplements begin on the following page.

Supplement number: 1 CCN: MP-15-446437 Author: 004507 - Michael Mays

Supplement of Off M.Mays #004507 on 12/08/2015 09:12

While working as squad 411 with my partner, Officer Badowich/driver, we responded to a PERSON WITH A GUN call at 804 31st Ave N. Remarks in the call stated the following:

FEM SHOUTING ABOUT MALE/"ANTHONY" HAVING A GUN...POSS DOMES REL...XFER'D FROM ANOKA CO

It should also be noted that there was a SHOTSPOTTER ACTIVATION (CCN: 15-446343) at the same above location today around 0153 hours, but in the rear. Those comments stated the following:

804 31 AV N - 4 ROUNDS.. SHOWING IN THE ALLEY BEHIND THE ADDRESS...ANON CLR ON CELL 612-327-4152 RPTS HEARING 4-5 AREA OF 35 AV/4 ST N...804 31 AV N - 3 ROUNDS ON SHOTSPOTTER...3202 6 ST N... 6 HEARD FROM LYNDAL... CLR FROM 813 31 AV N/612-423-5536 ..RPTING SAME...etc.

Upon arrival, I had dispatch get a hold of the caller and advise her to open the door for officers. We were then greeted by a heavier set black female who verbally ID'd herself as "Inger HOYTE (R1)".

R1 stated that her boyfriend was in the bedroom with a gun on his person. R1 stated that the gun was unloaded. When

asked how she knew it was unloaded, she stated, "Because I made him open the center portion to show me it was empty".

I walked towards the rear bedroom and observed a skinny older black male sitting on a bed mattress with a silver revolver lying next to him.

I then took control of the gun and secured it in the rear of my squad car. Noted that I checked the gun for any rounds inside, but it appeared to be empty prior to securing it in my squad car.

I went back into the residence to speak with R1 and the boyfriend. It was clear to me that the boyfriend was appeared to be under the influence of an alcoholic beverage due to his slurring words, open beer cans lying on the floor next to his bed, and the smell of alcohol coming from his person.

After asking the male for his name and date of birth numerous times, I could not understand him. R1 verbally provided his name and date of birth to be: Anthony Dwayne HOWARD (OT1), DOB: 08-25-1963.

While still attempting to speak with OT1, I observed a cigarette ash tray sitting on the bed, next to OT1, with spent shell casing inside it in plain view.

It was at that point, officers assisted me with taking control of OT1 for the time being, and then assisted with checking in the immediate area for any other firearms or possible ammunition.

OT1 had very poor balance and needed us to hold him up the whole time while escorting him to our squad car. R1 informed officers that he had a bad leg. OT1 was escorted to our squad car and placed in the backseat.

Due to our CAD system inoperable at the time (which went down around 0430 hours), we could not run either of the parties for warrants or even check to see if the gun came back clear.

While dealing with OT1, R1 came outside and stated that she wanted officers to let OT1 go and to have him come back in the house. When asked about the 911 call, R1 stated that she only called the police to come and take the gun from OT1. R1 stated that she was never scared or in fear of OT1.

I advised R1 that we were taking the handgun and property inventorying it for safe keeping due to OT1's condition. R1 was advised on how to get it back.

OT1 was later released back to R1.

Around 0640 hours, dispatch informed officers that our CAD system was now back up and running.

Down at City Hall, I asked channel 7 to run the firearm. Channel 7 later informed me that the gun came back as a Saint Paul STOLEN handgun. Stolen info listed below:

STOLEN GUN

ORI/MN0620900 SER/CMD0486 MAK/SW CAL/357 MOD/686 DELUXE

TYP/PR DOT/20150923

OCA/15214053

MIS/STAINLESS STEEL REVOLVER WITH A CHERRY HANDLE GRIP, YQ TO MN062013N, RCECC

MIS/F0R SPPD, 651 266 7701, OPR 81

NIC/G623586058 DTE/20151002 1752 EDT DLU/20151002 1752 EDT

ORI IS ST PAUL PD 651 291-1111

IMMED CONFIRM RECORD WITH ORI

The handgun, spent shell casing and cigarette tray was all property inventoried.

