

Community Development & Regulatory Services Committee

In the Matter of the Rental License Revocation Action

OWNER, C. EARL GRANT
3140/3142 - Pillsbury Avenue

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June 23, 2016

Property Address: 3140/3142 – Pillsbury Avenue

Owner:
C Earl Grant
PO Box 1067
Fort Belvoir, VA 22060

Manager:
Ryan Rainaldo
3142 Pillsbury Avenue
Minneapolis, MN 55408

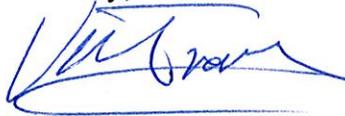
Dear Mr. Grant:

On May 9th, 2016 you were notified of the City's intent to revoke the rental dwelling license for the property located at 3140/3142 Pillsbury Avenue. You did not appeal the action.

The matter will be heard by the Community Development & Regulatory Services Committee of the City Council on July 12th, 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.

Section 1

Rental Property Information

Rental Property Address 3140-3142 PILLSBURY AVE S, MPLS, MN 55408

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

List how is each unit addressed Unit# 1 Unit# _____ Unit# 2 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: 03-028-24 21 0113

Section 2

Owner Information

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

Minneapolis

Name of Owner/Shareholder C EARL GRANT
First MI Last

Address of Owner P.O. Box 1067, FORT BELVOIR, VA 22060
(Address cannot be a P.O. Box or commercial mailing service)

City FORT BELVOIR County FAIRFAX State & Zip Code VA 22060 Phone 561-537-0229

Date of Birth 09/16/1953 E-mail eg200311@aol.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)

C. Earl Grant 10 NOV 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 RYAN J RAINALDO
First MI Last

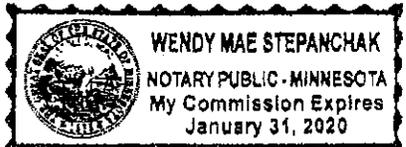
Address of Agent/Contact Person 3142 PILLSBURY AVENUE SOUTH
(Address cannot be a P.O. Box or commercial mailing service)

City Minneapolis County Hennepin State & Zip Code MN 55408 Phone 612-388-3335

Date of Birth 06/05/1991 E-mail rj_rainaldo@hotmail.com rj_rainaldo@hotmail.com

I Ryan Rainaldo 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.

Ryan Rainaldo 1-11-16
Signature of Appointed Agent/Contact Person (MUST BE NOTARIZED) Date



Subscribed and sworn to before me on this 11 day of Jan 202016
Notary Public, Hennepin County

Wendy Mae Stepanchak
Space Reserved for Notary Stamp

For Office Use Only: RLIC #: 558193 DATE REC'D: 12/10/16 DATE PROCESSED: 1/11/16

Flags: FEE: 525 TYPE: duplex
CONV CHOWN FISINSP

Section 4 Rental Licensing Fees

If initiating rental license during the months of July through March, use the table below.

Number of Units	Tier I base	Tier II base	Tier III base	Per additional unit
1 to 3 units	\$ 70.00	\$ 112.00	\$ 373.00	\$ 5.00
4 to 15 units	\$ 82.00	\$ 163.00	\$ 327.00	\$ 5.00
16 or more units	\$ 175.00	\$ 350.00	\$ 700.00	\$ 5.00

If initiating a rental license during the months of April, May or June, use the table below.

Number of Units	Tier I base	Tier II base	Tier III base	Per additional unit
1 to 3 units	\$ 35.00	\$ 56.00	\$ 186.50	\$ 5.00
4 to 15 units	\$ 41.00	\$ 81.50	\$ 163.50	\$ 5.00
16 or more units	\$ 87.50	\$ 175.00	\$ 350.00	\$ 5.00

Use the tables above to fill in the worksheet below to find out your Rental License Fee.

1. Using the correct table, enter your base fee. 1. \$ 70.00
2. Number of additional units: *Enter 1 for a duplex, 2 for a triplex and 3 for a fourplex, etc.* 2. 1
3. Multiply number from line 2 by \$5 for each additional unit. 3. \$ 5.00
4. Total lines 1 and 3: 4. \$ 75.00
5. Administration Fee: (if applicable) 5. \$
6. Conversion Fee: (if applicable) 6. \$
7. Conversion Fee Discount: (if applicable) 7. \$
8. Change of Ownership Fee: (if applicable) 8. \$ 450.00
9. Total lines 4-7: *This is the amount you owe.* 9. \$ 525.00

Apartment Building Scheme

Use the grid below to identify the units on each floor, listing them from lowest to highest along with the unit type in the appropriate column. For larger buildings of 10 or more units, please supply your own grid with the same information and attach to the application at the time of submission. Unit type examples: Studio, 1 BR, 2 BR, and 3 BR

Floor # 1		Floor # 2		Floor #	
Unit #	Unit Type	Unit #	Unit Type	Unit #	Unit Type
3142	Lower	3140	Upper		

Make checks payable to Minneapolis Finance Department and submit with application by mail or in person to:

Department of Regulatory Services
 Rental Licensing
 250 South 4th Street, Room 300
 Minneapolis, MN 55415

If you have questions or need help with the application, please call 311 or 612-673-3000.

