

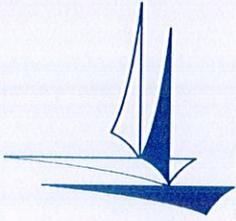
Regulatory, Energy & Environment Committee

In the Matter of the Rental License Revocation Action

OWNER(S), SHREE INVESTMENTS, LLC – ASHISH AGGARWAL
2912 – Pleasant Avenue

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Minneapolis
City of Lakes

**Regulatory Services
Department**

October 30, 2013

**Housing Inspections
Services Division**

250 South 4th Street – Room 300
Minneapolis, MN 55415-1316

Property Address: 2912 – Pleasant Avenue

Office 612 673-5826
Fax 612 673-2314
TTY 612 673-3300

Shree Investments, LLC
Ashish Aggarwal
4429 Nicollet Avenue
Minneapolis, MN 55419

Shree Investments, LLC
16689 Creekside Lane
Minnetonka, MN 55345

Dear Mr. Aggarwal:

A hearing for your Minneapolis Rental License Appeal is scheduled for Friday, December 13th, 2013 at 9:00 a.m. in Room 310 of Minneapolis City Hall located at 350 South 5th Street. Attorney, Fabian Hoffner will be the Administrative Hearing Officer.

At this hearing, you will be given an opportunity to state your reason(s) for appealing and challenging the licensing action, to present witnesses and evidence under oath, and to cross-examine opposing witnesses under oath. You must bring the original and 4 copies of any documents you plan to submit as evidence.

If you do not appear, the hearing officer will act upon your appeal with only the facts as presented in your original application.

Sincerely,

Cynthia M. Gagnier
Manager, Administrative Services
612-673-5898

Hennepin County, Minnesota

[Home](#)

SEARCH TIPS

Property Information Search Result

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

Print & Print

PROPERTY ID

ADDRESS

ADDITION NAME

INTERACTIVE MAP

Property ID:
3402924330037

Search Clear

Parcel Data for Taxes Payable 2013

Print	VIEW MAP	TAXES DUE	PAYMENT OPTIONS	CURRENT YEAR VALUES	PRIOR YEAR TAXES
Property ID:	34-029-24-33-0037				
Address:	2912 PLEASANT AVE S				
Municipality:	MINNEAPOLIS				
School Dist:	001	Construction year: 1908			
Watershed:	3	Approx. Parcel Size: 40 X 123.5			
Sewer Dist:					
Owner Name:	SHRFF INVESTMENTS LLC				
Taxpayer Name & Address:	SHRFF INVESTMENTS LLC 16583 CREEKSIDE LANE MINNETONKA MN 55345				

Sale Information

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

Sale Date:	August, 2006
Sale Price:	\$500,000
Transaction Type:	Warranty Deed

Tax Parcel Description

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

Additional Name:	"EXCEPTOR ADDITION TO MINNEAPOLIS"
Lot:	004
Block:	005
First Line Metes & Bounds:	
Full Metes & Bounds:	Note: To read full tax parcel description, click here.
Abstract or Reference:	ABSFRACT

**Value and Tax Summary for Taxes Payable 2013
Values Established by Assessor as of January 2, 2012**

Estimated Market Value:	\$200,000	
Taxable Market Value:	\$200,000	
Total Improvement Amount:		
Total Net Tax:	\$5,690.81	Expand for details
Total Special Assessments:		
Solid Waste Fee:		
Total Tax:	\$5,690.84	TAXES DUE

**Property Information Detail for Taxes Payable 2013
Values Established by Assessor as of January 2, 2012**

Land Market	Values:	\$55,600
-------------	---------	----------

Building Market	\$201,400
Machinery Market	
Total Market:	\$200,000
Qualifying Improvements	
Veterans Exclusion	
Homestead Market Value Exclusion	

Classifications:

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

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

Need help locating a property on our site? Check out our [Search Tips](#)

For Office Use Only: RLIC #: 546401 OPERATOR: EXK FEE: 1674 DATE: 2/28/11 TYPE: Code

Rental License Application
1 - 4 Unit Rental Buildings
Please see instructions on back of form

COMPLIANCE
4-PIEX

Section 1 Rental Property Information

Rental Property Address 2912 Pleasant Ave
Number of Rental Units 4 Residential Units _____ Rooming Rental Units _____ Shared Bath Units _____ (description on back)
List how is each unit addressed Unit# _____ Unit# _____ Unit# _____ Unit# _____ (If a unit is occupied by Licensee please indicate that unit)

Section 2 Licensee Information

Name of Licensee Ashish Aggarwal
First MI Last
Business Name (if applicable) SHREE INVESTMENTS, LLC
(Submission of Articles of Organization listing the Licensee is required at time of application)
Address of Licensee 16689 Creekside Lane
(Address cannot be a P.O. Box or commercial mailing service)
City Minnetonka County Hennepin State & Zip Code 55345 Phone 612-710-3001
Date of Birth 10-30-79 E-mail AGGARW@YAHOO.COM

I AFFIRM BY MY SIGNATURE BELOW THAT I AM IN COMPLIANCE WITH ALL RENTAL LICENSING STANDARDS OUTLINED IN MINNEAPOLIS CODE OF ORDINANCES, TITLE 12, CHAPTER 244. AND 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 ALL CORRESPONDENCE SENT FROM THE DEPARTMENT OF INSPECTIONS WILL BE MAILED TO THE APPOINTED AGENT/CONTACT PERSON IF LISTED BELOW

THE LICENSEE SHALL NOTIFY THE DEPARTMENT OF INSPECTIONS IN WRITING WITHIN 14 DAYS OF ANY CHANGES IN THE NAMES, ADDRESSES AND OTHER INFORMATION CONCERNING THE LAST LICENSE APPLICATION FILED WITH THE DEPARTMENT

Signature of Licensee [Signature] Date 02-28-11

Section 3 Appointed Agent/Contact Person
This person must reside within the 16-county metropolitan area (LIST OF COUNTIES ON BACK)

Name of Appointed Agent/Contact Person _____
First MI Last
Address of Agent/Contact Person _____
(Address cannot be a P.O. Box or commercial mailing service)
City _____ County _____ State & Zip Code _____ Phone _____
Date of Birth _____ E-mail _____

I AFFIRM BY MY SIGNATURE BELOW THAT I AM IN COMPLIANCE WITH ALL RENTAL LICENSING STANDARDS OUTLINED IN MINNEAPOLIS CODE OF ORDINANCES, TITLE 12, CHAPTER 244. AND 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 INSPECTIONS 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 INSPECTIONS WILL BE MAILED TO ME AS THE APPOINTED AGENT/CONTACT PERSON AS LISTED IN THIS SECTION

Signature of Appointed Agent/Contact Person (MUST BE NOTARIZED) _____ Date _____
Subscribed and sworn to before me on this _____ day of _____, 20____.
Notary Public, _____ County _____ Space Reserved for Notary Stamp



MINNESOTA SECRETARY OF STATE
**ARTICLES OF ORGANIZATION FOR
 A LIMITED LIABILITY COMPANY**
 MINNESOTA STATUTES CHAPTER 322B

41848-1111

PLEASE TYPE OR PRINT IN BLACK INK.

