

Community Development & Regulatory Services Committee

In the Matter of the Rental License Revocation Action

OWNER, CEDRIC THOMPSON
3032/3034 Cedar Avenue

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August 24, 2016

Property Address: 3032/3034 – Cedar Avenue

Owner:
Cedric Thompson
1341 Case Avenue
St. Paul, MN 55106

Dear Mr. Thompson:

On July 12, 2016, you were notified of the City's intent to revoke the rental dwelling license for the property located at 3032/3034 Cedar Avenue. You did not appeal the action.

The matter will be heard by the Community Development & Regulatory Services Committee of the City Council on _____ September 13, 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 10

Rental License Fees

Fee Amounts per Building: The annual license fee for a rental dwelling license or provisional license is \$65.00 for the first rental dwelling unit and \$19.00 for each additional rental dwelling unit under common ownership in the same building. The licensing billing period is between September 1st through August 31st. New owners who have purchased their property after April 1st (during second half of license year) shall pay the prorated fee of 50%. A change in ownership shall require a new license application and payment of the license fee.

Dwellings Converted to Rental: Whenever a single dwelling building and buildings/units with separate PID numbers (condominium or townhouse) with 2-5 dwelling units) that have been unlicensed for the previous 12 months, the dwelling shall be inspected for compliance with minimum housing standards. The fee for this required inspection is one thousand dollars (\$1000.00). This fee shall be in addition to the annual license fee. Exemptions: (condominium or townhouse) buildings containing 6 or more units; dwellings owned by nonprofit entity (as defined); new construction.

Change of Ownership Inspection Fee: Whenever a Single dwelling up to a four (4) unit rental property changes ownership that does not meet the definition converted to rental above shall be inspected for compliance with minimum housing standards. The fee for this required inspection is four hundred and fifty dollars (\$450.00). This fee shall be in addition to the annual license fee. Exemptions: (condominium or townhouse) buildings containing 6 or more units; dwellings owned by nonprofit entity (as defined); new construction.

Operation of an unlicensed dwelling unit shall be subject to an additional administrative fee of two hundred fifty dollars (\$250.00) for the first dwelling unit and twenty dollars (\$20.00) for each additional dwelling unit under common ownership in the same building. This fee shall be in addition to any other appropriate enforcement action or fees due. This fee shall apply 60 days after owner closes the sale of the rental property.

New Owners: Attach proof of ownership (i.e. Copy of Certificate of Real Estate Value or HUD Statement or Bill of Sale).

FEE MUST ACCOMPANY APPLICATION.

Make checks payable to: Minneapolis Finance Department
Mail to: Department of Regulatory Services
 Inspections Division
 250 South 4th Street
 Minneapolis, MN 55415-1373

Section 11

Important Information

Section 244.2010: Every Licensee shall promptly notify the Department of Inspections of any changes in the names, addresses and other information concerning the person listed in the last license application filed with the department.

Section 244.2000(d): The owner of any dwelling which is required to be licensed by this chapter shall prior to the time of sale of said dwelling, notify the buyer in writing of all unabated orders and violation tags issued by the Department of Inspections pertaining to said dwelling, as well as the requirement of law that said dwelling, upon acquisitions by a new owner, must be licensed with the Director of Inspections. A copy of the notification shall be mailed to the Director of Inspections within five (5) days of furnishing the notification to the buyer. If the dwelling is owned by a corporation, an officer of said corporation shall carry out the notification required by this section. If the property is owned by more than one person, a notification by one of the owners shall satisfy this section. For the purpose of this section, "time of sale" shall be construed to mean when a written purchase agreement is executed by the buyer or, in the absence of a purchase agreement, upon the execution of any document providing for the conveyance of a dwelling required to be licensed.

Section 12

For Office Use Only

License/Provisional Number _____
 Operator _____
 Date Processed _____
 Fee Amount Paid _____
 - New Construction/Certificate of Occupancy _____
 - Code Compliance _____
 - New Owner _____
 - Other _____
 - Conversion _____
 - Response to RFS _____
 - Update Only _____

Revised: May 2009

Rental License Application
 INDIVIDUAL APPLICATION REQUIRED FOR EACH BUILDING
 PLEASE COMPLETE SECTIONS 1 THROUGH 8

534145

Update

Section 4

Property Information

Rental Property Address: 3032 Cedar Ave Property Identification Number(PIN): _____
PIN can be found on property tax statement or at www2.co.hennepin.mn.us/pins/addr/srch.jsp-Required for Condo Units

Number of Rental Units: _____ Dwelling Units _____ Rooming Units _____ Shared Bath Units _____ Condo Units _____

DWELLING UNIT: Any habitable room located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for sleeping, cooking and dining.

SHARED BATH UNIT: Dwelling unit which does not contain a bathroom.

ROOMING UNIT: Any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking of meals.

CONDO UNIT: Any dwelling unit within a Condominium, Townhouse or Coop Association.