Spanish - Atención. Si desea recibir asistencia gratuita para traducir esta información, llama **612-673-2700**

Somali - Ogow. Haddii aad dooneyso in la'aga kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac **612-673-3500**

Hmong - Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu **612-673-2800**

Sign Language Interpreter - 612-673-3220 TTY: 612-673-2626

C. Earl Grant
P.O. Box 1067
Fort Belvoir, VA 22060
05 December 2015

Ms. Amy Lien
Department of Regulatory Services
Rental Licensing
250 South 4th Street, Room 300
Minneapolis, MN 55415

RE: 3140-3142 Pillsbury Avenue South, Minneapolis, MN 55408

Dear Ms. Lien:

I have enclosed the rental license application as per our discussion several weeks ago. The check in the amount of \$525.00, payable to the Minneapolis Finance Department is also enclosed. I have provided Mr. Rainaldo's information including his telephone and email. Upon receipt of this mail please contact him to sign and have the application notarized at your office. I have also provided your telephone number to Mr. Rainaldo for him to contact you and set a date to come and sign the application. Thank you for your assistance in getting this done at this time.

Very respectfully,



C. Earl Grant
561-537-0229
eg200311@aol.com

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Property information search result

The Hennepin County Property Tax web database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

Search By:

2016 Assessment (For Taxes Payable 2017)

[Tax information](#)

- [Property ID](#)
- [Address](#)
- [Addition name](#)
- [Interactive map](#)

Property ID: 03-028-24-21-0113
 Address: 3140 PILLSBURY AVE
 Unit No.:
 Municipality: MINNEAPOLIS

Owner: C EARL GRANT

Taxpayer Name / Address: C EARL GRANT
 PO BOX 1067
 FORT BELVAIR VA 22060

Property ID:

[Search](#) [Clear](#)

Subrecord No. 1

Improvement Amount: \$0
 Property Type: RESIDENTIAL TWO UNIT
 Homestead Status: NON-HOMESTEAD
 Exempt or Deferred:

Values	Estimated
Land:	\$52,500
Building:	\$188,500
Machinery:	\$0
Totals:	\$241,000
Less Qualified Improvement:	\$0
Less Veterans Exclusion:	\$0
Less Homestead Market Value Exclusion:	\$0
Learn more	
Total Taxable Market Value:	\$241,000

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Property Address:

Property ID: 0302824210113

[Map](#)

3140 Pillsbury Ave Minneapolis, MN 55408

RENTAL LICENSE & LODGING HOUSE LICENSE			
Permit Type	Contact	Paid On	Amount
RLIC - RENTAL LICENSING	Ryan J Rainaldo 3142 Pillsbury Ave S, Minneapolis, MN 55408 612-388-3335	Jan 11, 2016	\$75
RLIC - RENTAL LICENSING	C. Earl Grant 3142 Pillsbury Avenue South , Minneapolis, MN 55408 330-664-0979	Sep 26, 2002	\$53
		Dec 28, 2001	\$86
		Sep 23, 1999	\$28
RLIC - RENTAL LICENSING	Mielke William A 3142 Pillsbury Av, Minneapolis, MN 55408 612 000-0000	Sep 23, 1999	\$28
RLIC - RENTAL LICENSING	C Earl Grant 3142 Pillsbury Avenue So, Minneapolis, MN 55408 612 624-0127	Sep 25, 1998	\$28
		Sep 17, 1997	\$28
		Sep 12, 1996	\$28
		Sep 18, 1995	\$28
		Mar 07, 1995	\$28
RLIC - RENTAL LICENSING	Mielke William A 7240 York Avenue South #606, Edina, MN 55435 612 831-8965		

City of Minneapolis PropertyInfo

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Property Address:

Property ID: 0302824210113

[Map](#)

3140 Pillsbury Ave Minneapolis, MN 55408

Current Inspector: Ronald

Last Inspection: 03/22/2016 by Kathy

HOUSING VIOLATIONS				
Year	Total	Open	Closed	Tags
2016	2	2	0	0
2015	7	0	7	0
Prior	108	0	108	0
All	117	2	115	0