Before Completing this Form Please Read the Instructions on the Back.

FILING FEE \$135.00

1. Name of Company: SHREE INVESTMENTS, LLC *m*

2. Registered Office Address:(P.O. Box is Unacceptable)

16689 CREEKSIDE LN, MINNETONKA MN 55345
 Complete Street Address or Rural Route and Rural Route Box Number City State ZIP Code

3. Name of Registered Agent (optional): SUSHUMNA T. AGGARWAL

4. Business Mailing Address: (if different from registered office address)

Address City State ZIP Code

5. Desired Duration of LLC: (in years) (If you do not complete this item, a perpetual duration is assumed by law.)

6. Does this LLC own, lease or have any interest in agricultural land or land capable of being farmed?
 (Check One) Yes No

7. Name and Address of Organizer(s):

Name (print)	Complete Address			Original Signature (required)
	Street	City	State Zip	
ASHISH AGGARWAL	16689 CREEKSIDE LN	MINNETONKA, MN	55345	<i>[Signature]</i>
SUSHUMNA T. AGGARWAL	16689 CREEKSIDE LN	MINNETONKA, MN	55345	<i>[Signature]</i>

8. Name and Telephone Number of Contact Person for this LLC:

Name ASHISH AGGARWAL

Phone (952) 274-4297

506809

STATE OF MINNESOTA
 DEPARTMENT OF STATE
 FILED

[Signature]
 Secretary of State

Lane, Doris C.

Scan

From: Ashish Aggarwal <aggarw@yahoo.com>
Sent: Thursday, August 23, 2012 9:43 AM
To: Lane, Doris C.
Subject: Re: CHANGE OF ADDRESS

Doris,

Good Morning. Please see below the list of properties. These properties are owned by Shree Investments, LLC. The address is 4429 Nicollet Ave S., Minneapolis, MN 55419.

Address	City	PID
2514 Emerson Ave S	Minneapolis	33-029-24-13-0009
3428 Harriet Ave S	Minneapolis	03-028-24-32-0075
2414 Girard Ave S	Minneapolis	33-029-24-13-0141
3225 Girard Ave S	Minneapolis	04-028-24-13-0040
3236 Hennepin Ave S	Minneapolis	04-028-24-24-0102
2743 Dupont Ave S	Minneapolis	33-029-24-41-0121
2527 1st Ave Ave S	Minneapolis	34-029-24-13-0105
1936 Fremont Ave S	Minneapolis	28-029-24-43-0139
3017 Garfield Ave S	Minneapolis	03-028-24-22-0067
2912 Pleasant	Minneapolis	34-029-24-33-0037

L 528007
L 528120
L 540162
L 544100
L 540556
L 540492
L 544099
L 546478
L 546401

Thanks!

- Ashish (612-710 3004)

From: "Lane, Doris C." <Doris.Lane@minneapolismn.gov>
To: "AGGARW@YAHOO.COM" <AGGARW@YAHOO.COM>
Sent: Thursday, August 23, 2012 9:26 AM
Subject: CHANGE OF ADDRESS

Doris C Lane
City of Minneapolis
Regulatory Services Department/Rental License
612-673-5806

City of Minneapolis PropertyInfo

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Property Address

Property ID: 3402924330037

[Map](#)

2912 Pleasant Ave Minneapolis, MN 55408

RENTAL LICENSE & OCCUPANCY HOUSE LICENSE

Permit Type	Contact
RLIC - RENTAL LICENSING	John Leppa 4429 Nicollet Avenue South, Minneapolis, MN 55419 651 303 8448

Paid On	Amount
Sep 13, 2012	\$126
Sep 21, 2011	\$124
Feb 28, 2011	\$124

RLIC - RENTAL LICENSING	Derryck V Moore 9915 Chestnut Avenue North, Brooklyn Park, MN 55443 763-488-3791
--------------------------------	--

Paid On	Amount
Sep 30, 2005	\$99
Sep 21, 2004	\$96
Nov 13, 2003	\$93
Feb 28, 2003	\$93
Oct 16, 2001	\$93
Jul 30, 2001	\$20
Nov 09, 2000	\$73
Apr 07, 2000	\$58

RLIC - RENTAL LICENSING	Horace Edwards 2915 Park Ave, Minneapolis, MN 55407 612 825-5849
--------------------------------	---

Paid On	Amount
Apr 25, 1997	\$73
Apr 25, 1997	\$73
Jun 13, 1995	\$73
Jan 20, 1994	\$73
Nov 04, 1992	\$73

City of Minneapolis PropertyInfo

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Property Address:

Property ID: 3402924330037

[Map](#)

2912 Pleasant Ave Minneapolis, MN 55408

Current Inspector: Nicole

Last Inspection: 09/20/2013 by James

HOUSING VIOLATIONS

Year	Total	Open	Closed	Tags
<u>2013</u>	1	0	1	0
<u>2012</u>	4	1	3	0
<u>Prior</u>	265	0	265	9
<u>All</u>	270	1	269	9

[Hide Details.](#)

2013

INCIDENT: 13-1002764 (HOUSING INSPECTION SERVICES DIV - FIRE)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Vegetation/ Alley	DONE	08/21/2013	08/29/2013	INSP	

2012

INCIDENT: 12-0938468 (HOUSING INSPECTION SERVICES DIV - FIRE)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Update License Application	DONE	08/17/2012	09/17/2012	INSP	
Licensing	DONE	08/17/2012	09/17/2012	INSP	

INCIDENT: 12-0933949 (HOUSING INSPECTION SERVICES DIV - FIRE)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Update License Application	DONE	08/03/2012	09/03/2012	INSP	