Section 2

Owner Information

Business Name: _____ (Submission of Articles of Organization required)

Name of Natural Person: Cedric Dwight Thompson
 Chief Operating Officer/Owner First MI (Required) Last SSN (Required)

Date of Birth: 2-6-72 Phone: 612-290-2475
Month/year (Required)

Owner's Address: _____
(Address cannot be a post office box or mail service address)

City _____ County _____ State & Zip Code _____

Section 3

Person Responsible for Maintenance & Management of this Rental Property

Enter below the requested information for the natural person responsible for maintenance and management of this property. This person must reside within the 16 county metropolitan area of: ANOKA, CARVER, CHISAGO, DAKOTA, GOODHUE, HENNEPIN, ISANTI, LESUEUR, MCLEOD, RAMSEY, RICE, SCOTT, SHERBURNE, SIBLEY, WASHINGTON AND WRIGHT. This person may also be the appointed agent/contact person for the property. A post office box or commercial mail service box are not acceptable as an address for such person. SECTION 244.1840 MINNEAPOLIS CODE OF ORDINANCES.

Name of Property Manager: Cedric Dwight Thompson Date of Birth: 2-6-72
 First MI (Required) Last SSN (Required)

Daytime Phone: (612) 290-2475 Evening Phone: _____

Address: 3034 Cedar Av South
(Address cannot be a post office box or mail service address)

City: MPIS County: Henn State & Zip Code: 85407

Section 4

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT AND I UNDERSTAND ALL MAILINGS FROM INSPECTIONS DIVISION INCLUDING THE ANNUAL RENTAL LICENSE BILLING STATEMENT WILL BE MAILED TO THE APPOINTED AGENT/CONTACT PERSON UNLESS INSPECTIONS DIVISION IS NOTIFIED OF ANY CHANGES

Signature of Owner: _____ Date: 1-26-10 Signature of Person responsible for Maintenance/Management must be notarized. If Other Than Owner (Space reserved for Notary Stamp)

Signature of Property Manager if other than owner: _____ Date: 1-26-10

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

_____, Notary Public, _____ County

Caution: Your signature as Property Manager on this form will make you responsible for the maintenance and management of this rental property.

Rental License Update Information Form

*Please note that this form is ONLY for updating information for the people already listed on the license. If you are changing property managers, have a name change, or are moving out of the 16-county metropolitan area, you must submit an updated application with the contact person's signature notarized.

Property Address: 3611 Cedar Ave 1910 26 AV North
3034 Cedar Ave ~~3034 Cedar Ave~~

RLIC #: 542644 534545 L 533832

Owner Information:

Name: Cedric Thompson

Address: 1341 Case AV Saint Paul 55106

Phone: 612 280 2475

Agent/Contact Information:

Name: _____

Address: _____

Phone: _____

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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)

2016 Assessment (For Taxes Payable 2017)

Search By:

[Tax information](#)

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

Property ID: 02-028-24-11-0018
 Address: 3032 CEDAR AVE S
 Unit No.:
 Municipality: MINNEAPOLIS

Owner: CEDRIC THOMPSON

Taxpayer Name / Address: CEDRIC THOMPSON
 3032 CEDAR AVE S
 MINNEAPOLIS MN 55407

Property ID:

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

Subrecord No. 1

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

Values	Estimated
Land:	\$12,200
Building:	\$275,300
Machinery:	\$0
Totals:	\$287,500
Less Qualified Improvement:	\$0
Less Veterans Exclusion:	\$0
Less Homestead Market Value Exclusion:	\$0
Learn more	
Total Taxable Market Value:	\$287,500

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Property Address:

Property ID: 0202824110018

[Map](#)

3032 Cedar Ave S Minneapolis, MN 55407

RENTAL LICENSE & LODGING HOUSE LICENSE

Permit Type

Contact

RLIC - RENTAL LICENSING

Cedric D. Thompson
1341 Case Avenue, St Paul, MN 55106
612-280-2475

Paid On	Amount
Sep 15, 2015	\$80
Oct 31, 2014	\$107
Dec 27, 2013	\$107
Jan 29, 2013	\$107
Jan 05, 2012	\$105
Sep 21, 2010	\$103
Jan 27, 2010	\$19
Sep 08, 2009	\$84
Aug 27, 2008	\$80
Sep 13, 2007	\$76
Mar 22, 2007	\$37
Aug 10, 2006	\$30

RLIC - RENTAL LICENSING

Agapito Gomez
3034 Cedar Av, Mpls, MN 55407

Paid On	Amount
Sep 07, 2005	\$39
Sep 29, 1997	\$28
May 14, 1997	\$28

RLIC - RENTAL LICENSING

Roger Wold
4828 So 11 Ave, Minneapolis, MN 55417
612 822-1877

Paid On	Amount
Sep 12, 1995	\$58
Oct 03, 1994	\$58
Sep 21, 1993	\$58

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Property Address:

Property ID: 0202824110018

[Map](#)

3032 Cedar Ave S Minneapolis, MN 55407

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	4	0	4	0	0	0
2015	0	0	0	0	0	0
Prior	2	1	0	0	1	0
All	6	1	4	0	1	0

[Hide Details.](#)

2016

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
15-1134812	1089	2016	H-admin Cit	Assessment For Admin Citation Fee Ent 29-feb-2016 Unpaid Admin Citation \$250	Pending	\$275.00
15-1134812	1097	2016	H-rein Fee	Assessment For Re-inspection Fee Ent 18-mar-2016 Unpaid Reinspect Fee	Pending	\$150.00
15-1154391	1089	2016	H-admin Cit	Assessment For Admin Citation Fee Ent 09-may-2016 Unpaid Admin Citation \$500	Pending	\$550.00