[Hide Details.](#)

2016

INCIDENT: 16-1181579 (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

INCIDENT: 16-1164252 (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

2015

INCIDENT: 15-1143713 (HOUSING COMPLAINTS)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Maximum 2 Vehicles	DONE	10/05/2015	10/15/2015	INSP	

INCIDENT: 15-1141586 (HOUSING COMPLAINTS)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Obtain Rental License; Mco	DONE	09/23/2015	10/19/2015	INSP	

244.1810

INCIDENT: [15-1141548](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Parking In Yard	DONE	09/23/2015	10/03/2015	INSP	

INCIDENT: [15-1141278](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Firewood	DONE	09/23/2015	10/03/2015	INSP	
Cease Storage	DONE	09/23/2015	10/03/2015	INSP	

INCIDENT: [15-1141277](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Obtain Rental License; Mco 244.1810	DONE	09/23/2015	10/13/2015	INSP	
Assessment For Admin Citation Fee	DONE				

2014

INCIDENT: [14-1082680](#) (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	10/28/2014	11/08/2014	INSP	

2011

INCIDENT: [11-0881915](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

2008

INCIDENT: [08-0661932](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: [08-0654537](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag

Remove Rubbish	DONE	09/02/2008	09/09/2008	INSP
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INCIDENT: [08-0630328](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	05/30/2008	06/06/2008	INSP	

2007**INCIDENT: [07-0587678](#) (OTHER INSPECTOR/FLOATER)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Brush & Branches <4"	DONE	08/06/2007	08/15/2007	INSP	

INCIDENT: [07-0564046](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	05/15/2007	05/20/2007	INSP	

INCIDENT: [07-0563689](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Down/fallen Tree >4"	DONE	05/14/2007	05/29/2007	INSP	

INCIDENT: [07-0563415](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	05/11/2007	05/18/2007	INSP	

2006**INCIDENT: [06-0494371](#) (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	05/18/2006	06/01/2006	INSP	

2005**INCIDENT: [05-0451706](#) (HOUSING COMPLAINTS)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

2004

INCIDENT: [04-0324287](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	04/16/2004	04/22/2004	INSP	

INCIDENT: [04-0319132](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	03/18/2004	03/23/2004	INSP	

2003**INCIDENT: [03-0297691](#) (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	09/25/2003	09/29/2003	INSP	

INCIDENT: [03-0291558](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	09/03/2003	09/08/2003	INSP	

INCIDENT: [03-0270558](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Maintain Drive	DONE	06/12/2003	12/10/2003	INSP	
Animal Feces	DONE	06/12/2003	12/10/2003	INSP	
Interior Surfaces *	DONE	06/12/2003	12/10/2003	INSP	
Repair Ceilings *	DONE	06/12/2003	12/10/2003	INSP	
Repair Walls *	DONE	06/12/2003	12/10/2003	INSP	
Repair Floors *	DONE	06/12/2003	12/10/2003	INSP	
Repair Or Replace Appliances	DONE	06/12/2003	12/10/2003	INSP	
Repair/replace Cabinets/counters	DONE	06/12/2003	12/10/2003	INSP	
Rep Lock/dbl-key	DONE	06/12/2003	12/10/2003	INSP	
Repair/replace Interior Doors/components	DONE	06/12/2003	12/10/2003	INSP	
Door Locks, hinges...	DONE	06/12/2003	12/10/2003	INSP	
Rep/rep Windows	DONE	06/12/2003	12/10/2003	INSP	
Clogged *	DONE	06/12/2003	12/10/2003	INSP	

Repair Or Replace Glass	DONE	06/12/2003	12/10/2003	INSP
R/r Storm	DONE	06/12/2003	12/10/2003	INSP
Repair Screens	DONE	06/12/2003	12/10/2003	INSP
Install Storms	DONE	06/12/2003	12/10/2003	INSP
Provide Screens	DONE	06/12/2003	12/10/2003	INSP
Repair Or Replace Exterior Doors	DONE	06/12/2003	12/10/2003	INSP
Repair Or Remove Fence	DONE	06/12/2003	12/10/2003	INSP
Ground Cover	DONE	06/12/2003	12/10/2003	INSP
Remove Rubbish	DONE		10/03/2004	

INCIDENT: [03-0264095](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	05/21/2003	05/27/2003	INSP	

INCIDENT: [03-0249575](#) (VACANT BUILDING REGISTRATION)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Monitoring Of Vacant Building	DONE	12/02/2003	01/28/2004	INSP	
Register Your Vacant Building	DONE	03/18/2003	04/28/2003	FIRE	