INCIDENT: 12-0899747 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

2011**INCIDENT: 11-0823995 (LICENSING INSPECTIONS FOR FIRE)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Supplied Appliances	DONE	03/19/2012	04/23/2012	FIRE	
Plumbing Fixtures	DONE	03/19/2012	04/23/2012	FIRE	
Doorbells/buzzers	DONE	03/19/2012	04/23/2012	FIRE	
Screens	DONE	03/19/2012	04/23/2012	FIRE	
Foundations, Roofs, Exterior Walls And S	DONE	03/19/2012	04/23/2012	FIRE	
Utility Room Labels	DONE	03/19/2012	04/23/2012	FIRE	
Penetrations Prohibited	DONE	03/19/2012	04/23/2012	FIRE	
Maintenance Of Smoke Detectors	DONE	03/19/2012	04/23/2012	FIRE	
Smoke Detector Installation	DONE	03/19/2012	04/23/2012	FIRE	
Install Extinguishers	DONE	03/19/2012	04/23/2012	FIRE	
Mounting Of Fire Extinguishers	DONE	03/19/2012	04/23/2012	FIRE	
No Smoking Signs	DONE	03/19/2012	04/23/2012	FIRE	
Storage Under Exit Stairway Prohibited	DONE	03/19/2012	04/23/2012	FIRE	
Doors, Close & Latch Required	DONE	03/19/2012	04/23/2012	FIRE	
Provide Co Alarms	DONE	03/19/2012	04/23/2012	FIRE	

2010**INCIDENT: 10-0800004 (MPLS POLICE DEPT BOARDING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Mpls Police Dept Authorized Boarding	DONE	09/05/2010	09/05/2010	INSP	

INCIDENT: 10-0778224 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Refrig/freezer	DONE	07/14/2010	07/21/2010	INSP	

INCIDENT: 10-0758413 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	04/26/2010	05/05/2010	INSP	

City of Minneapolis PropertyInfo

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Property Address:

Property ID: 3402924330037

[Map](#)

2912 Pleasant Ave Minneapolis, MN 55408

Police Precinct: 5

Last Incident Date: 07/07/2013

POLICE INCIDENTS

Year	Incidents	No. Reports Filed
2013	10	5
2012	7	1
Prior	292	43
All	309	49

[Hide Details.](#)

2013

PLEASANT AV S/2912

Incident	Nature	Disposition	Date	Time
13-216431	Suspicious Person (P)	GOA-Gone on Arrival	07/07/2013	00:33 AM
13-197556	Theft - Report Only (P)	RPT-Report	06/22/2013	05:23 AM
13-197555	Theft - Report Only (P)	RPT-Report	06/22/2013	05:23 AM
13-197554	Theft - Report Only (P)	RPT-Report	06/22/2013	05:23 AM
13-197553	Theft - Report Only (P)	RPT-Report	06/22/2013	05:23 AM
13-197541	Damage Property-In Progress(P)	RPT-Report	06/22/2013	05:01 AM
13-176342	Suspicious Person (P)	AST-Assist	06/05/2013	11:05 PM
13-159048	Suspicious Vehicle (P)	ADV-Advised	05/23/2013	00:04 AM
13-099576	Suspicious Vehicle (P)	AOK- All OK	04/04/2013	01:20 AM
13-079268	Attempt Pick-Up (P)	INF-Information	03/17/2013	07:20 PM

2012

PLEASANT AV S/2912

Incident	Nature	Disposition	Date	Time
12-358207	Property Damage Accident (P)	RPT-Report	11/17/2012	06:26 PM
12-247628	Suspicious Vehicle (P)	ADV-Advised	08/07/2012	11:41 PM
12-227957	Parking Problem (P)	TAG-Tagged	07/22/2012	04:05 PM

12-187480	Unwanted Person (P)	TRN-Transport	06/18/2012	11:16 PM
12-175825	Unwanted Person (P)	AOK- All OK	06/09/2012	03:09 AM
12-100719	Disturbance (P)	SNT-Sent	04/04/2012	06:14 PM
12-076212	Suspicious Person (P)	INF-Information	03/15/2012	11:38 PM

2011**PLEASANT AV S/2912**

Incident	Nature	Disposition	Date	Time
11-351421	Recover Vehicle (P)	BKG-Booking	11/22/2011	01:28 PM
11-308593	Fight (P)	GOA-Gone on Arrival	10/11/2011	11:59 PM
11-0027156	Shortness of Breath (FE)		09/28/2011	00:34 AM
11050324	Shortness of Breath	Patient(s) Transported	09/28/2011	00:34 AM
11-0026111	Shortness of Breath (FE)		09/17/2011	01:06 PM
11048248	Shortness of Breath	Patient(s) Transported	09/17/2011	01:06 PM
11045618	Medical Misc(E)	Patient(s) Transported	09/04/2011	03:23 AM
11-257718	Parking Problem (P)	GOA-Gone on Arrival	08/27/2011	09:39 PM
11-245081	Property Damage/Hit & Run (P)	RPT-Report	08/17/2011	05:48 PM
11-034868	Parking Problem (P)	ADV-Advised	01/27/2011	08:10 PM
11-024774	Parking Problem (P)	AOK-All OK	01/27/2011	06:36 PM

2010**PLEASANT AV S/2912**

Incident	Nature	Disposition	Date	Time
10-386013	Domestic Abuse Report Only (P)	INF-Information	12/30/2010	06:12 PM
10-272105	Burglary Dwlg In Progress (P)	RPT-Report	09/05/2010	04:15 AM
10-156865	Suspicious Vehicle (P)	TAG-Tagged	06/02/2010	05:45 AM

2009**PLEASANT AV S/2912**

Incident	Nature	Disposition	Date	Time
09-250990	Trespass in Boarded Dwell (P)	SEC- Secured	08/10/2009	07:14 PM
09-231806	Suspicious Vehicle (P)	CNL-Cancel	07/25/2009	06:49 PM
09-207959	Suspicious Vehicle (P)	BKG-Booking	07/06/2009	09:53 PM

2008**PLEASANT AV S/2912**

Incident	Nature	Disposition	Date	Time
----------	--------	-------------	------	------

SWIS MainWindow Prod Version 07.2012

Screens Documents Maintenance Help Charge (Ctrl G)

Dirty Collection Points

Number: 2912 Street: PLEASANT AVE Type: Type Dir: ZipCode: 55408 Tracking #: Tracking # NOTES

Day: 4 SW Route: 0227 SW Ser: Y Ward: 10 FF Dist: 1 WRIGHT, HAROLD
 Dist: C Rec Route: 0323 Rec Ser: 4.0 CR Block: 3646 Pickup At: A

Carts: 5 LG YW Route: 0227 Handicap: N OC Route: OC Status: Pickup Status:

