

**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.