

## Community Development & Regulatory Services Committee

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### In the Matter of the Rental License Revocation Action

**OWNER, STEVEN MELDAHL**  
**3111 – Upton Avenue North**

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**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

March 5, 2014

**Property Address: 3111 Upton Avenue N**

Steven Meldahl  
1223 – 26<sup>th</sup> Avenue North  
Minneapolis, MN 55411

Steven Meldahl  
7409 Hyde Park Drive  
Edina, MN 55439

Dear Mr. Meldahl:

On September 24<sup>th</sup>, 2013 you were notified of the City's intent to revoke the rental dwelling license for the property located at 3111 – Upton Avenue North. You did not appeal the action.

The matter will be heard by the Community Development & Regulatory Services Committee of the City Council on March 18<sup>th</sup>, 2014, 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 673-5898.

Sincerely,

Joann Velde  
Deputy Director  
Housing Inspections

Encl.

538266

# Rental License Application

INDIVIDUAL APPLICATION REQUIRED FOR EACH BUILDING  
PLEASE COMPLETE SECTIONS 1 THROUGH 9

update

## Section 1

### Property Information

Rental Property Address: 5111 WATSO AVE. N  
 PIN can be found on property tax statement or at [www2.co.hennepin.mn.us/pins/address.jsp](http://www2.co.hennepin.mn.us/pins/address.jsp)  
 Property Identification Number (PIN): 0802924430170  
 Dwelling Units: 1 Dwelling Units  
 Shared Bath Units: 0 Shared Bath Units  
 Condo Units: 0 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 eating.  
 SHARED BATH 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 eating.  
 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 or meals.  
 CONDO UNIT: Any dwelling unit within a Condominium, Townhouse or Coop Association.

## Section 2

### Owner Information

Business Name: W. W. SAKS  
 (Required if Applicable) (Submission of Articles of Organization required)  
 Name of Natural Person: Melinda Last  
 Chief Operating Officer/Owner: Melinda Last  
 Date of Birth: 8-9-54 Month/Day/Year (Required)  
 Phone: 612 655-0108  
 Owner's Address: 1223 26th Ave. N

(Address cannot be a post office box or mail service address)

## Section 3

### Person Responsible for Maintenance & Management of this Rental Property

City: Mpls County: MINNAPOLIS State & Zip Code: MN. 55411  
 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, CHICAGO, 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.

## Section 4

### Signature of Owner

Name of Property Manager: Samuel First Last  
 Date of Birth: \_\_\_\_\_ (Required)  
 Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 (Address cannot be a post office box or mail service address)  
 City: \_\_\_\_\_ County: \_\_\_\_\_ State & Zip Code: \_\_\_\_\_

## Section 5

### Signature of Person responsible for Maintenance/Management

Signature of Owner: \_\_\_\_\_ Date: 6-15-09  
 Signature of Property Manager if other than owner: \_\_\_\_\_ Date: \_\_\_\_\_  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ County, Notary Public, \_\_\_\_\_

(Space reserved for Notary Stamp)

Signature of Person responsible for Maintenance/Management if Other Than Owner

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ County, Notary Public, \_\_\_\_\_

Signature of Property Manager if other than owner

Date

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ County, Notary Public, \_\_\_\_\_

Signature of Person responsible for Maintenance/Management if Other Than Owner

Date

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ County, Notary Public, \_\_\_\_\_

Signature of Property Manager if other than owner

Date

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ County, Notary Public, \_\_\_\_\_

Signature of Person responsible for Maintenance/Management if Other Than Owner

Date

## 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 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).**

## Section 11

### Make checks payable to:

**FEE MUST ACCOMPANY APPLICATION.**  
 Minneapolis Finance Department  
 Department of Regulatory Services  
 Inspections Division  
 250 South 4th Street  
 Minneapolis, MN 55415-1373

## Section 12

### 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 13

### For Office Use Only

License/Provisional Number: 538266  
 Operator: \_\_\_\_\_  
 Date Processed: 6/15/09  
 Fee Amount Paid: \_\_\_\_\_  
 New Construction/Certificate of Occupancy \_\_\_\_\_  
 Code Compliance \_\_\_\_\_  
 New Owner \_\_\_\_\_  
 Other \_\_\_\_\_

## Section 14

### Conversion Response to RFS

Update Only  
 Update Only

Revised: May 2009

JUN 15 PM 3:15





NP-OR

## ARTICLES OF INCORPORATION OF SJM PROPERTIES

The undersigned incorporator is an individual over 18 years of age and adopts the following articles of incorporation to form a nonprofit corporation (Chapter 317A).