ID	Date	Action	Type	Cust	Time	Amount	Waived	Comment	
45	06/04/12	BILLED	S	606	0.18	100.00	N		6
45	06/04/12	SEND CREW	S	606	0.0	0.00	N		6
45	05/24/12	WARNED		606	0.0	0.00	N		6
45	05/17/12	TAG VERIFY		606	0.0	0.00	N		6
45	05/17/12	TAG CHECK		606	0.0	0.00	N		6
44	01/13/12	BILLED	S	606	0.05	75.00	N		6
44	01/12/12	SEND CREW	S	606	0.0	0.00	N		6
44	01/06/12	WARNED		606	0.0	0.00	N		6
44	12/30/11	TAG VERIFY		606	0.0	0.00	N		6
44	12/30/11	TAG CHECK		606	0.0	0.00	N		6
43	01/11/07	BILLED	H	603	0.45	100.00	N		4
43	01/11/07	SEND CREW	H	603	0.0	0.00	N		4
43	01/05/07	TAG VERIFY		603	0.0	0.00	N		4
43	01/05/07	TAG CHECK		603	0.0	0.00	N		4

ADD / Update / Delete

ID	Date	Action	Type	Cust	Time	Amount	Waived	Comment
51							N	

Crew Note: Track #: 212037826 Clean Up By Date:

Save (F10) Exit (ESC) Help Clear (F9) Browse On Archive On

1-13-2012 - Billed for Clean-up

SWIS MainWindow Prod Version 07.2012

Screens Documents Maintenance Help Charge (Ctrl G)

Dirty Collection Points

Number: 2912 Street: PLEASANT AVE Dir: ZipCode: 55408 Tracking#: NOTES

Day: 4 SW Route: 0227 SW Ser: Y Ward: 10 FF Dist: 1 WRIGHT, HAROLD
 Dist: C Rec Route: 0323 Rec Ser: 4.0 CR Block: 3646 Pickup At: A

Carts: 5 LG YW Route: 0227 Handicap: N OC Route: OC Status: Pickup Status:

ID	Date	Action	Type	Cust	Time	Amount	Waived	Comment	
45	06/04/12	BILLED	S	606	0.18	100.00	N		6
45	06/01/12	SEND CREW	S	606	0.0	0.00	N		6
45	05/24/12	WARNED		606	0.0	0.00	N		6
45	05/17/12	TAG VERIFY		606	0.0	0.00	N		6
45	05/17/12	TAG CHECK		606	0.0	0.00	N		6
44	01/13/12	BILLED	S	606	0.05	75.00	N		6
44	01/12/12	SEND CREW	S	606	0.0	0.00	N		6
44	01/06/12	WARNED		606	0.0	0.00	N		6
44	12/30/11	TAG VERIFY		606	0.0	0.00	N		6
44	12/30/11	TAG CHECK		606	0.0	0.00	N		6
43	01/11/07	BILLED	H	603	0.15	100.00	N		4
43	01/11/07	SEND CREW	H	603	0.0	0.00	N		4
43	01/05/07	TAG VERIFY		603	0.0	0.00	N		4
43	01/05/07	TAG CHECK		603	0.0	0.00	N		4

ADD / Update / Delete

ID: 51 Date: Action: Type: Cust: Time: Amount: Waived: Comment:

Crew Note: Track #: 212037826 Clean Up By Date:

Save (F10) Exit (ESC) Help Clear (F9) Browse On Archive On

Safe Place
 Call Home

Jobs &
 Economic Vitality

able Communities,
 Healthy Lives

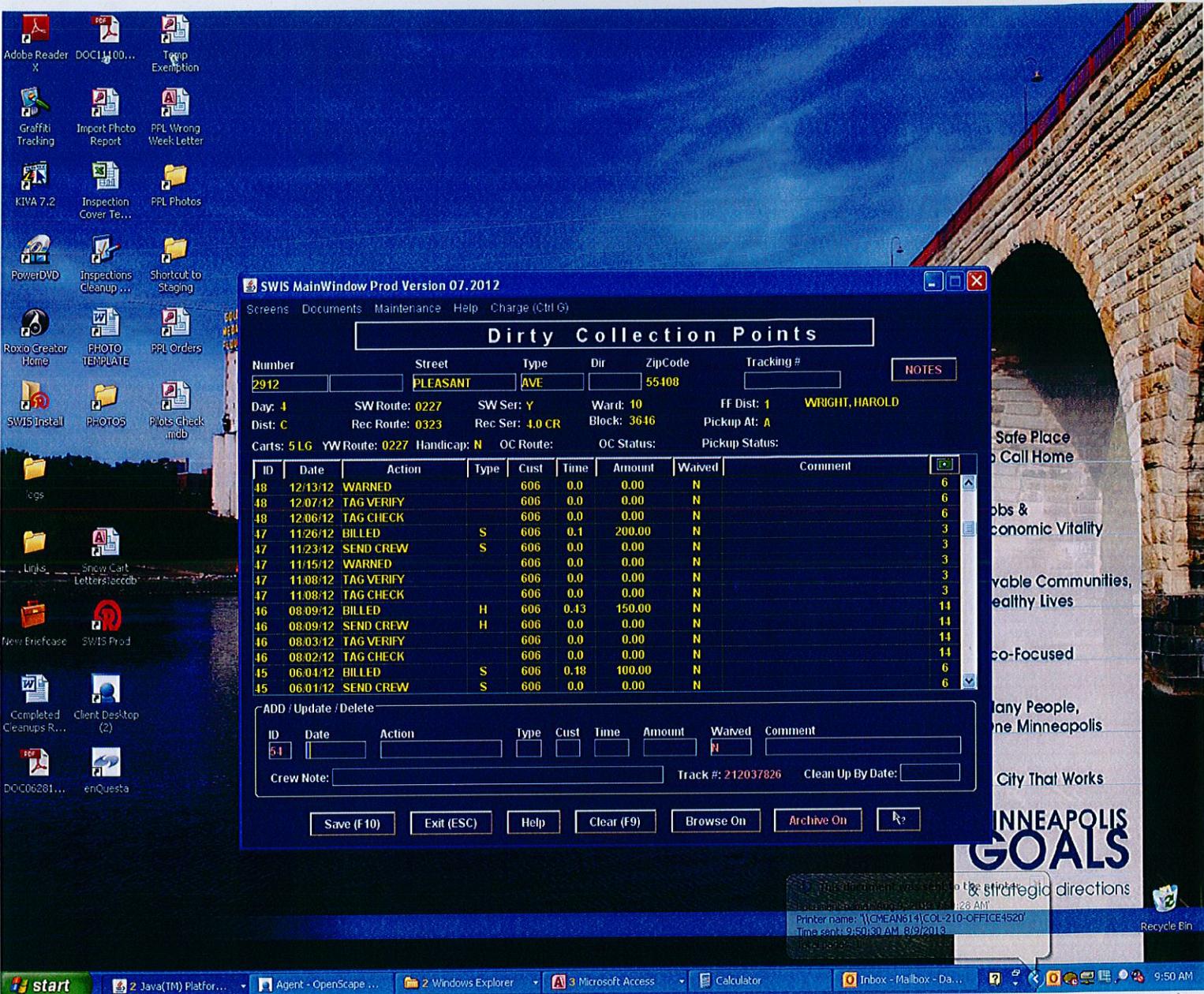
co-Focused

Many People,
 One Minneapolis

City That Works

MINNEAPOLIS GOALS
 & strategic directions

6-4-2012 - Billed for Clean-up



SWIS MainWindow Prod Version 07.2012

Screens Documents Maintenance Help Charge (Ctrl G)