END of Supplement 1

Supplement number: 2 CCN: MP-15-446437 Author: 063250 - Jeffrey Hayes

Supplement of ET1 J.Hayes #063250 on 12/08/2015 10:37

The revolver P.I.'d on this ccn (p.I. # 46017-15) came back stolen out of St. Paul Pd. Their case number is 15214053, and their phone number is 651-291-1111

END of Supplement 2

Supplement number: 3 CCN: MP-15-446437 Author: 004507 - Michael Mays

Supplement of Off M.Mays #004507 on 12/09/2015 03:34

It should be noted in my first supplement, I referred Mr. HOWARD as OT1 (Other 1), but he should be listed as S1 (Suspect 1) instead.

END of Supplement 3

Supplement number: 4 CCN: MP-15-446437 Author: 002880 - Deborah Heilman

Supplement of P S T D.Heilman #002880 on 12/11/2015 10:12

Per Lt. Taylor's "Standing Order" that all firearms property inventoried be traced, on 12/11/2015 I submitted an ATF E-Trace request on the recovered revolver in this case, trace # T20150368075.

END of Supplement 4

Supplement number: 5 CCN: MP-15-446437 Author: 007646 - Jeffrey Werner

Supplement of Off J.Werner #007646 on 12/14/2015 09:52

On 12/11/15 I called R1/HOYTE to ask her a few follow up questions about this case. Below is a summary of the call.

HOYTE stated that she found the gun that was recovered about 2 months ago in her back yard. She stated that she never called the police about it because she was going to keep the gun for protection. She stated that she never saw S1/HOWARD shoot the gun off that night. She also stated that at no time did Howard point the gun at her or threaten her with it. Hoyte stated that her main reason for calling the police was to get the gun away from Howard because she knew he was intoxicated and she didn't want him to do anything stupid.

I also attempted to contact Howard about this case but have not received a returned phone call.

Case closed pending any further leads.

END of Supplement 5

Supplement number: 6 CCN: MP-15-446437 Author: 113501 - Dustin Anderson

Supplement of FS D.Anderson #113501 on 12/21/2015 11:01
MPD Crime Lab Unit
CCN: 15-446437

Date of request: 12/10/15

Requestor: Discharged Cartridge Casing (DCC) list (Weapons Unit)

Photographed and swabbed the following Exhibit IDs for DNA (collectively):

- 1.1 - (15-46019-1) Discharged Cartridge Casing
- 1.2 - (15-46019-1) Discharged Cartridge Casing
- 1.3 - (15-46019-1) Discharged Cartridge Casing
- 1.4 - (15-46019-1) Discharged Cartridge Casing
- 1.5 - (15-46019-1) Discharged Cartridge Casing
- 1.6 - (15-46019-1) Discharged Cartridge Casing

The items listed above were returned to the Minneapolis Police Property Room.

The DNA sample was property inventoried.

Photographs will be retained in the Crime Lab Unit.

FS Anderson
Minneapolis Police Department
Crime Lab Unit

END of Supplement 6

Supplement number: 7 CCN: MP-15-446437 Author: 002880 - Deborah Heilman

Supplement of P S T D.Heilman #002880 on 01/07/2016 09:57

ATF E-TRACE NUMBER: - T20150368075 - COMPLETION DATE: December 15, 2015

FIREARM INFORMATION:

Manufacturer: Smith & Wesson
Model: 686
Caliber: 357
Serial Number: CMD0486
Type: Revolver
Country: United States

PURCHASER INFORMATION:

Daniel Christopher Oden
2213 S McConnell DR
Tucson, AZ 85710
DOB: 02/20/1985
POB: Minneapolis, MN United States
Race: White
Sex: Male
ID 1: AZ Driver's License: D05925721

DEALER INFORMATION:

Murphy's Gun Shop

Federal Firearms License #: 98638158
3235 N Country Club RD
Tucson, AZ 85716
Phone: 520-881-7074

SHIP TO DATE: 06/04/2013

PURCHASE DATE: 06/17/2013

RECOVERY DATE: 12/08/2015

TIME TO CRIME: 904 DAYS

END

END of Supplement 7

End of report for case MP-15-446437.

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

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

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

FINDINGS OF FACT

Ellen Karnwie-Tuah is listed as the owner of the property located at 804 31st Avenue N. in the City of Minneapolis. Ellen Karnwie-Tuah, on October 9, 2015, applied for a rental license for the property at 804 31st 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 31st 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 31st 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 31st 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 31st 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 31st 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 31st 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 31st Avenue N.

The rental dwelling license held by Ellen Karnwie-Tuah, for 804 31st 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 31st Avenue N., in Minneapolis, Minnesota be revoked.