15- 1154391	1089	2016	H-admin Cit	Assessment For Admin Citation Fee Ent 29-feb-2016 Unpaid Admin Citation \$250	Pending	\$275.00
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2007

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
07-0573483	1081	2007	011	Cut Grass/weeds Blvd. Only	Cancelled	\$37.00
07-0573492	1081	2007	011	Cut Grass/weeds Blvd. Only	Assessed	\$112.00

PropertyInfo - Property Information System 7.1 rev: 3

Minneapolis Information Technology

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

City of Minneapolis PropertyInfo

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Property Address:

Property ID: 0202824110018

[Map](#)

3032 Cedar Ave S Minneapolis, MN 55407

Current Inspector: Edmond

Last Inspection: 07/20/2016 by Calvin

HOUSING VIOLATIONS

Year	Total	Open	Closed	Tags
2016	0	0	0	0
2015	26	14	12	0
Prior	36	0	36	1
All	62	14	48	1

[Hide Details.](#)

2015

INCIDENT: [15-1155578](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Clothes Dryer Duct	OPEN	12/02/2015	01/06/2016	INSP	

INCIDENT: [15-1154391](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Insp Choice - Fire	OPEN	12/03/2015	01/14/2016	INSP	
Hfire Doors	OPEN	12/03/2015	01/14/2016	INSP	
Hall Door Closers	OPEN	12/03/2015	01/14/2016	INSP	
Assessment For Admin Citation Fee	OPEN				

INCIDENT: [15-1134823](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair/replace Interior Doors/components	DONE	08/12/2015	09/20/2015	INSP	
Recharge Fire Ext	DONE	08/12/2015	09/20/2015	INSP	

Provide Co Alarms	DONE	08/12/2015	09/20/2015	INSP
Smoke Detectors	DONE	08/12/2015	09/20/2015	INSP
Repair Or Replace Glass	DONE	08/12/2015	09/20/2015	INSP
Provide Screens	DONE	08/12/2015	09/20/2015	INSP

INCIDENT: [15-1134816](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Faceplates	DONE	08/12/2015	09/20/2015	INSP	
Provide Screens	DONE	08/12/2015	09/20/2015	INSP	

INCIDENT: [15-1134812](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Interior Surfaces *	OPEN	08/12/2015	09/20/2015	INSP	
Plumbing Repairs *	OPEN	08/12/2015	09/20/2015	INSP	
Provide/maintain Fire Exit	OPEN	08/12/2015	09/20/2015	INSP	
Provide Co Alarms	OPEN	08/12/2015	09/20/2015	INSP	
Repair Smoke Det.*	OPEN	08/12/2015	09/20/2015	INSP	
Provide Screens	OPEN	08/12/2015	09/20/2015	INSP	

INCIDENT: [15-1134809](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Recharge Fire Ext	DONE	08/12/2015	09/20/2015	INSP	
Smoke Detectors	DONE	08/12/2015	09/20/2015	INSP	
Provide Screens	DONE	08/12/2015	09/20/2015	INSP	

INCIDENT: [15-1134808](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Hvac Safety Check (licensing Only)	DONE	08/12/2015	09/20/2015	INSP	

INCIDENT: [15-1134812](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Assessment For Re-inspection Fee	OPEN				
Assessment For Admin Citation Fee	OPEN				

Provide Co Alarms	DONE	08/12/2015	09/20/2015	INSP
Smoke Detectors	DONE	08/12/2015	09/20/2015	INSP
Repair Or Replace Glass	DONE	08/12/2015	09/20/2015	INSP
Provide Screens	DONE	08/12/2015	09/20/2015	INSP

INCIDENT: [15-1134816](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Faceplates	DONE	08/12/2015	09/20/2015	INSP	
Provide Screens	DONE	08/12/2015	09/20/2015	INSP	

INCIDENT: [15-1134812](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Interior Surfaces *	OPEN	08/12/2015	09/20/2015	INSP	
Plumbing Repairs *	OPEN	08/12/2015	09/20/2015	INSP	
Provide/maintain Fire Exit	OPEN	08/12/2015	09/20/2015	INSP	
Provide Co Alarms	OPEN	08/12/2015	09/20/2015	INSP	
Repair Smoke Det.*	OPEN	08/12/2015	09/20/2015	INSP	
Provide Screens	OPEN	08/12/2015	09/20/2015	INSP	

INCIDENT: [15-1134809](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Recharge Fire Ext	DONE	08/12/2015	09/20/2015	INSP	
Smoke Detectors	DONE	08/12/2015	09/20/2015	INSP	
Provide Screens	DONE	08/12/2015	09/20/2015	INSP	

INCIDENT: [15-1134808](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Hvac Safety Check (licensing Only)	DONE	08/12/2015	09/20/2015	INSP	

INCIDENT: [15-1134812](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Assessment For Re-inspection Fee	OPEN				
Assessment For Admin Citation Fee	OPEN				

INCIDENT: [15-1126092](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

2014**INCIDENT: [14-1022496](#) (HOUSING COMPLAINTS)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

2011**INCIDENT: [11-0871145](#) (HOUSING COMPLAINTS)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

2010**INCIDENT: [10-0741581](#) (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Update License Application; Mco 244.2000	DONE	01/25/2010	02/09/2010	ENMG	