Dirty Collection Points

Number: Street: Type: Dir: ZipCode: Tracking #: NOTES:

Day: 4 SW Route: 0227 SW Ser: Y Ward: 10 FF Dist: 1 WRIGHT, HAROLD
 Dist: C Rec Route: 0323 Rec Ser: 4.0 CR Block: 3646 Pickup At: A
 Carts: 5 LG YW Route: 0227 Handicap: N OC Route: OC Status: Pickup Status:

ID	Date	Action	Type	Cust	Time	Amount	Waived	Comment
48	12/13/12	WARNED		606	0.0	0.00	N	6
48	12/07/12	TAG VERIFY		606	0.0	0.00	N	6
48	12/06/12	TAG CHECK		606	0.0	0.00	N	6
47	11/26/12	BILLED	S	606	0.1	200.00	N	3
47	11/23/12	SEND CREW	S	606	0.0	0.00	N	3
47	11/15/12	WARNED		606	0.0	0.00	N	3
47	11/08/12	TAG VERIFY		606	0.0	0.00	N	3
47	11/08/12	TAG CHECK		606	0.0	0.00	N	3
46	08/09/12	BILLED	H	606	0.43	150.00	N	14
46	08/09/12	SEND CREW	H	606	0.0	0.00	N	14
46	08/03/12	TAG VERIFY		606	0.0	0.00	N	14
46	08/02/12	TAG CHECK		606	0.0	0.00	N	14
45	06/04/12	BILLED	S	606	0.18	100.00	N	6
45	06/01/12	SEND CREW	S	606	0.0	0.00	N	6

ADD / Update / Delete

ID: Date: Action: Type: Cust: Time: Amount: Waived: Comment:

Crew Note: Track #: 212037826 Clean Up By Date:

Save (F10) Exit (ESC) Help Clear (F9) Browse On Archive On

8-9-2012 - Billed for Clean-up

SWIS MainWindow Prod Version 07. 2012

Screens Documents Maintenance Help Charge (Ctrl G)

Dirty Collection Points

Number: 2912 Street: PLEASANT Ave Type: AVE Dir: ZipCode: 55408 Tracking#: NOTES

Day: 4 SWRoute: 0227 SW Ser: Y Ward: 10 FF Dist: 1 WRIGHT, HAROLD
 Dist: C Rec Route: 0323 Rec Ser: 4.0 CR Block: 3646 Pickup At: A
 Carts: 5 LG YWRoute: 0227 Handicap: N OC Route: OC Status: Pickup Status:

ID	Date	Action	Type	Cust	Time	Amount	Waived	Comment
48	12/13/12	WARNED		606	0.0	0.00	N	6
48	12/07/12	TAG VERIFY		606	0.0	0.00	N	6
48	12/06/12	TAG CHECK		606	0.0	0.00	N	6
47	11/26/12	BILLED	S	606	0.1	200.00	N	3
47	11/23/12	SEND CREW	S	606	0.0	0.00	N	3
47	11/15/12	WARNED		606	0.0	0.00	N	3
47	11/09/12	TAG VERIFY		606	0.0	0.00	N	3
47	11/08/12	TAG CHECK		606	0.0	0.00	N	3
46	08/09/12	BILLED	H	606	0.13	150.00	N	14
46	08/09/12	SEND CREW	H	606	0.0	0.00	N	14
46	08/03/12	TAG VERIFY		606	0.0	0.00	N	14
46	08/02/12	TAG CHECK		606	0.0	0.00	N	14
45	06/04/12	BILLED	S	606	0.18	100.00	N	6
45	06/01/12	SEND CREW	S	606	0.0	0.00	N	6

ADD / Update / Delete

ID	Date	Action	Type	Cust	Time	Amount	Waived	Comment
51							N	

Crew Note: Track #: 212037826 Clean Up By Date:

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 Total Pages: 1

11-26-2012 - Billed for Clean-up

SWIS MainWindow Prod Version 07.2012

Screens Documents Maintenance Help Charge (Ctrl G)

Dirty Collection Points

Number: 2912 Street: PLEASANT Ave Type: AVE Dir: ZipCode: 55408 Tracking #: NOTES

Day: 4 SW Route: 0227 SW Ser: Y Ward: 10 FF Dist: 1 WRIGHT, HAROLD
 Dist: C Rec Route: 0323 Rec Ser: 4.0 CR Block: 3646 Pickup At: A
 Carts: 5 LG YW Route: 0227 Handicap: N OC Route: OC Status: Pickup Status:

ID	Date	Action	Type	Cust	Time	Amount	Waived	Comment
51	03/07/13	TAG CHECK		606	0.0	0.00	N	
50	02/22/13	BILLED	S	606	0.02	200.00	N	
50	02/21/13	SEND CREW	S	606	0.0	0.00	N	
50	02/15/13	WARNED		606	0.0	0.00	N	
50	02/14/13	TAG CHECK		606	0.0	0.00	N	
49	01/10/13	BILLED	S	606	0.08	200.00	N	
49	01/10/13	SEND CREW	S	606	0.0	0.00	N	
49	01/04/13	WARNED		606	0.0	0.00	N	
49	12/29/12	TAG VERIFY		606	0.0	0.00	N	
49	12/28/12	TAG CHECK		606	0.0	0.00	N	
48	12/21/12	BILLED	S	606	0.12	200.00	N	
48	12/20/12	SEND CREW	S	606	0.0	0.00	N	
48	12/13/12	WARNED		606	0.0	0.00	N	
48	12/07/12	TAG VERIFY		606	0.0	0.00	N	

ADD / Update / Delete

ID: 51 Date: Action: Type: Cust: Time: Amount: Waived: Comment:

Crew Note: Track #: 212037826 Clean Up By Date:

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12-21-2012 - Billed for Clean-up

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Screens Documents Maintenance Help Charge (Ctrl G)

Dirty Collection Points

Number: 2912 Street: PLEASANT Type: AVE Dir: ZipCode: 55408 Tracking #: NOTES

Day: 4 SW Route: 0227 SW Ser: Y Ward: 10 FF Dist: 1 WRIGHT, HAROLD
 Dist: C Rec Route: 0323 Rec Ser: 4.0 CR Block: 3616 Pickup At: A

Carts: 5 LG YW Route: 0227 Handicap: N OC Route: OC Status: Pickup Status:

ID	Date	Action	Type	Cust	Time	Amount	Waived	Comment
51	03/07/13	TAG CHECK		606	0.0	0.00	N	
50	02/22/13	BILLED	S	606	0.02	200.00	N	
50	02/21/13	SEND CREW	S	606	0.0	0.00	N	
50	02/15/13	WARNED		606	0.0	0.00	N	
50	02/14/13	TAG CHECK		606	0.0	0.00	N	
49	01/14/13	BILLED	S	606	0.08	200.00	N	
49	01/10/13	SEND CREW	S	606	0.0	0.00	N	
49	01/04/13	WARNED		606	0.0	0.00	N	
49	12/29/12	TAG VERIFY		606	0.0	0.00	N	
49	12/28/12	TAG CHECK		606	0.0	0.00	N	
48	12/24/12	BILLED	S	606	0.12	200.00	N	
48	12/20/12	SEND CREW	S	606	0.0	0.00	N	
48	12/13/12	WARNED		606	0.0	0.00	N	
48	12/07/12	TAG VERIFY		606	0.0	0.00	N	

ADD / Update / Delete

ID	Date	Action	Type	Cust	Time	Amount	Waived	Comment
51							N	

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1-14-2013 - Billed for Clean-up.

NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

February 1, 2013

Property Address: 2912 PLEASANT AVE S

Owner
SHREE INVESTMENTS LLC
4429 NICOLLET AVE S
MINNEAPOLIS, MN 55419

This is to notify you that the above property fails to meet the rental licensing standard listed below.

Minneapolis Code of Ordinances 244.1910 - LS5

Repeated accumulation of weeds, vegetation, junk, debris, or rubbish.

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.

Minneapolis Code of Ordinances 225.690

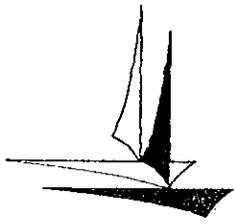
Solid waste collection outside of refuse containers; charges.

(a) City haulers of solid waste in the city shall collect, gather-up and haul all solid waste, building or demolition debris, tires, or yard waste lying within a radius of twenty (20) feet of the solid waste collection point. The radius shall be applied only within the boundaries of the property on which collection takes place. If solid waste lies in a continuous pile within and outside the area circumscribed by the radius line, haulers shall proceed beyond the radius line to collect and gather-up solid waste. Under regulations drafted by the city engineer, time limitations and charges may be established for the collection under this section.

The City has abated nuisance conditions at this property 3 or more times in the past 24 months. If another instance of a nuisance condition occurs, the city council may proceed to deny, revoke, or suspend the rental license for the building pursuant to Minneapolis code of ordinances 244.1910 – LS5. If the city council denies, revokes, or suspends the license, the effected dwellings therein must be vacated and shall not be re-occupied until a new license is granted by the City Council.

Licensing procedures are in addition to and do not supersede or preempt other remedies such as condemnation or legal action.

Questions or concerns regarding your City of Minneapolis Rental License can be directed to 311



Minneapolis
City of Lakes

Regulatory Services
Department

Housing Inspections
Services Division

250 South 4th Street – Room 300
Minneapolis, MN 55415-1316

Office 612 673-5826
Fax 612 673-2314
TTY 612 673-3300

SWIS MainWindow Prod Version 07.2012

Screens Documents Maintenance Help Charge (Ctrl G)

Dirty Collection Points

Number: 2912 Street: PLEASANT Type: AVE Dir: ZipCode: 55408 Tracking #: NOTES

Day: 4 SW Route: 0227 SW Ser: Y Ward: 10 FF Dist: 1 WRIGHT, HAROLD
 Dist: C Rec Route: 0323 Rec Ser: 4.0 CR Block: 3646 Pickup At: A
 Carts: 5 LG YW Route: 0227 Handicap: N OC Route: OC Status: Pickup Status:

ID	Date	Action	Type	Cust	Time	Amount	Waived	Comment	
54	08/08/13	TAG CHECK		606	0.0	0.00	N		0
53	06/08/13	BILLED	S	606	0.07	200.00	Y	WAIVED FOR EFFORT PER CM	6
53	05/31/13	SEND CREW	S	606	0.0	0.00	N		6
53	05/24/13	WARNED		606	0.0	0.00	N		6
53	05/23/13	TAG CHECK		606	0.0	0.00	N		6
52	03/29/13	BILLED	S	606	0.25	200.00	N		8
52	03/28/13	SEND CREW	S	606	0.0	0.00	N		8
52	03/21/13	WARNED		606	0.0	0.00	N		8
52	03/14/13	TAG VERIFY		606	0.0	0.00	N		8
52	03/14/13	TAG CHECK		606	0.0	0.00	N		8
51	03/14/13	OKAY		606	0.0	0.00	N		0
51	03/08/13	TAG VERIFY		606	0.0	0.00	N		0
51	03/07/13	TAG CHECK		606	0.0	0.00	N		0
50	02/22/13	BILLED	S	606	0.02	200.00	N		6

ADD / Update / Delete

ID: 51 Date: Action: Type: Cust: Time: Amount: Waived: Comment:

Crew Note: Track #: 212037826 Clean Up By Date:

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2-22-2013-Billed for Clean-up.



3-29-2013 - Billed for Clean-up.



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Dirty Collection Points

Number: 2912 Street: PLEASANT Ave Dir: ZipCode: 55408 Tracking#: NOTES

Day: 4 SW Route: 0227 SW Ser: Y Ward: 10 TF Dist: 1 WRIGHT, HAROLD
 Dist: C Rec Route: 0323 Rec Ser: 4.0 CR Block: 3646 Pickup At: A

Carts: 5 LG YW Route: 0227 Handicap: N OC Route: OC Status: Pickup Status:

ID	Date	Action	Type	Cust	Time	Amount	Waived	Comment
54	08/08/13	TAG CHECK		606	0.0	0.00	N	
53	06/08/13	BILLED	S	606	0.07	200.00	Y	WAIVED FOR EFFORT PER CM
53	05/31/13	SEND CREW	S	606	0.0	0.00	N	
53	05/24/13	WARNED		606	0.0	0.00	N	
53	05/23/13	TAG CHECK		606	0.0	0.00	N	
52	03/29/13	BILLED	S	606	0.25	200.00	N	
52	03/28/13	SEND CREW	S	606	0.0	0.00	N	
52	03/21/13	WARNED		606	0.0	0.00	N	
52	03/14/13	TAG VERIFY		606	0.0	0.00	N	
52	03/14/13	TAG CHECK		606	0.0	0.00	N	
51	03/14/13	OKAY		606	0.0	0.00	N	
51	03/09/13	TAG VERIFY		606	0.0	0.00	N	
51	03/07/13	TAG CHECK		606	0.0	0.00	N	
50	02/22/13	BILLED	S	606	0.02	200.00	N	