NOTICE OF REVOCATION OF RENTAL LICENSE OR PROVISIONAL LICENSE

January 14, 2016

Property Address: 804 – 31st Avenue N

Owner:
Ellen Karnwie-Tuah
4355 Hodgson Road
Shoreview, MN 55126

The attached police report on the above address shows your building fails to comply with the licensing standards for rental dwellings under Minneapolis Code of Ordinances Section 244.2020 Conduct on Licensed Premise.

A recommendation is being sent to the City Council to **revoke** your license.

If you do not appeal the recommendation within 15 days from the date of this notification, the City Council may **revoke** your license. An appeal form and a copy of appeal procedures (MCO 244.1960) are enclosed.

If the City Council approves the recommendation to deny, revoke, refuse to renew or suspend the license, the affected dwellings therein must be vacated and shall not be re-occupied until a new license is granted by the City Council.

The Minneapolis Police Crime Prevention Analyst, Luther Krueger can be reached at 612-673-5371 or by email at luther.krueger@minneapolismn.gov .

Sincerely,



Vu Tran
Administrative Enforcement Supervisor
Housing Inspections
612-673-5295

Enclosure

244.2020. - Conduct on licensed premises.

- (a) It shall be the responsibility of the licensee to take appropriate action, with the assistance of crime prevention specialists or other assigned personnel of the Minneapolis Police Department, following conduct by tenants and/or their guests on the licensed premises which is determined to be disorderly, in violation of any of the following statutes or ordinances, to prevent further violations.
- (1) Minnesota Statutes, Sections 609.75 through 609.76, which prohibit gambling;
 - (2) Minnesota Statutes, Section 609.321 through 609.324, which prohibits prostitution and acts relating thereto;
 - (3) Minnesota Statutes, Sections 152.01 through 152.025, and Section 152.027, Subdivisions 1 and 2, which prohibit the unlawful sale or possession of controlled substances;
 - (4) Minnesota Statutes, Section 340A.401; which prohibits the unlawful sale of alcoholic beverages;
 - (5) Section 389.65 of this Code, which prohibits noisy assemblies;
 - (6) Minnesota Statutes, Sections 97B.021, 97B.045, 609.66 through 609.67 and 624.712 through 624.716, and section 393.40, 393.50, 393.70, 393.80, 393.90 and 393.150 of this Code, which prohibit the unlawful possession, transportation, sale or use of a weapon; or
 - (7) Minnesota Statutes, Section 609.72, and section 385.90 of this Code, which prohibit disorderly conduct, when the violation disturbs the peace and quiet of the occupants of at least two (2) units on the licensed premises or other premises, other than the unit occupied by the person(s) committing the violation; or when at least two (2) distinct violations, separated by no more than sixty (60) days, disturb the peace and quiet of at least one (1) unit on the licensed premises or other premises, other than the unit occupied by the person(s) committing the violation, and the violations are reported by distinct and separate complaints.
- (b) The police department and the department of regulatory services shall be jointly responsible for enforcement and administration of section 244.2020.
- (c) Upon determination by a crime prevention specialist, or other assigned police department employee, utilizing established procedures, that a licensed premises was used in a disorderly manner, as described in subsection (a), the responsible crime prevention specialist or other assigned police department employee shall notify the licensee by mail of the violation and direct the licensee to take appropriate action with the assistance of the Minneapolis Police Department to prevent further violations. If the instance of disorderly use of the licensed premises involved conduct specified in paragraphs (a)(2), (a)(3) or (a)(6) of this section the licensee shall submit a satisfactory written management plan to the police department within ten (10) days of receipt of the notice of disorderly use of the premises. The written management plan shall comply with the requirements established in paragraph (d) of this section. The licensee shall implement all provisions of the written management plan within twenty (20) days after acceptance of the management plan by the crime prevention specialist or other assigned police department employee. The notice provided to the licensee of the violation shall inform the licensee of the requirement of submitting a written management plan. That notice shall further inform the licensee that failure to submit a written management plan or failure to implement all provisions of the management plan within twenty (20) days after its acceptance may result in the city council taking action to deny, refuse to renew, revoke, or suspend the license. The established procedures manual is available to the public from the Minneapolis Police Department.
- (1) If the instance of disorderly use of the licensed premises involved conduct specified in paragraphs (a)(1), (a)(4), (a)(5), (a)(7) of this section, the licensee shall contact the police department or department of regulatory services within ten (10) days to discuss the instance of disorderly use.
- (d) If another instance of disorderly use of the licensed premises occurs within eighteen (18) months, if the premises contains between one (1) and six (6) distinct and separate residential units, or within twelve (12) months, if the premises contains between seven (7) and fifty (50) distinct and separate residential units, or within nine (9) months, if the premises contains between fifty-one (51) and one hundred (100) distinct and separate residential units, or within six (6) months, if the premises contains more than one hundred (100) distinct and separate units, of an incident for which a notice in subsection (c) was given, the crime prevention specialist or other assigned police department employee shall notify the licensee by mail of the violation. The licensee shall submit an updated satisfactory written management plan to the police department within ten (10) days of receipt of the notice of disorderly use of the premises. The written management plan shall detail all actions taken by the licensee in response to all notices of disorderly use of the premises within the preceding twelve (12) months. The written management plan shall also detail all actions taken and proposed to be taken by the licensee to prevent further disorderly use of the premises.