INCIDENT: [03-0247605](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	03/19/2003	03/26/2003	INSP	

INCIDENT: [03-0236515](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Required Water	DONE	01/15/2003	01/17/2003	INSP	

INCIDENT: [03-0236353](#) (MPLS POLICE DEPT BOARDING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Mpls Police Dept Authorized Boarding	DONE	12/23/2002	12/23/2002	LIC	

INCIDENT: [03-0235994](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
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Remove Rubbish	DONE	01/08/2003	01/14/2003	INSP
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2002**INCIDENT: [02-0234660](#) (HAZ/BOARDED BUILDING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Property Found Boarded	DONE	12/30/2002	03/02/2002	INSP	

INCIDENT: [02-0222667](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Interior Surfaces *	DONE	10/28/2002	11/15/2002	INSP	
Repair Walls *	DONE	10/28/2002	11/15/2002	INSP	
Door Locks, hinges...	DONE	10/28/2002	11/15/2002	INSP	
Clogged *	DONE	10/28/2002	11/15/2002	INSP	
Repair Smoke Det.*	DONE	10/28/2002	11/15/2002	INSP	
Smoke Detectors	DONE	10/28/2002	11/15/2002	INSP	
Repair Or Replace Exterior Doors	DONE	10/28/2002	11/15/2002	INSP	

INCIDENT: [02-0222394](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Clogged *	DONE	10/25/2002	10/28/2002	INSP	
Plumbing Repairs *	DONE	10/25/2002	10/28/2002	INSP	

INCIDENT: [02-0217223](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Interior Surfaces *	DONE	10/04/2002	11/01/2002	INSP	
Repair Or Replace Appliances	DONE	10/04/2002	11/01/2002	INSP	
Repair/replace Cabinets/counters	DONE	10/04/2002	11/01/2002	INSP	
Openable Windows *	DONE	10/04/2002	11/01/2002	INSP	
Leaky Faucets*	DONE	10/04/2002	11/01/2002	INSP	
Repair/remove Illegal/hazardous Wiring	DONE	10/04/2002	11/01/2002	INSP	
Repair Smoke Det.*	DONE	10/04/2002	11/01/2002	INSP	

Rep/inter Handrails	DONE	10/04/2002	11/01/2002	INSP
Repair Or Replace Glass	DONE	10/04/2002	11/01/2002	INSP
Repair Or Replace Exterior Doors	DONE	10/04/2002	11/01/2002	INSP

INCIDENT: [02-0212091](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	09/16/2002	09/23/2002	INSP	

INCIDENT: [02-0212080](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	09/16/2002	09/24/2002	INSP	

INCIDENT: [02-0208405](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Required Vacating	DONE	09/09/2002	10/01/2002	INSP	

INCIDENT: [02-0208401](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Required Vacating	DONE	09/09/2002	10/01/2002	INSP	

INCIDENT: [02-0205406](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: [02-0197685](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Obtain Rental License; Mco 244.1810	DONE	08/05/2002	08/15/2002	INSP	

INCIDENT: [02-0189460](#) (ENV COMBINED SEWER OVERFLOW)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: [02-0178198](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	05/30/2002	06/07/2002	INSP	

INCIDENT: [02-0169952](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	04/18/2002	04/26/2002	INSP	

INCIDENT: [02-0169947](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	04/18/2002	04/23/2002	INSP	

INCIDENT: [02-0162067](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	02/13/2002	02/20/2002	INSP	

2001

INCIDENT: [01-0154716](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: [01-0153170](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: [01-0153077](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Interior Surfaces *	DONE	11/16/2001	12/15/2001	INSP	
Repair Or Replace Appliances	DONE	11/16/2001	12/15/2001	INSP	
Repair/replace Cabinets/counters	DONE	11/16/2001	12/15/2001	INSP	
Openable Windows *	DONE	11/16/2001	12/15/2001	INSP	
Leaky Faucets*	DONE	11/16/2001	12/15/2001	INSP	
Repair/remove Illegal/hazardous Wiring	DONE	11/16/2001	12/15/2001	INSP	
Repair Smoke Det.*	DONE	11/16/2001	12/15/2001	INSP	
Rep/inter Handrails	DONE	11/16/2001	12/15/2001	INSP	
Repair Or Replace Glass	DONE	11/16/2001	12/15/2001	INSP	

Repair Or Replace Exterior Doors	DONE	11/16/2001	12/15/2001	INSP
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INCIDENT: [01-0153086](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Obtain Rental License; Mco 244.1810	DONE	11/05/2001	11/25/2001	INSP	