ADD / Update / Delete

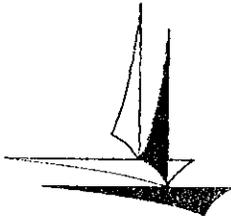
ID: 51 Date: Action: Type: Cust: Time: Amount: Waived: Comment:

Crew Note: Track #: 212037826 Clean Up By Date:

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6-8-2013 - Billed for Clean-up

NOTICE OF REVOCATION OF RENTAL LICENSE OR PROVISIONAL LICENSE



Minneapolis
City of Lakes

**Regulatory Services
Department**

**Housing Inspections
Services Division**

250 South 4th Street – Room 300
Minneapolis, MN 55415-1316

Office 612 673-5826
Fax 612 673-2314
TTY 612 673-3300

August 19, 2013

Property Address: 2912 – Pleasant Avenue

Shree Investments, LLC
Ashish Aggarwal
4429 Nicollet Avenue
Minneapolis, MN 55419

Shree Investments, LLC
16689 Creekside Lane
Minnetonka, MN 55345

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)

- (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 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(18)
- (19) Other 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.

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

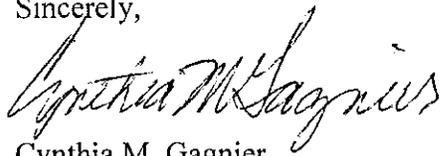
In addition, defects that create an imminent hazard to health or safety may be cause for the immediate denial, non-renewal, revocation, or suspension of the rental license or provisional license (Section 244.1940). Also, licensing procedures are in addition to and do not supersede or preempt such other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



Cynthia M. Gagnier
Manager, Administrative Services
612-673-5898

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 2912- Pleasant Av.

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

Repeated Nuisance Violations LS5

Reference: Minneapolis Code of Ordinances 244.1910 Licensing Standards

Your landlord must appeal this decision by 9-12-13

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: 8-21-13

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
1. Article Addressed to: <i>Shree Investments, LLC Ashish Aggarwal 4429 Nicollet Av Mpls, MN 55419</i>		B. Received by (Printed Name) <i>John Lepp</i> C. Date of Delivery	
		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)		7010 1870 0002 5038 0932	
PS Form 3811, February 2004		Domestic Return Receipt	
		102595-02-M-1540	

U.S. Postal Service TM	
CERTIFIED MAIL TM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
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7010 1870 0002 5038 0932	Postmark Here
Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	
Sent To <i>Shree Inv. LLC - Ashish Aggarwal</i>	
Street, Apt. No. or PO Box No. <i>4429 Nicollet</i>	
City, State, ZIP+4 <i>Mpls MN 55419</i>	
PS Form 3800, August 2006	See Reverse for Instructions

Rental Dwelling License Revocation Appeals Application

Any person wishing to file an appeal must prepare this form and submit this form along with a certified check or money order in the amount of \$300.00, payable to the Minneapolis Finance Department as an appeal filing fee. Submit the appeal form and filing fee to:

Regulatory Services
Minneapolis Housing Inspections
250 South 4th Street, Room 300
Minneapolis, MN 55415

Office hours are 8:00-4:30, Monday through Friday.

Any appeal must be filed within 15 days of receipt of the notice of license or provisional license denial, non-renewal, revocation or suspension or the appeal will be denied.

I hereby appeal the determination of my license and request a hearing.

Reason: The property is located in a high traffic area. Non
residents discard a lot of trash on the property. We have now
assigned a person to go to the property three times a week to
clean up. We have also cut the weeds along the alley fence and will

Date: 10/1/2013 Property Address: 2912 Pleasant Ave S, Mpls, MN

Owner/Appellant's Name, Address, City, State, Zip:

Sluce Investments, LLC
4429 Nicollet Ave. S.
Mpls, MN 55149

Signature:  10/1/2013

You will be notified of the time and place of the appeals hearing. At the hearing you may be represented by an attorney if you so desire or you may represent yourself. You will have an opportunity to respond and to challenge the licensing action, to present witnesses and evidence under oath, and to cross-examine opposing witnesses under oath.

Continue to do so in the future

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 inspections 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 his or her authorized representatives at all times.
- (10) The licensee shall submit to the director of inspections 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 inspections 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.

(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)

244.1930. Director's determination of noncompliance; notice. (a) If the director of inspections 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 244.1910 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 inspections 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 inspections 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)

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)

225.660. - Solid waste collection outside of refuse containers; charges.

(a) City haulers of solid waste in the city shall collect, gather-up and haul all solid waste, building or demolition debris, tires, or yard waste lying within a radius of twenty (20) feet of the solid waste collection point. The radius shall be applied only within the boundaries of the property on which collection takes place. If solid waste lies in a continuous pile within and outside the area circumscribed by the radius line, haulers shall proceed beyond the radius line to collect and gather-up solid waste. Under regulations drafted by the city engineer, time limitations and charges may be established for the collection under this section.

(b)

With respect to each instance in which haulers are required to collect, gather-up and haul solid waste under paragraph (a) above, written notice shall be provided to any person or persons requiring such service that all future collections, gathering-up and hauling required for health, safety and welfare purposes, shall be done at the expense of the utility bill payer.

(c)

The city engineer shall establish a schedule of service charges and procedures for services provided under paragraph (a), which shall reasonably relate to the additional cost of the service required. Service charges shall be:

(1)

Added to the utility bill as provided in section 509.870; or

(2)

Added to the account of a previous utility bill payer if the city engineer determines that a previous utility bill payer is responsible for the solid waste which was gathered up; or

(3)

Billed to the taxpayer if there is information or materials in the solid waste which was gathered up that reasonably indicates the utility bill payer was not the source of the solid waste. The decision to bill the taxpayer will be made on a case by case basis, and nothing herein shall require the city engineer to bill the taxpayer.