The licensee shall implement all provisions of the written management plan within twenty (20) days after acceptance of the management plan by the crime prevention specialist or other assigned police department employee. The notice provided to the licensee of the violation shall inform the licensee of the requirement of submitting a written management plan. That notice shall further inform the licensee that failure to submit a written management plan or failure to implement all provisions of the management plan within twenty (20) days after its acceptance may result in the city council taking action to deny, refuse to renew, revoke, or suspend the license. The licensee or the listed agent/contact person for the licensee shall also successfully complete a property owner's workshop at the direction of and in accordance with a schedule set forth by the police department. Any costs associated with that workshop will be the sole responsibility of the licensee. The notice provided to the licensee of the violation shall inform the licensee of the requirement of the licensee or the listed agent/contact person for the licensee of the requirement to successfully complete a property owner's workshop. That notice shall further inform the licensee that failure to successfully complete the property owner's workshop may result in the city council taking action to deny, refuse to renew, revoke, or suspend the license.

- (e) When required by paragraph (d), the rental dwelling license for the premises may be denied, revoked, suspended, or not renewed if the licensee fails to submit a written management plan that satisfies the requirements set forth in paragraph (d), or if the licensee fails to timely implement all provisions of an accepted written management plan, or if the licensee or the listed agent/contact person for the licensee fails to successfully complete a property owner's workshop after a minimum of two (2) approved workshops have been scheduled, offered and held. An action to deny, revoke, suspend, or not renew a license under this section shall be initiated by the director of regulatory services in the manner described in section 244.1940, and shall proceed according to the procedures established in sections 244.1950, 244.1960, and 244.1970.
- (f) If another instance of disorderly use of the licensed premises occurs within eighteen (18) months, if the premises contains between one (1) and six (6) distinct and separate residential units, or within twelve (12) months, if the premises contains between seven (7) and fifty (50) distinct and separate residential units, or within nine (9) months, if the premises contains between fifty-one (51) and one hundred (100) distinct and separate residential units, or within six (6) months, if the premises contains more than one hundred (100) distinct and separate units, after the second of any two (2) previous instances of disorderly use for which notices were sent to the licensee pursuant to this section, the rental dwelling license for the premises may be denied, revoked, suspended, or not renewed. An action to deny, revoke, suspend, or not renew a license under this section shall be initiated by the director of inspections in the manner described in section 244.1940, and shall proceed according to the procedures established in sections 244.1950, 244.1960, and 244.1970.
- (g) No adverse license action shall be imposed where the instance of disorderly use of the licensed premises occurred during the pendency of eviction proceedings (unlawful detainer) or within thirty (30) days after a notice is given by the licensee to a tenant to vacate the premises, where the disorderly use was related to conduct by that tenant or his/her guests. Eviction proceedings shall not be a bar to adverse license action, however, unless they are diligently pursued by the licensee. A notice to vacate shall not be a bar to adverse license action unless a copy of the notice is submitted to the crime prevention specialist or other assigned police department employee within ten (10) days of receipt of the violation notice. Further, an action to deny, revoke, suspend, or not renew a license based upon violations of this section may be postponed or discontinued by the director of regulatory services at any time if it appears that the licensee has taken appropriate action to prevent further instances of disorderly use.
- (h) A determination that the licensed premises have been used in a disorderly manner as described in subsection (a) shall be made upon substantial evidence to support such a determination. It shall not be necessary that criminal charges be brought to support a determination of disorderly use, nor shall the fact of dismissal or acquittal of such a criminal charge operate as a bar to adverse license action under this section. (90-Or-235, § 6, 9-14-90; 91-Or-071, § 1, 4-26-91; 92-Or-019, §§ 1, 2, 2-21-92; 95-Or-097, § 5, 6-30-95; Ord. No. 98-Or-142, § 1, 12-4-98; 99-Or-163, § 13, 12-17-99; 2004-Or-112, § 2, 10-8-04; 2005-Or-142, § 1, 12-23-05; 2008-Or-090, § 1, 11-21-08; 2013-Or-161, § 53, 12-6-13; 2015-Or-051, § 3, 7-10-15)