INCIDENT: [01-0148424](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	09/25/2001	10/02/2001	INSP	

INCIDENT: [01-0116005](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	04/19/2001	04/25/2001	INSP	

INCIDENT: [01-0108641](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Obtain Rental License; Mco 244.1810	DONE	03/05/2001	03/19/2001	INSP	

2000

INCIDENT: [00-0092537](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	08/31/2000	09/06/2000	INSP	

INCIDENT: [00-0070929](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	05/11/2000	05/18/2000	INSP	
Brush & Branches <4"	DONE	05/11/2000	05/18/2000	INSP	

INCIDENT: [00-0070906](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	05/11/2000	05/18/2000	INSP	

INCIDENT: [00-0063614](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	03/24/2000	04/03/2000	INSP	
Brush & Branches <4"	DONE	03/24/2000	04/03/2000	INSP	

INCIDENT: [00-0063612](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Parking In Yard	DONE	03/24/2000	04/03/2000	INSP	
Inoperable Vehicle	DONE	03/24/2000	04/03/2000	INSP	

1999

INCIDENT: [99-0052167](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	11/30/1999	12/05/1999	INSP	

1997

INCIDENT: [588004](#) (WEEDS, BRUSH, ETC.)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	08/12/1997	08/18/1997	INSP	

1996

INCIDENT: [552831](#) (VARIOUS INTERIOR MSG.)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Or Replace Appliances	DONE	12/13/1996	01/26/1997	INSP	

INCIDENT: [524024](#) (GARBAGE, TRASH, CANS, ETC.)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	05/04/1996	05/14/1996	INSP	

INCIDENT: [524022](#) (EXT.GARAGE, FENCE, PAINT)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Ground Cover	DONE	05/04/1996	05/12/1996	INSP	

1995

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
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City of Minneapolis PropertyInfo

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Property Address:

Property ID: 0302824210113

[Map](#)

3140 Pillsbury Ave Minneapolis, MN 55408

Warning - IMPORTANT INFORMATION CONCERNING SPECIAL ASSESSMENTS!

City of Minneapolis property data is updated nightly, Monday – Friday. While efforts are made to ensure that the information on our website is complete and accurate, Special Assessments data could be up to 72 hours old due to data systems refresh cycles.

The Special Assessment information herein does not include Public Works, Minneapolis Park Board, Hennepin County assessments.

If you are concerned about the accuracy or timeliness of an item and would like to contact the department responsible for the data, please contact [Minneapolis 311](#) so that a 311 Customer Service Agent can direct you to the appropriate department. From within the City, dial 3-1-1; outside Minneapolis, dial (612) 673-3000. TTY/TDD users dial (612) 673-2157.

For more information, see the [Special Assessments website](#) or [Special Assessment Contacts](#).

SPECIAL ASSESSMENTS

Year	Total	Assessed	Pending	Cancelled	Paid	Other
2016	1	0	1	0	0	0
2015	0	0	0	0	0	0
Prior	18	17	0	0	1	0
All	19	17	1	0	1	0

[Hide Details.](#)

2016

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
15-1141277	1089	2016	H-admin Cit	Assessment For Admin Citation Fee Ent 27-oct-2015 Unpaid Admin Citation \$500	Pending	\$550.00

2009

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
08-0654537	1080	2009	021	Remove Rubbish Pallet, Wire, Can Full Of Debris, Clothes, Bags, Scrapwood, Paper, Bottles, And All Other Misc Debris	Assessed	\$175.00

2007

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
06-0494371	1081	2007	011	Cut Grass/weeds Cut Grass/weeds	Assessed	\$155.00
07-0563415	1081	2007	011	Cut Grass/weeds Cut Grass/weeds	Assessed	\$163.00
07-0564046	1080	2007	021	Remove Rubbish Tent, Wood, Bags, Paper, Bottles And Misc Debris.	Assessed	\$137.92
07-0587678	1080	2007	019	Brush & Branches <4" Alley	Assessed	\$125.33

2004

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
03-0270558	1080	2004	021	Remove Rubbish Remove Rubbish	Assessed	\$159.98
03-0297691	1080	2004	021	Remove Rubbish Water Heater, Tires, Old Bike, Bags Of Debris And All Other Misc. Debris In Rear	Assessed	\$129.98
04-0319132	1080	2004	021	Remove Rubbish Old Ceiling Fan, Shopping Cart, Old Clothing, Appliances, Plastic Bags, Old Bike, Metal, Old Lawnmow	Assessed	\$189.98
04-0324287	1080	2004	021	Remove Rubbish Bags Of Debris, Old Toilet, Shopping Carts, Old Cabinets, Wood, Cardboard, Cans, Bottles, Loose Paper	Assessed	\$209.97