INCIDENT: [10-0740262](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Obtain Rental License; Mco 244.1810	DONE	01/06/2010	01/21/2010	ENMG	

INCIDENT: [10-0740261](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Illegal Building	DONE	01/06/2010	03/01/2010	ENMG	

INCIDENT: [10-0740260](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Extermination Contractor Required	DONE	01/06/2010	01/25/2010	ENMG	
Provide Co Alarms	DONE	01/06/2010	01/25/2010	ENMG	

Smoke Detectors	DONE	01/06/2010	01/25/2010	ENMG
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2009**INCIDENT: [09-0738085](#) (HIGH OCCUPANCY DWELLING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: [09-0687585](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Required Water	DONE	04/30/2009	05/07/2009	ENMG	

2007**INCIDENT: [07-0594031](#) (OTHER INSPECTOR/FLOATER)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	08/31/2007	09/07/2007	INSP	

INCIDENT: [07-0586806](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Update License Application; Mco 244.2000	DONE	08/03/2007	08/23/2007	ENMG	

INCIDENT: [07-0573492](#) (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	06/07/2007	06/21/2007	INSP	

INCIDENT: [07-0573483](#) (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	06/07/2007	06/21/2007	INSP	

INCIDENT: [07-0547717](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Obtain Rental License; Mco 244.1810	DONE	01/12/2007	02/24/2007	ENMG	

2006

INCIDENT: [06-0525093](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	08/10/2006	08/17/2006	INSP	

INCIDENT: [06-0512087](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	06/29/2006	07/13/2006	INSP	

2003

INCIDENT: [03-0242777](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: [03-0240117](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Graffiti *	DONE	01/29/2003	05/15/2003	INSP	

2002

INCIDENT: [02-0208526](#) (ENV COMBINED SEWER OVERFLOW)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

2000

INCIDENT: [00-0063304](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	03/21/2000	04/01/2000	INSP	

1995

INCIDENT: [494427](#) (EXT.GARAGE, FENCE, PAINT)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Graffiti *	DONE	07/06/1995	07/22/1995	INSP	

INCIDENT: [489723](#) (WEEDS, BRUSH, ETC.)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	06/08/1995	06/16/1995	INSP	

City of Minneapolis PropertyInfo

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Property Address:

Property ID: 0202824110018

[Map](#)

3032 Cedar Ave S Minneapolis, MN 55407

Police Precinct: 3

Last Incident Date: 07/25/2016

POLICE INCIDENTS

Year	Incidents	No. Reports Filed
2016	8	1
2015	4	0
Prior	87	9
All	99	10

[Hide Details.](#)

2016

CEDAR AV S/3032

Incident	Nature	Disposition	Date	Time
16052720	Heart Attack	Patient(s) Transported	07/25/2016	04:15 AM
16-0025870	Heart (FE)		07/25/2016	04:15 AM
16-264323	Assist EMS Personnel (P)	AST-Assist	07/20/2016	08:02 PM
16051446	Emotional Disturb PersonEMS (E)	Patient(s) Transported	07/20/2016	08:01 PM
16-155967	Auto Theft (P)	RPT-Report	05/03/2016	09:57 AM
16-055527	Music-Loud (P)	ADV-Advised	02/18/2016	02:09 AM
16015516	Assist Police (E)	Left Patient(s)	03/06/2016	11:19 AM
16-078269	Fight (P)	RFD-Refused	03/06/2016	11:15 AM

2015

CEDAR AV S/3032

Incident	Nature	Disposition	Date	Time
15-314809	Disturbance (P)	ADV-Advised	08/21/2015	00:10 AM
15-283382	Damage Property-In Progress (P)	ADV-Advised	07/30/2015	02:15 AM

15-279727	High Risk Warrant Entry (P)	CNL-Cancel	07/27/2015	06:38 PM
15-279549	High Risk Warrant Entry (P)	BKG-Booking	07/27/2015	04:33 PM

2014**CEDAR AV S/3032**

Incident	Nature	Disposition	Date	Time
14-339222	Theft - Report Only (P)	RPT-Report	09/24/2014	11:11 AM
14-163345	Domestic Abuse-In Progress (P)	RPT-Report	05/17/2014	06:31 PM
14-092411	Retrieve Prop/Dom Situation (P)	ADV-Advised	03/23/2014	01:33 PM

2013**CEDAR AV S/3032**

Incident	Nature	Disposition	Date	Time
13-424375	Domestic (P)		12/23/2013	00:11 PM
13-421618	Lost Child (P)	RPT-Report	12/20/2013	10:09 PM
13-243795	Audible Alarm (P)	SNT-Sent	07/28/2013	03:26 PM
13-020170	Audible Residential Alarm (P)	CNL-Cancel	01/22/2013	05:42 PM
13-312225	Attempt Pick-Up (P)	GOA-Gone on Arrival	09/21/2013	02:15 PM
13-012324	Unknown Trouble (P)	AOK- All OK	01/14/2013	11:00 AM