244.1910. - Licensing standards.

(a) The following minimum standards and conditions shall be met in order to hold a rental dwelling license under this article. Failure to comply with any of these standards and conditions shall be adequate grounds for the denial, refusal to renew, revocation, or suspension of a rental dwelling license or provisional license, or for the imposition of reasonable conditions or restrictions upon such a license pursuant to section 259.165.

- (1) The licensee or applicant shall have paid the required license fee.
- (2) Rental dwelling units shall not exceed the maximum number of dwelling units permitted by the Zoning Code.
- (3) No rental dwelling or rental dwelling unit shall be over occupied or illegally occupied in violation of the Zoning Code or the Housing Maintenance Code.
- (4) The rental dwelling shall not have been used or converted to rooming units in violation of the Zoning Code.
- (5) The owner shall not suffer or allow weeds, vegetation, junk, debris, or rubbish to accumulate repeatedly on the exterior of the premises so as to create a nuisance condition under section 227.90 of this Code. If the city is required to abate such nuisance conditions under section 227.100 or collect, gather up or haul solid waste under section 225.690 more than three (3) times under either or both sections during a period of twenty-four (24) months or less, it shall be sufficient grounds to deny, revoke, suspend or refuse to renew a license.
- (6) The rental dwelling or any rental dwelling unit therein shall not be in substandard condition, as defined in section 244.1920.
- (7) The licensee or applicant shall have paid the required reinspection fees.
- (8) The licensee or his or her agent shall allow the director of regulatory services and his or her designated representative to perform a rental license review inspection as set forth in section 244.2000(c).
- (9) The licensee shall maintain a current register of all tenants and other persons with a lawful right of occupancy to a dwelling unit and the corresponding floor number, and unit number and/or letter and/or designation of such unit within the building. The register shall be kept current at all times. The licensee shall designate the person who has possession of the register and shall inform the director of the location at which the register is kept. The register shall be available for review by the director or their authorized representatives at all times.
- (10) The licensee shall submit to the director of regulatory services or an authorized representative of the director, at the time of application for a rental dwelling license and for just cause as requested by the director, the following information: the number and kind of units within the dwelling (dwelling units, rooming units, or shared bath units), specifying for each unit, the floor number, and the unit number and/or letter and/or designation.
- (11) a. There shall be no delinquent property taxes or assessments on the rental dwelling, nor shall any licensee be delinquent on any financial obligations owing to the city under any action instituted pursuant to Chapter 2, Administrative Enforcement and Hearing Process.
b. The licensee or applicant shall have satisfied all judgments duly entered or docketed against the licensee or applicant by any court of competent jurisdiction arising out of the operation of a rental property business. This subsection shall not be found to have been violated if the licensee or applicant demonstrates that the underlying case or action leading to the entry of judgment is being properly and timely removed to district court or otherwise appealed, or when the judgment is being paid in compliance with a payment plan accepted by either a court possessing jurisdiction over the judgment or the judgment creditor or

during any period when the enforcement of the judgment has been duly stayed by such a court. This subsection shall become effective January 1, 2008.