### ARTICLE I - NAME

The name of this corporation shall be SJM Properties.

### ARTICLE II - REGISTERED OFFICE ADDRESS

The place in Minnesota where the principal office of the corporation is to be located at:  
1223 26<sup>th</sup> Ave. N., Minneapolis, MN 55411.

### ARTICLE III - PURPOSE

This corporation is organized exclusively for charitable purposes as specified in Section 501(c)(3) of the Internal Revenue Code.

The purpose of this corporation is:

- To prevent community deterioration.
- To purchase and remodel standard housing.
- To rent out remodeled homes to low to moderate income families
- To provide clean, safe, decent, and affordable housing for low to moderate income families.

### ARTICLE IV - EXEMPTION REQUIREMENTS

At all times the following shall operate as conditions restricting the operations and activities of the corporation:

1. No part of the net earnings of the organization shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that organization shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purpose set forth in the purpose clause hereof.

2. No substantial part of the activities of the corporation shall constitute the carrying on of propaganda or otherwise attempting to influence legislation, or any initiative or referendum before the public, and the corporation shall not participate in, or intervene in (including by publication or distribution of statements), any political campaign on behalf of, or in opposition to, any candidate for public office.

3. Notwithstanding any other provisions of this document, the organization shall not carry on any other activities not permitted to be carried on by an organization exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code or corresponding section of any future tax code, or by an organization, contributions to which are deductible under section 170 (c)(2) of the Internal Revenue Code, or corresponding section of any future tax code.

### ARTICLE V - MEMBERSHIP/BOARD OF DIRECTORS

This corporation shall have no members. The management of the affairs of the corporation shall be vested in a board of directors, as defined by the corporation's bylaws. No director shall have any right, title, or interest in or to any property of the corporation.

The number of directors constituting the initial board of directors is three (3); their names and addresses are as follows:

- Steven Meldahl, 7409 Hyde Park Drive, Edina, MN 55439
- Mollie Meldahl, 7409 Hyde Park Drive, Edina, Mn 55439
- Claudia Rockwell, 1631 Clearwater Road, Waconia, MN 55387

Members of the initial board of directors shall serve until the first annual meeting, at which their successors will be duly elected and qualified, or removed as provided in the bylaws.

### ARTICLE VI - PERSONAL LIABILITY

No member, officer, or director of this corporation shall be personally liable for the debts or obligations of this corporation of any nature whatsoever, nor shall any property of the members, officers, or directors be subject to the payment of the debts or obligations of this corporation.

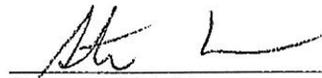
## ARTICLE VII – DURATION/DISSOLUTION

The duration of the corporate existence shall be perpetual until dissolution.

Upon the dissolution of the organization, assets of the corporation shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose.

## ARTICLE VIII – INCORPORATORS

In witness whereof, I, the undersigned, have hereunto subscribed my name for the purpose of forming the corporation under the laws of the State of Minnesota and certify I executed these Articles of Incorporation this October 28 of 2008.



Steven Meldahl  
7409 Hyde Park Drive  
Edina, MN 55439

STATE OF MINNESOTA  
DEPARTMENT OF STATE  
FILED

OCT 28 2008

*Monter Ritchie*  
Secretary of State

# APPLICANT AND CONTACT

Application | Address | **Applicant** | Comment | Quantities | Fee Calc | Fee Pmt | Issue

RLIC: 538266 Prop Dev: 11-MAR-08 Jur: MPLS

## Applicant

Applicant: STEVEN MELDAHL  
Representative: \_\_\_\_\_  
Position/Title: \_\_\_\_\_  
Address Line 1: \_\_\_\_\_  
Address Line 2: 1223 26TH AVE N  
City / State: MINNEAPOLIS MN Zip: 55411  
E-mail: \_\_\_\_\_