2012**CEDAR AV S/3032**

Incident	Nature	Disposition	Date	Time
12-350292	Suspicious Vehicle (P)	UTL-Unable to Locate	11/09/2012	00:20 PM
12-348147	Suspicious Vehicle (P)	UTL-Unable to Locate	11/07/2012	11:27 AM
12-229700	Miscellaneous (P)		07/24/2012	07:05 AM
12-229691	High Risk Warrant Entry (P)		07/24/2012	06:26 AM
12-155910	Unknown Trouble (P)	TRN-Transport	05/23/2012	09:25 AM
12-062345	Audible Residential Alarm (P)		03/03/2012	00:54 PM
12-057045	Audible Residential Alarm (P)	FAL-False	02/27/2012	07:38 AM
12-056985	Audible Residential Alarm (P)	AOK- All OK	02/27/2012	03:14 AM

2011

CEDAR AV S/3032

Incident	Nature	Disposition	Date	Time
11-365128	Audible Residential Alarm (P)	FAL-False	12/07/2011	06:18 PM
11-362775	Audible Residential Alarm (P)	FAL-False	12/04/2011	06:56 PM
11-346301	Audible Residential Alarm (P)	CNL-Cancel	11/16/2011	10:16 PM
11067126	Shortness of Breath	Patient(s) Transported	12/27/2011	09:51 PM
11-0036549	Shortness of Breath (FE)		12/27/2011	09:51 PM
11-323888	Retrieve Prop/Dom Situation (P)	GOA-Gone on Arrival	10/26/2011	00:10 PM
11-308417	Burglary Dwlng - Report (P)	RPT-Report	10/11/2011	09:23 PM
11046254	Medical Misc(E)	Patient(s) Transported	09/07/2011	04:01 PM
11022446	Medical Misc(E)	Left Patient(s)	05/10/2011	03:23 PM

2010**CEDAR AV S/3032**

Incident	Nature	Disposition	Date	Time
10-199763	Audible Residential Alarm (P)		07/07/2010	11:25 AM
10-112039	Audible Residential Alarm (P)		04/22/2010	10:53 PM
10-110601	Audible Residential Alarm (P)		04/21/2010	05:54 PM
10-147036	Burglary Dwlng In Progress (P)	AOK- All OK	05/25/2010	00:43 AM

2009**CEDAR AV S/3032**

Incident	Nature	Disposition	Date	Time
09-326346	Domestic Abuse-In Progress (P)	NOS-No Service	10/18/2009	01:54 PM
09-217105	Unknown Trouble (P)	ADV-Advised	07/13/2009	11:10 PM
09-167811	Audible Residential Alarm (P)		06/03/2009	10:16 PM
09-159821	Audible Residential Alarm (P)		05/28/2009	01:19 PM
09-159558	Audible Residential Alarm (P)		05/28/2009	07:58 AM
09-085697	Audible Residential Alarm (P)		03/26/2009	00:08 AM
09-037825	Assault in Progress (P)	NOS-No Service	02/08/2009	07:39 PM
09-023230	Audible Residential Alarm (P)	AOK- All OK	01/25/2009	11:48 AM
09-009095	Audible Residential Alarm (P)	SEC- Secured	01/10/2009	10:25 AM
09-009065	Audible Residential Alarm (P)	SEC- Secured	01/10/2009	09:35 AM
09-008858	Audible Residential Alarm (P)	SEC- Secured	01/10/2009	01:47 AM

09-335708	Fight (P)	GOA-Gone on Arrival	10/28/2009	08:47 PM
09040618	Heart Attack	Patient(s) Transported	08/20/2009	03:44 AM
09-0021537	Heart (FE)		08/20/2009	03:44 AM

2008**CEDAR AV S/3032**

Incident	Nature	Disposition	Date	Time
08-387624	Audible Residential Alarm (P)	FAL-False	12/21/2008	07:34 PM
08-359132	Audible Residential Alarm (P)	FAL-False	11/21/2008	10:33 PM
08-357670	Audible Residential Alarm (P)	FAL-False	11/20/2008	04:26 PM
08-357518	Audible Residential Alarm (P)	FAL-False	11/20/2008	01:25 PM
08-320809	Retrieve Prop/Dom Situation (P)	AOK- All OK	10/16/2008	09:53 PM
08-320453	Domestic (P)	ADV-Advised	10/16/2008	03:30 PM
08-320009	Unwanted Person (P)	SNT-Sent	10/16/2008	04:13 AM
08-394474	Auto Theft (P)	RPT-Report	12/30/2008	09:20 AM
08-330945	Unknown Trouble (P)	UNF-Unfounded	10/26/2008	03:27 AM
08-179033	Burglary Dwling In Progress (P)	GOA-Gone on Arrival	06/16/2008	04:48 AM
08-087549	Unknown Trouble (P)	GOA-Gone on Arrival	03/29/2008	02:56 PM

2007**CEDAR AV S/3032**

Incident	Nature	Disposition	Date	Time
07-277555	Domestic (P)	ADV-Advised	08/20/2007	07:41 PM
07-222988	Damage Property-Rpt Only (P)	Report (RPT)	07/08/2007	06:03 AM
07-202438	ShotSpotter Activation (P)	All Quiet (AQT)	06/22/2007	03:38 AM
07-337490	Retrieve Prop/Dom Situation (P)	CNL-Cancel	10/10/2007	01:44 PM
07-337386	Retrieve Prop/Dom Situation (P)	GOA-Gone on Arrival	10/10/2007	11:48 AM
07-337051	Domestic (P)	SNT-Sent	10/10/2007	00:33 AM
07-337015	Domestic Abuse-In Progress (P)	SNT-Sent	10/09/2007	11:47 PM
07-336982	Unwanted Person (P)		10/09/2007	11:13 PM