- (12) There is no active arrest warrant for a Minneapolis Housing Maintenance Code or Zoning Code violation pertaining to any property in which the licensee, applicant or property manager has a legal or equitable ownership interest or is involved in management or maintenance.
- (13) a. Any person(s) who has had an interest in two (2) or more licenses revoked pursuant to this article or canceled pursuant to section 244.1925 or a combination of revocations or cancellations shall be ineligible to hold or have an interest in a rental dwelling license or provisional license for a period of five (5) years.
b. Any person(s) who has had an interest in a license revoked pursuant to this article or canceled pursuant to section 244.1925, shall be ineligible from obtaining any new rental dwelling licenses for a period of three (3) years.
- (14) No new rental dwelling license shall be issued for the property during the pendency of adverse license action initiated pursuant to section 244.1940.
- (15) The licensee or applicant must have a current, complete, and accurate rental dwelling application on file with the director of regulatory services in accord with the provisions of section 244.1840.
- (16) a. Before taking a rental application fee, a rental property owner must disclose to the applicant, in writing, the criteria on which the application will be judged.
b. Application forms must allow the applicant to choose a method for return of the application fee as either 1) mailing it to an applicant's chosen address as stated on the application form, 2) destroying it 3) holding for retrieval by the tenant upon one (1) business-day's notice.
c. If the applicant was charged an application fee and the rental property owner rejects the applicant, then the owner must, within fourteen (14) days, notify the tenant in writing of the reasons for rejection, including any criteria that the applicant failed to meet, and the name, address, and phone number of any tenant screening agency or other credit reporting agency used in considering the application.
d. The landlord must refund the application fee if a tenant is rejected for any reason not listed in the written criteria.
e. Nothing in this section shall prohibit a rental property owner from collecting and holding an application fee so long as the rental property owner provides a written receipt for the fee and the fee is not cashed, deposited, or negotiated in any way until all prior rental applicants either have been screened and rejected for the unit, or have been offered the unit and have declined to take it. If a prior rental applicant is offered the unit and accepts it, the rental property owner shall return all application fees in the manner selected by the applicant, pursuant to section (b).
f. Violation of this subsection, 244.1910(16), may result in an administrative citation, or may contribute to the denial or revocation of a rental license.
g. This subdivision shall become effective December 1, 2004.
- (17) An owner shall not have any violations of Minnesota Rule Chapter 1300.0120 subpart 1, related to required permits, at any rental dwelling which they own or have an ownership interest. A violation of Minnesota Rule Chapter 1300.0120 subpart 1 shall result in a director's determination of noncompliance notice being sent, pursuant to 244.1930 to the owner regarding the rental dwelling where the violation occurred. A second violation, at any rental dwelling in which the owner has an ownership interest, of Minnesota Rule Chapter 1300.0120 subpart 1, related to required permits, shall result in the issuance of a director's notice of denial, non-renewal, or suspension of the license or provisional license, pursuant to 244.1940 of the Code, for the rental dwelling where the second violation occurred.

- (18) The owner, where the owner pays the water bill for a rental dwelling, shall not allow the water to be shut off for non-payment. If water to a rental dwelling has been turned off, for lack of payment by the owner it shall be sufficient grounds to deny, revoke, suspend or refuse to renew a license or provisional license.
- (19) The provisions of this section are not exclusive. Adverse license action may be based upon good cause as authorized by Chapter 4, Section 16 of the Charter. This section shall not preclude the enforcement of any other provisions of this Code or state and federal laws and regulations.
- (20) A licensee or owner/landlord shall not be in violation of section 244.265 of this Code, which requires owner/landlords to notify tenants and prospective tenants of pending mortgage foreclosure or cancellation of contract for deed involving the licensed property.
- (21) Any person(s), having an ownership or management interest in any property, upon a second violation of section 244.1810 by allowing to be occupied, letting or offering to let to another for occupancy, any dwelling unit without having first obtained a license or provisional license, shall be ineligible to hold or have an interest in a rental dwelling license or provisional license for a period of two (2) years.
- (22) The owner or licensee shall not be in violation of section 225.780, which requires every owner of a building containing two (2) or more dwelling units to provide for recycling services.
- (23) The licensee or applicant shall not have any unpaid fines or fees owing to the City of Minneapolis related to their rental property.
- (24) An owner shall not have any violations of chapter 240 of this Code, adopting Minnesota State Statutes Chapter 144 and amendments thereto and Minnesota Rules, Chapter 4761 and amendments thereto, at any rental dwelling which they own or have an ownership interest. A violation of chapter 240 of this Code, of Minnesota State Statutes Chapter 144 and amendments thereto or of Minnesota Rules, Chapter 4761 and amendments thereto shall result in a director's determination of noncompliance notice being sent, pursuant to [section] 244.1930 to the owner regarding the rental dwelling where the violation occurred. A second violation, at any rental dwelling in which the owner has an ownership interest, of chapter 240 of this Code, of Minnesota State Statutes Chapter 144 and amendments thereto or of Minnesota Rules, Chapter 4761 and amendments thereto shall result in the issuance of a director's notice of denial, non-renewal, or suspension of the license or provisional license, pursuant to [section] 244.1940 of the Code, for the rental dwelling where the second violation occurred. (90-Or-235, § 6, 9-14-90; 91-Or-220, § 1, 11-8-91; 94-Or-124, § 1, 9-16-94; 95-Or-097, § 2, 6-30-95; Ord. No. 97-Or-056, § 8, 6-27-97; 99-Or-163, § 5, 12-17-99; 2001-Or-074, § 1, 6-22-01; 2003-Or-070, § 2, 6-20-03; 2004-Or-122, § 1, 10-22-04; 2005-Or-008, § 1, 2-11-05; 2006-Or-115, § 2, 10-20-06; 2007-Or-063, § 1, 8-31-07; 2008-Or-016, § 4, 2-29-08; 2009-Or-044, § 2, 5-22-09; 2010-Or-041, § 1, 4-16-10; 2011-Or-044, § 1, 4-29-11; 2011-Or-108, § 4, 11-18-11; 2013-Or-040, § 1, 4-12-13; 2013-Or-161, § 47, 12-6-13; 2015-Or-073, § 1, 8-21-15)