2003

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
02-0212080	1080	2003	021	Remove Rubbish Old Toilet, Car Battery, Bike Parts, And Other Debris In Backyard.	Assessed	\$96.00
03-0235994	1080	2003	021	Remove Rubbish Tire, Bags Of Debris, Raw Trash, Cardboard & All Other Loose Trash Over Entire Premises	Assessed	\$114.98
03-0247605	1080	2003	021	Remove Rubbish Tires Along Alley	Assessed	\$173.99

03- 0249575	1096	2003	705	Register Your Vacant Building Vacant Building Registration	Cancelled	\$400.00
03- 0236353	1098	2003	Mpd	Mpls Police Dept Authorized Boarding Open Windows -- Vacant & Condemned Dwelling -- Board Up Ordered By Officer Catherine Casey (badg	Assessed	\$360.00

2002**SPECIAL ASSESSMENTS**

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
01- 0148424	1081	2002	011	Cut Grass/weeds Cut Grass/weeds	Assessed	\$131.00
02- 0162067	1080	2002	021	Remove Rubbish Old Appliance, Old Doors & All Other Debris In Back Yard	Assessed	\$106.50

2001**SPECIAL ASSESSMENTS**

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
00- 0070929	1080	2001	021	Remove Rubbish Boards, Christmas Tree, Bucket & Misc. Debris In Rear	Assessed	\$121.00
01- 0116005	1080	2001	021	Remove Rubbish Tires, Bags, Boxes, Car Parts, Old Shrub & Other Debris Near Fence	Assessed	\$96.00

PropertyInfo - Property Information System 7.1 rev: 3

Minneapolis Information Technology

For assistance, contact [Minneapolis 311](tel:312) at 3-1-1 or (612) 673-3000

City of Minneapolis PropertyInfo

[Home](#) [Contact Us](#) [Help](#)

Property Address:

Property ID: 0302824210113

[Map](#)

3140 Pillsbury Ave Minneapolis, MN 55408

Police Precinct: 5

Last Incident Date: 05/07/2016

POLICE INCIDENTS		
Year	Incidents	No. Reports Filed
2016	3	0
2015	2	0
Prior	23	5
All	28	5

[Hide Details.](#)

2016

PILLSBURY AV S/3142				
Incident	Nature	Disposition	Date	Time
16-162448	Aggressive Dog (P)	AST-Assist	05/07/2016	03:27 PM
16-073147	Assist Other Agency (P)	AST-Assist	03/02/2016	02:19 PM
16014491	High Risk Entry For Warrant	Cancelled	03/02/2016	11:23 AM

2015

PILLSBURY AV S/3140				
Incident	Nature	Disposition	Date	Time
15-088065	Recover Vehicle (P)	AST-Assist	03/14/2015	01:15 PM
15-316462	Unwanted Person (P)	AST-Assist	08/22/2015	01:32 AM

2014

PILLSBURY AV S/3142				
Incident	Nature	Disposition	Date	Time
14-331368	Theft - Report Only (P)	RPT-Report	09/18/2014	04:29 AM

2013**PILLSBURY AV S/3142**

Incident	Nature	Disposition	Date	Time
13-270966	Property Damage Accident (P)	CNL-Cancel	08/18/2013	04:50 PM

2012**PILLSBURY AV S/3140**

Incident	Nature	Disposition	Date	Time
12-022173	Robbery Dwell in Progress (P)	RPT-Report	01/24/2012	01:17 AM

2010**PILLSBURY AV S/3142**

Incident	Nature	Disposition	Date	Time
10-346529	Check the Welfare (P)	AST-Assist	11/14/2010	07:30 PM
10-064309	Domestic (P)	ADV-Advised	03/08/2010	06:05 PM

2009**PILLSBURY AV S/3142**

Incident	Nature	Disposition	Date	Time
09-202498	Auto Theft (P)	RPT-Report	07/02/2009	11:58 AM
09-0012779	Fire Miscellaneous (F)		05/20/2009	09:06 AM
09-149600	Burglary Dwlng - Report (P)	RPT-Report	05/20/2009	08:15 AM

2008**PILLSBURY AV S/3140**

Incident	Nature	Disposition	Date	Time
08-121957	Suspicious Person (P)	SNT-Sent	04/29/2008	11:16 PM

2007**PILLSBURY AV S/3140**

Incident	Nature	Disposition	Date	Time
65833	SUSPICIOUS VEHICLE	FTC	03/20/2007	02:45 PM