Home Ph: 612-655-0108  
Work Ph: 612-287-8858  
Extension: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Type: \_\_\_\_\_  
SSN: \_\_\_\_\_  
IVR ID/PIN: 36169282

## Identifiers

## Contact

Contact: STEVEN MELDAHL  
Representative: \_\_\_\_\_  
Position/Title: \_\_\_\_\_  
Address Line 1: \_\_\_\_\_  
Address Line 2: 1223 26TH AVE N  
City / State: MINNEAPOLIS MN Zip: 55411  
E-mail: \_\_\_\_\_

Home Ph: 612-655-0108  
Work Ph: 612-287-8858  
Extension: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Type: \_\_\_\_\_  
Birthdate: 10-FEB-1956   
IVR ID/PIN: 36169281

Photo

Copy Applicant From: Applicant

Owner

Professional

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Transactions and applications

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## Property information search result

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

Search By:

2013 Assessment (For Taxes Payable 2014)

[Tax information](#)

Property ID: 08-029-24-42-0170

Address: 3111 UPTON AVE N

Unit No.:

Municipality: MINNEAPOLIS

Owner: STEVEN MELDAHL

Taxpayer Name / Address: STEVEN MELDAHL

7409 HYDE PARK DR

EDINA MN 55439

[Property ID](#)

[Address](#)

[Addition name](#)

[Interactive map](#)

Property ID:

0802924420170

Search

Clear

Subrecord No. 1

Improvement Amount: \$0

Property Type: RESIDENTIAL

Homestead Status: NON-HOMESTEAD

Exempt or Deferred:

Values	Estimated
Land:	\$12,100
Building:	\$42,400
Machinery:	\$0
Totals:	\$54,500
Less Qualified Improvement:	\$0
Less Veterans Exclusion:	\$0
Less Homestead Market Value Exclusion:	\$0
<a href="#">Learn more</a>	
Total Taxable Market Value:	\$54,500

**Hennepin County, Minnesota**

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Property Address:

Property ID: 0802924420170

[Map](#)

**3111 Upton Ave N Minneapolis, MN 55411**

RENTAL LICENSE & LODGING HOUSE LICENSE			
Permit Type	Contact	Paid On	Amount
RLIC - RENTAL LICENSING	<b>Steven Meldahl</b> 1223 26th Ave N, Minneapolis, MN 55411 612-655-0108	Sep 27, 2013	\$69
		Sep 17, 2012	\$69
		Sep 19, 2011	\$67
		Sep 18, 2010	\$65
		Oct 26, 2009	\$65
		Oct 05, 2008	\$61
		Mar 11, 2008	\$61

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Minneapolis Information Technology

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

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Property Address:

Property ID: 0802924420170

[Map](#)

**3111 Upton Ave N Minneapolis, MN 55411**

**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
<a href="#">2014</a>	5	0	5	0	0	0
<a href="#">2013</a>	4	3	0	0	1	0
<a href="#">Prior</a>	12	9	0	0	3	0
<b>All</b>	21	12	5	0	4	0

[Hide Details.](#)

### 2014

SPECIAL ASSESSMENTS							
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total	
13-0963924	1090	2014	Sa-1090	Unpaid Lead Admin Cites Unpaid Lead Admin Cites	Pending	\$440.00	
13-0963924	1090	2014	Sa-1090	Unpaid Lead Admin Cites Unpaid Lead Admin Cites	Pending	\$880.00	
13-0963924	1090	2014	Sa-1090	Unpaid Lead Admin Cites Unpaid Lead Admin Cites_citation Issue Date 9_20_2013	Pending	\$2,200.00	

13-0963924	1090	2014	Sa-1090	Unpaid Lead Admin Cites Unpaid Lead Admin Cites_citation Issue Date 9_27_2013	Pending	\$2,200.00
13-1010784	1081	2014	011	Cut Grass/weeds Ent 29-oct-2013 Please Cut Tall Grass/weeds In Entire Yard, Espepecially Vacant Area South Of House.	Pending	\$156.00