(d)

If any bill in paragraph (c)(3) for additional service is delinquent it may be assessed against the property served in the manner and under the provisions of section 225.660. (91-Or-215, § 1, 10-25-91; 92-Or-068, § 1, 5-22-92; 96-Or-046, § 40, 5-24-96; 98-Or-132, § 9, 11-13-98)

207.90 Offensive conditions and vegetation declared.

(a) *In general.* No owner, agent or occupant of any privately owned lands or premises shall place upon, or permit upon the owner's premises any noxious weeds as are defined in Minnesota Statutes or Minnesota Rules, dirt or rubbish, or any swill, offal, garbage (except in authorized containers), ashes, barnyard litter, manure, yard cleanings, dead animals, inoperable vehicle as defined in the Zoning Code, or any other foul or unhealthy material, or any other condition on said premises, in such a manner as to constitute a nuisance. Except as part of a managed natural landscape as defined in this section, any weeds or grass growing upon any lot or parcel of land in the city to a greater height than eight (8) inches or which have gone or are about to go to seed are hereby declared to be a nuisance condition and dangerous to the health, safety and good order of the city. Ground cover planted and maintained above earth-sheltered buildings need not comply with the height limitation of this section; however, such ground cover shall not contain noxious weeds. Fallen trees, fallen tree limbs, dead trees, dead tree limbs, which in the opinion of the director of inspections constitute a health, safety or fire hazard, are declared to be a nuisance condition. Further, when in the opinion of the director of inspections, trees, brush and plant growth, which due to location and manner of growth constitute a hazard to the public or may cause injury or damage to persons or property when such growth is in violation of sections 244.1580 or 427.280 shall also constitute a nuisance condition.

(b)

Right to install and maintain a managed natural landscape. An owner, authorized agent, or authorized occupant of any privately owned lands or premises may, consistent with this subsection and all other applicable laws, statutes, rules and ordinances, install and maintain a managed natural landscape.

(1)

Definitions.

Managed natural landscape means a planned, intentional and maintained planting of native or non-native grasses, wildflowers, forbs, ferns, shrubs or trees, including but not limited to rain gardens, meadow vegetation, and ornamental plantings.

Meadow vegetation means grasses and flowering broad-leaf plants that are native to, or adapted to, the State of Minnesota, and that are commonly found in meadow and prairie plant communities, not including noxious weeds.

Noxious weed shall have the meaning assigned by Minnesota Statutes, Section 18.77, Subd. 8.

Ornamental plants means grasses, perennials, annuals and groundcovers purposefully planted for aesthetic reasons.

Rain garden means a native plant garden that is designed not only to aesthetically improve properties, but also to reduce the amount of stormwater and accompanying pollutants from entering streams, lakes and rivers.

Turf-grass lawn means a lawn comprised mostly of grasses commonly used in regularly cut lawns or play areas (such as but not limited to bluegrass, fescue, and ryegrass blends), intended to be maintained at a height of no more than eight (8) inches.

(2)

Findings. The city council finds that the installation and maintenance of managed natural landscapes is beneficial to the city's environment and its residents and serves to further adopted city goals in that managed natural landscapes require fewer potentially harmful and costly inputs, improve stormwater retention, increase water quality and biodiversity, reduce greenhouse gas emissions, and provide habitat for wildlife such as birds, butterflies and other beneficial insects and species.

(3)

Requirements.

a.

Managed natural landscapes may include plants and grasses in excess of eight (8) inches in height and which have gone to seed, but may not include any noxious weeds and must be maintained so as to not include unintended vegetation.

b.

Managed natural landscapes may not include any plantings, which due to location and manner of growth constitute a hazard to the public or may cause injury or damage to persons or property when such growth is in violation of sections 244.1580 or 427.280

c.

Managed natural landscapes shall not include turf-grass lawns left unattended for the purpose of returning to a natural state. (Code 1960, As Amend., § 782.010; Ord. of 7-26-74, § 1; 80-Or-180, § 1, 8-8-80; 82-Or-181, § 1, 9-24-82; 84-Or-147, § 1, 8-10-84; 84-Or-176, § 1, 9-28-84; Pet. No. 251060, § 51, 12-15-89; 99-Or-035, § 1, 4-9-99; 2000-Or-096, § 1, 10-13-00; 2011-Or-079, § 1, 9-2-11)

227.100. Abatement of offensive conditions and vegetation.

(a) When there exists on private property a condition which is in violation of section 227.90, a notice to remove the offensive matter or correct the nuisance condition shall be served by the chief of police, the chief of the fire department, director of inspections, commissioner of health, or their authorized representatives, upon the owner. Such notice may be served personally or may be served by mail. Such notice shall describe the matter to be removed and require removal thereof within three (3) days not to include Saturdays, Sundays or holidays following service of the notice. If at the end of said three (3) days following service of such notice the offensive matter has not been removed, or the nuisance condition corrected, the city shall cause the correction or removal and disposition.

(b)

For properties in which there have been two (2) or more notices issued to remove offensive matter or to correct nuisance conditions within the prior twelve-month period, compliance with section (a) shall not be required. For these properties, the second notice issued within a twelve-month period shall contain a general notice that the city may abate future violations of section 227.90 without providing additional specific notice of the violation. This general notice shall remain in effect for twelve (12) months from the date it is sent. This notice shall inform the owner that the costs incurred by the city will be assessed pursuant to the procedure set forth by this ordinance.

(c)

Whether notice was provided pursuant to section (a) or section (b), all costs, including an administrative fee of one hundred dollars (\$100.00), incurred by the city for the removal and disposition of the offensive matter or for correcting the nuisance shall be assessed, levied and collected as a special assessment payable in one (1) sum or by up to ten (10) equal annual installments as the council may provide against the premises from which it was removed, in the manner provided for in this section. In cases where there have been one (1) authorized removal of offensive conditions and/or vegetation at a given site within any twelve-month period, the second and subsequent abatement assessments shall have a double administrative fee until such time as no authorizations are required for a period of twelve (12) months.

(d)

When the city causes the correction or removal and disposition of a nuisance under this section, the chief of police, the chief of the fire department, director of inspections, commissioner of health, or their authorized representatives shall mail to the owner a notice of intent to assess the costs of said action. Such notice shall state the amount and basis for the costs and the time, date and place of a hearing before a

hearing officer appointed by the council to determine the validity and amount of the proposed assessment. The notice may require, as a prerequisite to an owner's challenge of an assessment, that the owner file written objections to the assessment no later than fifteen (15) days before the hearing. The notice shall state that the owner may appeal the assessment to the district court within thirty (30) days after the adoption of the assessment by the council at an annual meeting. The notice shall also inform the owner of the provisions of Minnesota Statutes Sections 435.193 to 435.195 and of the existence of any deferment procedure.

(e)

"Owner," for the purposes of this section, shall mean the person who is listed as the contact person on the current rental licensing application on file with the city, if any, or, if none, the person listed as owner by the city assessor on the homestead record, or, if none, the taxpayer as shown by the records of the city assessor. (Code 1960, As Amend., § 782.011; Ord. of 4-27-73, § 1; Ord. of 8-31-73, § 1; Ord. of 2-22-74, § 1; Ord. of 7-26-74, § 2; 87-Or-077, § 1, 5-8-87; 93-Or-141, § 2, 10-1-93; 2005-Or-075, § 1, 9-2-05; 2008-Or-007, § 1, 2-1-08)