2003

PILLSBURY AV S/3142

Incident	Nature	Disposition	Date	Time
304173	TRESSPASSING	BKG	11/12/2003	10:45 AM
296387	UNWANTED PERSON	GOA	11/02/2003	04:15 PM
205291	TRAFFIC STOP	TAG	08/04/2003	07:10 PM

2002**PILLSBURY AV S/3140**

Incident	Nature	Disposition	Date	Time
295397	THEFT FRM AUTO	RPT	10/17/2002	06:37 AM
118166	THREATS	INF	05/06/2002	08:56 PM
355004	MISCELLANEOUS	AST	12/23/2002	09:38 AM
321158	TENANT TROUBLE	AST	11/14/2002	08:02 PM
304244	DOMESTIC DISPUTE	NOS	10/27/2002	00:05 AM
301209	DOMESTIC ABUSE	GOA	10/23/2002	10:33 PM
279503	NEIGHBOR TROUBLE	AST	09/30/2002	06:26 PM

2001**PILLSBURY AV S/3140**

Incident	Nature	Disposition	Date	Time
348979	UNKNOWN TROUBLE	SNT	12/02/2001	10:37 AM
149196	SUSPICIOUS VEHICLE	ADV	06/04/2001	09:54 AM

1999**PILLSBURY AV S/3140**

Incident	Nature	Disposition	Date	Time
163039	DISTURBANCE	ADV	05/30/1999	10:26 PM

PropertyInfo - Property Information System 7.1 rev: 3

Minneapolis Information Technology

For assistance, contact Minneapolis 311 at 3-1-1 or (612) 673-3000

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

Owner/Agent:

**C EARL GRANT
PO BOX 1067
FORT BELVAIR VA 22060**

Date: MARCH 3 2016

Email:

Phone: 612-388-3335



Our records indicate that the police were involved with your rental property located at 3142 PILLSBURY AV S due to conduct which occurred on the following incident date(s): 3/2/2016 12:00:00 PM

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. HCSO-16-001888, Narcotics offenses. 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. : Hennepin County Sheriff's Office executed serach warrant. Narcotics (Methamphetamine) recovered. One arrest.

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.

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

Owner/Agent:

**RYAN RAINALDO
3142 PILLSBURY AVE S
MINNEAPOLIS MN 55408**

Date: **MARCH 3 2016**

Email:
rj_rainaldo@hotmail.com
Phone: 612-388-3335



Our records indicate that the police were involved with your rental property located at 3142 PILLSBURY AV S due to conduct which occurred on the following incident date(s): 3/2/2016 12:00:00 PM

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Luther Krueger, Crime Prevention Analyst, Minneapolis Police Department

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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.

This is a case filed with the Hennepin County Sheriff's Office. Please contact:

**Hennepin County Sheriff's Office
General Information
350 South 5th Street, Room 6
Minneapolis, MN 55415
Phone: (612) 348-3744
Email: sheriff@hennepin.us**

Arrested:

Ryan James Rainaldo DOB 6/5/1991, PC Narcotics

CALLS FOR SERVICE REPORT

Date range: 3/2/2015 through 3/2/2016

**Run date: 3/3/2016
Call count: 2**

PCT 5 - ADDRESS: 3142 PILLSBURY AV

Date/time	Problem	Disposition	Case #	Apt./Flr.
8/22/2015 1:31:36 AM	Unwanted Person	Assist	15-316462	
3/2/2016 2:19:25 PM	Assist Other Agency	Assist	16-073147	

MINNEAPOLIS POLICE DEPARTMENT



May 2 2016

C EARL GRANT
PO BOX 1067
FORT BELVAIR VA 22060

Dear Owner/Licensee for 3140 PILLSBURY AV S:

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 3/3/2016 the Minneapolis Police Department mailed a 1st Notice of Violation to C Earl Grant at Po Box 1067, Fort Belvaire Va 22060, providing notice of a violation of the Minneapolis Conduct on Licensed Premises ordinance (Minneapolis, Minn. Code § 244.2020. The violation occurred at 3140 PILLSBURY AV S, Minneapolis, Minnesota 55414 on 3/2/2016 12:00:00 PM, Incident # HCSO-16-001888

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 4/8/2016. 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 and your check returned 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 your completed plan and the workshop date you select to me. My 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.