2006

CEDAR AV S/3032

Incident	Nature	Disposition	Date	Time
356528	ASSAULT	CLS	12/22/2006	06:50 PM
99308	MISCELLANEOUS	RPT	04/19/2006	11:34 AM

2005

CEDAR AV S/3032

Incident	Nature	Disposition	Date	Time
45405	THREATS	INF	02/23/2005	08:21 PM

2004

CEDAR AV S/3032

Incident	Nature	Disposition	Date	Time
24425	MEDICAL EMERGENCY		06/18/2004	03:20 PM
16279	TRAFFIC STOP	ADV	01/21/2004	00:55 PM
28636	TRAFFIC STOP	ADV	02/06/2004	10:55 PM

2003

CEDAR AV S/3032

Incident	Nature	Disposition	Date	Time
305418	DISTURBANCE	SNT	11/13/2003	08:27 PM
290983	UNKNOWN TROUBLE	AOK	10/27/2003	04:28 PM
28667	DAMAGE TO PROPERTY	CLS	02/04/2003	03:37 PM
275417	MISCELLANEOUS	INF	10/10/2003	07:31 PM
183509	TRAFFIC STOP	ADV	07/15/2003	05:40 PM
109281	TRAFFIC STOP	BKG	05/06/2003	11:01 PM

2002

CEDAR AV S/3032

Incident	Nature	Disposition	Date	Time
24546	SMOKE IN THE AREA		09/21/2002	08:31 PM
241134	DOMESTIC ABUSE	BKG	08/26/2002	04:31 PM
360851	TRAFFIC STOP	TAG	12/30/2002	05:51 PM
306476	DAMAGE TO PROPERTY	RPT	10/29/2002	03:17 PM

3032 Cedar Ave S – DDNC/ Request for revocation (timeline)

8/12/15 – Initial Inspection completed

10/21/15 – Appointment rescheduled per owner request

11/4/15 – Appointment rescheduled per owner request

11/18/15 – Appointment rescheduled per owner request

12/2/15 – Appointment rescheduled per owner request

12/3/15 – Inspection conducted

12/8/16 – Inspection conducted

1/20/16 – Checked for permits on fire doors – no onsite inspection

1/27/16 – Inspection conducted

3/25/16 – Appt rescheduled to owner request

3/28/16 - Nosh/TNC (Unit 3)

4/28/16 – Nosh/TNC (Unit 3)

5/18/16 – DDNC letter sent

- No response since DDNC sent

(Above dates are to the best of my knowledge. Rescheduled appts were taken off calendar)

Citations:

- 1/27/16 - \$250 (RFS 15-1134812)
- 1/20/16 - \$250 (RFS 15-1154391)
- 3/28/16 - \$500 (RFS 15-1154391)



Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700
Somali- Ogow. Haddii aad dooneyso in lagaa 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
 If you want help translating this information in any other language, call 612-673-3737

NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

May 18, 2016

Property Address: 3032 Cedar Ave S, Minneapolis Mn 55407

Owner:
 Cedric Thompson
 1341 Case Ave
 St Paul MN 55106

Contact Person/Manager:
 Same As Owner

This is to notify you that the above property fails to meet one or more of the rental licensing standards (Minneapolis Code of Ordinances 244.1910, 244.1920, 244.1930 and 244.1840) below:

- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning Code
- (3) Rental dwelling unit(s) over occupied or illegally occupied
- (4) Rental dwelling unit(s) used or converted to rooming units in violation of Zoning Code
- (5) Repeated accumulation of weeds, vegetation, junk, debris, or rubbish
- (6) Rental dwelling unit(s) are in a substandard condition
- (7) Licensee has not paid required reinspection fees
- (8) Licensee has not allowed required inspection of unit(s) MCO 244.2000(c)
- (9) Licensee has failed to maintain and keep written register of tenants
- (10) Licensee has failed to submit a building scheme
- (11) Property taxes are delinquent or assessments for administrative citations
- (12) Responsible party has bench warrant(s) pursuant to the Housing/Zoning Code
- (13) Owner/Licensee/Manager has had 2 or more licenses revoked within last 5 years
- (14) Licensee has adverse license action in progress
- (15) Rental license application is not current per section MCO 244.1840
- (17) Licensee failed to obtain required permits MN Rule Chapter 1300.0120
- (18) Licensee allowed water shut off for non-payment
- (19) Other Cause Chapter 4, Section of Charter
- (21) 2nd violation of letting/offering to let unlicensed rental
- (22) Licensee failed to provide required recycling services
- (23) Licensee has unpaid fines/fees owing to the City of Minneapolis

A license proceeding has been commenced against you because the building has been found to be in violation of the Housing Maintenance Code. You have until June 6, 2016 to bring the building into compliance. After this date, the City Council may proceed to deny, revoke, or suspend the rental dwelling license for the building. If the City Council denies, revokes, or suspends 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.