244.1940. - Denial; non-renewal; revocation; suspension.

(a) If after any period for compliance under section 244.1930 has expired, the director determines that the dwelling fails to comply with any of the licensing standards in sections 244.1910 or 244.1920, or the director has initiated an action to deny, revoke, suspend, or not renew a license pursuant to section 244.2020, or if the director determines that a building or dwelling unit fails to meet licensing standards 244.1910(2), (3), (4), (13)(a), (18) or (21), for a second time, under the same owner/licensee, the director shall mail the owner and the person designated by the owner as the person responsible for the maintenance and management of the building or dwelling unit, a notice of denial, non-renewal, revocation, or suspension of the license or provisional license. The notice shall state:

- (1) That the director has determined that the building fails to comply with the licensing standards for rental dwellings in section 244.1910 and section 244.1920, that the licensee has failed to take appropriate action following conduct by tenants and/or their guests on the licensed premises under section 244.2020, or that the licensee has failed to submit a written management plan that satisfies the requirements set forth in 244.2020(d).
 - (2) The specific reasons why the building fails to meet licensing standards, including copies of applicable inspection reports, or notices sent to licensee of conduct on licensed premises.
 - (3) That the director has referred the matter to the city council with a recommendation to deny, not renew, revoke, or suspend the license or provisional license.
 - (4) That the city council will deny, refuse to renew, revoke, or suspend the license or provisional license unless the owner appeals the determination within fifteen (15) days after receipt of the notice, in the manner provided in section 244.1960.
 - (5) That after denial, nonrenewal, revocation or suspension, the dwelling or the affected dwelling units therein must be vacated, and shall not be reoccupied until all violations are corrected and a license is granted by the city council, (except where an extension of time has been granted by the director of inspections due to weather). Further, no license will be granted by the city council until an approved plan to control conduct on premises has been presented and accepted by the city council if the denial, non-renewal, revocation or suspension was under section 244.2020.
 - (6) The notice shall describe how an appeal may be filed under section 244.1960.
 - (7) The director shall cause a notice to tenants to be mailed or delivered to each licensed dwelling unit and prominently posted on the building. The notice shall indicate that the rental dwelling license for the building has been denied, revoked, or suspended, whichever is applicable; that the action will become final on a specific date unless the building owner appeals and requests a hearing; that tenants may be required to vacate the building when the action becomes final; that further information can be obtained from the City of Minneapolis Housing Services Office.
- (b) Lapsed licenses. If a license lapses, or is surrendered, withdrawn, terminated, or otherwise becomes ineffective, the director may proceed, pursuant to subdivision (a), with an action to deny, non-renew, revoke or suspend if the action was commenced prior any lapse, surrender, withdraw, termination or other loss of license.
- (c) Any action taken under this section shall be instituted against the rental dwelling license held by the owner(s), licensee and the person designated by the owner as the person responsible for the maintenance and management of the licensed property. (90-Or-235, § 6, 9-14-90; 95-Or-097, § 4, 6-30-95; 99-Or-163, § 7, 12-17-99; 2004-Or-007, 1-30-04; 2004-Or-112, § 1, 10-8-04; 2011-Or-044, § 3, 4-29-11; 2011-Or-108, § 6, 11-18-11)