To expedite the swiftest resolution to this citation: Contact Crime Prevention Analyst Luther Krueger via the email listed below 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,

Luther Krueger, Crime Prevention Analyst, Minneapolis Police Department

Call 612-673-5371 with any questions. Mail, fax, and/or scan and email the 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 Fax: 612-673-2750
*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**

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

**In the matter of the Rental
Dwelling License held by
C. Earl Grant for the Premises
at 3140/3142 Pillsbury Avenue
Minneapolis, Minnesota**

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

FINDINGS OF FACT

C. Earl Grant is listed as the owner of the property located at 3140/3142 Pillsbury Avenue in the City of Minneapolis. C. Earl Grant, on November 10, 2015, applied for a rental license for the property at 3140/3142 Pillsbury Avenue. C. Earl Grant was listed on the rental license application as the owner of the property with a listed address of P.O. Box 1067, Fort Belvoir, VA. On the rental license application, Ryan J. Rainaldo was listed as the person responsible for the maintenance and management of the property. Mr. Rainaldo's listed address was 3142 Pillsbury Avenue S., Minneapolis, MN.

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 3140/3142 Pillsbury Avenue 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 March 2, 2016, Hennepin County Sheriff’s deputies executed a search warrant at 3140/3142 Pillsbury Avenue. Once inside the property Sherriff’s deputies discovered narcotics, specifically Methamphetamine, and one of the residents (Ryan Rainaldo) of the property was arrested for possession of a controlled substance.

On March 3, 2016, Crime Prevention Analyst Luther Krueger, issued a violation letter to C. Earl Grant and Ryan Rainaldo, indicating that the discovery of controlled substances at 3140/3142 Pillsbury Avenue on March 2, 2016, constituted a violation of M.C.O. § 244.2020 (a)(3). The violation letter was sent to Mr. Grant at his listed address of P.O. Box 1067, Fort Belvoir, VA and to Mr. Rainaldo at his listed address of 3142 Pillsbury Avenue, Minneapolis, MN. 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 May 9, 2016, no management plan had been submitted and a Notice of Revocation of Rental License or Provisional License was sent to the owner/licensee, C. Earl Grant I at his listed address of P.O. Box 1067, Fort Belvoir, VA and to Mr. Rainaldo at his listed address of 3142 Pillsbury Avenue, Minneapolis, MN. 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 3140/3142 Pillsbury Avenue, Minneapolis, MN.

CONCLUSIONS

One incident of conduct, determined to constitute a disorderly use and defined as disorderly in M.C.O. § 244.2020(a)(3) by tenants and/or guests, occurred on the premises of 3140/3142 Pillsbury Avenue on March 2, 2016, 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 3140/3142/ Pillsbury Avenue.

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 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 3140/3142 Pillsbury Avenue.

The rental dwelling license held by C. Earl Grant, for 3140/3142 Pillsbury Avenue 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 C. Earl Grant for the property located at 3140/3142 Pillsbury Avenue, Minneapolis, Minnesota be revoked.

NOTICE OF REVOCATION OF RENTAL LICENSE OR PROVISIONAL LICENSE

May 9, 2016

Property Address: 3142 Pillsbury Avenue

Owner:
C Earl Grant
PO Box 1067
Fort Belvoir, VA 22060

Manager:
Ryan Rainaldo
3142 Pillsbury Avenue
Minneapolis, MN 55408

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.

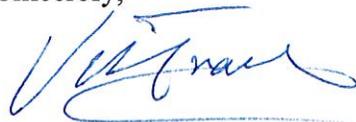
A recommendation is being sent to the City Council to **revoke** your license.

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

PLEASE KEEP THIS SIGN UP

City of Minneapolis
Department of Regulatory Services
Housing Inspections

NOTICE TO TENANTS OF RENTAL LICENSE REVOCATION, DENIAL, NON-RENEWAL OR SUSPENSION

To Renters of 3142 Pillsbury Av.

The license your landlord needs for this building cannot be given at this time due to:

Conduct on Licensed Premise 244.2020

Reference: Minneapolis Code of Ordinances 244.1910 Licensing Standards

Your landlord must appeal this decision by 6-2-16

You will be notified when this action becomes final. If the City Council revokes the rental license for this building, you will be given time to move. The Rental License is still valid until this action becomes final.

FOR GENERAL INFORMATION, PLEASE CALL 311

Date Posted: 5-12-16

English: Attention: If you want help translating this information, call

Spanish: Atención: Si desea recibir asistencia gratuita para recibir esta información, llame (612) 673-2700

Somali: Ogow: Haddii aad dooneyso in laaga caaweyo taariqaadka macluumaadka oo laaga la'aan waqo (612) 673-6500

Hmong: Caabtoom: Yog koj xev tau kev pab ibatis cov xov no raukooj chawb. hu (612) 673-2800

Sign Language Interpreter: (612) 673-3220 TTY: (612) 673-3626

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)