Sincerely,

Calvin Belt
 Housing Inspector
 612-759-3763
calvin.belt@minneapolismn.gov



Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700
Somali- Ogow. Haddii aad dooneyso in lagaa 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
 If you want help translating this information in any other language, call 612-673-3737

NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

May 18, 2016

Property Address: 3032 Cedar Ave S Minneapolis Mn 55407

Dear Resident of 3032 Cedar Ave S Unit 3:

This is to notify you that the above property fails to meet one or more of the rental licensing standards (Minneapolis Code of Ordinances 244.1910, 244.1920, 244.1930 and 244.1840) below:

- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning Code
- (3) Rental dwelling unit(s) over occupied or illegally occupied
- (4) Rental dwelling unit(s) used or converted to rooming units in violation of Zoning Code
- (5) Repeated accumulation of weeds, vegetation, junk, debris, or rubbish
- (6) Rental dwelling unit(s) are in a substandard condition
- (7) Licensee has not paid required reinspection fees
- (8) Licensee has not allowed required inspection of unit(s) MCO 244.2000(c)
- (9) Licensee has failed to maintain and keep written register of tenants
- (10) Licensee has failed to submit a building scheme
- (11) Property taxes are delinquent or assessments for administrative citations
- (12) Responsible party has bench warrant(s) pursuant to the Housing/Zoning Code
- (13) Owner/Licensee/Manager has had 2 or more licenses revoked within last 5 years
- (14) Licensee has adverse license action in progress
- (15) Rental license application is not current per section MCO 244.1840
- (17) Licensee failed to obtain required permits MN Rule Chapter 1300.0120
- (18) Licensee allowed water shut off for non-payment
- (19) Other Cause Chapter 4, Section of Charter
- (21) 2nd violation of letting/offering to let unlicensed rental
- (22) Licensee failed to provide required recycling services
- (23) Licensee has unpaid fines/fees owing to the City of Minneapolis

A license proceeding has been commenced against the owner because the building has been found to be in violation of the Housing Maintenance Code. After June 6, 2016, if the building is not in compliance, the City Council may proceed to deny, revoke, or suspend the rental dwelling license for the building. If the City Council denies, revokes, or suspends the license, you may be required to vacate the building.

Sincerely,

Calvin Belt
 Housing Inspector
 612-759-3763
calvin.belt@minneapolismn.gov

FINDINGS OF FACT

Cedric Thompson is the owner of the property at the listed address of 3032/3034 Cedar Avenue, Minneapolis, MN. As the owner of this property Cedric Thompson applied for and was awarded a rental license for the property. Cedric Thompson was listed on the rental license application as the owner of the property and as the person responsible for the maintenance and management of the property. On the rental license application Cedric Thompson listed an address of 3034 Cedar Avenue, Minneapolis, MN as the contract address for the mailings from the Inspections Division. Mr. Thompson eventually changed his contact address to 1341 Case Avenue, St. Paul, MN 55106.

On August 12, 2015, an inspection was conducted by Housing Inspections for the property at 3032/3034 Cedar Avenue. Several violations were found during the inspection and on August 21, 2015, violation notices were issued to Mr. Thompson at his listed address, giving the owner time to bring the property into compliance.

Re-inspections were scheduled to occur on October 21, November 4, November 18 and December 2, 2015, on each occasion the owner rescheduled the appointment. On December 3, 2015, a re-inspection of the property occurred and some of the initial violations were corrected but additional violations were discovered and an additional violation notice was issued to the owner, including obtaining permits for the fire doors that had been installed at the property.

A re-inspection of the property occurred on January 27, 2016, and several of the violations had not been corrected. A re-inspection of the property was scheduled for March 25, 2016, but was rescheduled by the owner for March 28, 2016. On March 28, 2016, the owner did not appear for the inspection. A re-inspection letter was sent to the owner setting an inspection for April 28, 2016. On April 28, 2016, the owner again failed to appear at the property to allow the re-inspection to occur.

On May 18, 2016, Housing Inspector Calvin Belt issued a Notice of Director's Determination of Non-Compliance to Cedric Thompson, notifying the owner that the property was in violation of M.C.O. § 244.1910 (8) due to failure of the licensee to allow required inspections of units pursuant to M.C.O. § 244.2000(c). The owner was given ten days to come into compliance by allowing the required inspection. The Notice of Director's Determination of Non-Compliance was also sent to the resident of 3032 Cedar Avenue, Unit 3.

Housing Inspections and Inspector Belt received no communication from the owner after the issuance of the Director's Determination of Non-Compliance and on July 12, 2016 a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Cedric Thompson at the listed address of 1341 Chase Avenue, St. Paul, MN. Notice of the pending revocation was also posted on the rental property located at 3032/3034 Cedar Avenue. Cedric Thompson was given fifteen (15) days to file an appeal in this matter and the fifteen days expired without an appeal being filed.

NOTICE OF REVOCATION OF RENTAL LICENSE OR PROVISIONAL LICENSE

July 12, 2016

Property Address: 3032/3034 Cedar Avenue

Owner:
Cedric Thompson
1341 Case Avenue
St. Paul, MN 55106

Dear Mr. Thompson:

This is to notify you that the above property fails to meet one or more of the rental licensing standards below: (Minneapolis Code of Ordinances 244.1910 and 244.1940). The Director of Inspections is referring this matter to the City Council with a recommendation to revoke the rental license.

- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning
- (3) Rental dwelling unit(s) over occupied or illegally occupied
- (4) Rental dwelling unit(s) used or converted to rooming units in violation of Zoning Code
- (5) Repeated accumulation of weeds, vegetation, junk, debris, or rubbish
- (6) Rental dwelling unit(s) are in a substandard condition
- (7) Licensee has not paid required reinspection fees
- (8) Licensee has not allowed required inspection of unit(s) MCO 244.2000(c)
- (9) Licensee has failed to maintain and keep written register of tenants
- (10) Licensee has failed to submit a building scheme
- (11) Property taxes delinquent or pending assessments for administrative citations
- (12) Responsible party has bench warrant(s) pursuant to the Housing/Zoning Code
- (13) Owner/licensee/manager has had 2 or more licenses revoked.
- (14) Licensee has adverse license action in progress
- (15) Rental License application is not current per section 244.1840
- (17) Licensee failed to obtain required permits MN Rule CH 1300.0120
- (18) Licensee allowed water shut for non-payment 244.1910
- (19) Good Cause – chapter 4, section 16 of the Charter
- (20) Notice to tenant of pending foreclosure/cancellation of Contract for Deed
- (21) 2nd violation of letting/offering to let unlicensed rental
- (22) Property with Rental Dwelling Units of 2+ must provide Recycling Services.
- (23) The licensee or applicant shall not have unpaid fines or fees owing the City.
- (24) The licensee or applicant shall not have any violations of Chapter 240, Lead Poisoning

Documentation is attached which refers to the above checked standard(s) in violation.

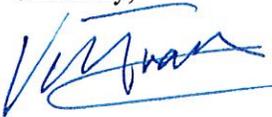
In addition, defects that create an imminent hazard to health or safety may be cause for the immediate denial, non-renewal, revocation, or suspension of the rental license or provisional license (Section 244.1940). Also, licensing procedures are in addition to and do not supersede or preempt such other remedies such as condemnation or legal action.

If you do not appeal this action within 15 days from the date of this notification, the City Council may take action to revoke your license(s).

If the City Council revokes the Rental License(s), the affected dwellings therein must be vacated, and shall not be re-occupied until a new license is granted by the City Council.

An appeal form and a copy of appeal procedures (MCO 244.1960) are enclosed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Vu Tran', with a horizontal line underneath.

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 3032/3034 - Cedar Av

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

Not Allowing Inspections LS8

Reference: Minneapolis Code of Ordinances 244.1910 Licensing Standards

Your landlord must appeal this decision by 7-5-16

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: 6-13-16

English: Attention: If you want help translating this information, call
Spanish: Atención: Si desea recibir asistencia gratuita para traducción de esta información, llame 612-673-2700
Somali: Qow: Naadih iyo doonayso in laqabkaal neeyo la jamaada macluumaadka looga baqo la'aan waa 612-673-3500
Hmong: Ceab toom: Yog koj xov tau kev pab xhais cov xov no tau koj dawb, hu: 612-673-2800
Sign Language Interpreter: 612-673-3220, TTY: 612-673-2526

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)

244.1930. - Director's determination of noncompliance; notice.

- (a) If the director of regulatory services determines that a building or dwelling unit fails to meet the licensing standards set forth in section 244.1910, or section 244.1920, he or she shall mail a notice to the owner and the person designated by the owner as the person responsible for the maintenance and management of the building or dwelling unit. The notice shall specify the reasons why the building or unit fails to meet the licensing standards in section 224.1910 or section 244.1920 and shall include a copy of the inspection report if applicable. However, if 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, a notice of director's determination of noncompliance shall not be required to be sent as the building or dwelling unit may be subject to an action for denial; non-renewal; revocation or suspension pursuant to section 244.1940.
- (b) If the rental dwelling fails to meet one (1) or more of the standards set forth in section 244.1910, the notice shall indicate that the license holder or applicant has ten (10) days to correct the defects, after which the city council will take action to deny, refuse to renew, revoke, or suspend the license or provisional license.
- (c) If the rental dwelling fails to meet the standards set forth in section 244.1920, the notice shall indicate that the license holder or applicant has sixty (60) days to correct the defects causing the building to be substandard, after which the city council will take action to deny, refuse to renew, revoke, or suspend the license or provisional license. The director may for good cause authorize additional time to correct defects causing a building to be substandard. If the defects create an imminent hazard to health or safety, the director may proceed immediately for denial, nonrenewal, revocation, or suspension under section 244.1940, or may shorten the deadline for compliance to less than sixty (60) days.
- (d) Whenever a notice of noncompliance is issued under this section, the director of regulatory services shall also cause a notice to tenants to be prominently posted on the building. The notice shall indicate that a license proceeding has been commenced against the owner because the building has been found to be in violation of the housing maintenance code; that after a stated period of time allowed to bring the building into compliance, the city council may proceed to deny, revoke, or suspend the rental dwelling license for the building; that if the city council denies, revokes, or suspends the license, tenants may be required to vacate the building; that further information can be obtained from the City of Minneapolis Housing Services Office.
- (e) The director of regulatory services shall send copies of the notice of noncompliance and the notice to tenants to the housing services office. (90-Or-235, § 6, 9-14-90; 95-Or-097, § 3, 6-30-95; 99-Or-163, § 6, 12-17-99; 2011-Or-044, § 2, 4-29-11; 2011-Or-108, § 5, 11-18-11; 2013-Or-161, § 48, 12-6-13)

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)