### 2013

SPECIAL ASSESSMENTS						
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
12-0951121	1097	2013	H-rein Fee	Assessment For Re-inspection Fee Ent 09-jan-13 Unpaid \$100 Reinspection Fee Issued 01-nov-12	Cancelled	\$150.00
12-0951124	1162	2013	Sa-1162	Unpaid Admin Citations - Nuisance Condit Ent 04 24 13 Unpaid \$500 Admin Citation	Assessed	\$550.00
13-0963924	1090	2013	Sa-1090	Unpaid Lead Admin Cites Unpaid Lead Admin Cites	Assessed	\$220.00
13-1002759	1081	2013	011	Cut Grass/weeds Ent 17-sep-2013 Along Alley And On Driveway	Assessed	\$165.00

### 2011

SPECIAL ASSESSMENTS						
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
10-0749109	1162	2011	Sa-1162	Unpaid Admin Citations - Nuisance Condit (ent 09-09-2010) Unpaid Admin Citation \$1600 Issued 07-29-2010	Assessed	\$1,760.00
10-0749109	1162	2011	Sa-1162	Unpaid Admin Citations - Nuisance Condit (ent 10-14-2010) Unpaid Admin Citation \$2000 Issued 09-02-2010	Cancelled	\$2,200.00
10-0749109	1162	2011	Sa-1162	Unpaid Admin Citations - Nuisance Condit (ent 11-4-10) Unpaid Admin Citation \$2000 Issued 09-02-10	Assessed	\$2,200.00
10-0749109	1162	2011	Sa-1162	Unpaid Admin Citations - Nuisance Condit (ent 1-26-11) Unpaid Admin Citation \$2000 Issued 12-29-10	Assessed	\$2,200.00

### 2010

SPECIAL ASSESSMENTS						
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
10-0749109	1162	2010	Sa-1162	Unpaid Admin Citations - Nuisance Condit (ent 06-29-2010) Unpaid Admin Citation \$400 Issued 05-24-2010	Assessed	\$440.00
10-	1162	2010	Sa-	Unpaid Admin Citations - Nuisance Condit	Assessed	\$880.00

0749109			1162	(ent 07-23-2010) Unpaid Admin Citation \$800 Issued 06-22-2010		
10-0749109	1162	2010	Sa-1162	Unpaid Admin Citations - Nuisance Condit (ent:26-aug-2010) Unpaid \$200 Citation Issued 23-apr-2010	Assessed	\$220.00

## 2009

SPECIAL ASSESSMENTS						
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
09-0679995	1096	2009	705	Vacant Building Registration - Vacant Building Registration.	Cancelled	\$6,000.00
08-0643018	1081	2009	011	Cut Grass/weeds Including Overgrown Hedge Along Back Fence (entered 9-6-08)	Assessed	\$168.00

## 2007

SPECIAL ASSESSMENTS						
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
06-0506144	1089	2007	H-admin Cit	Assessment For Admin Citation Fee Assessment For Unpaid Admin Citation Fee	Assessed	\$220.00

## 2006

SPECIAL ASSESSMENTS						
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
06-0503524	1080	2006	021	Remove Rubbish Full Bags In Front	Assessed	\$130.00
06-0503528	1081	2006	011	Cut Grass/weeds Front & Rear	Cancelled	\$10.00

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Minneapolis Information Technology

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

## City of Minneapolis PropertyInfo

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Property Address:

Property ID: 0802924420170

[Map](#)

**3111 Upton Ave N Minneapolis, MN 55411**

Current Inspector: Mui

Last Inspection: 02/18/2014 by Fardowza

HOUSING VIOLATIONS				
Year	Total	Open	Closed	Tags
<a href="#">2014</a>	1	0	1	0
<a href="#">2013</a>	14	10	4	0
<a href="#">Prior</a>	53	0	53	0
<b>All</b>	68	10	58	0

[Hide Details.](#)

### 2014

INCIDENT: <a href="#">14-1025423</a> (HOUSING COMPLAINTS)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

### 2013

INCIDENT: <a href="#">13-1010784</a> (OTHER INSPECTOR/FLOATER)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	09/30/2013	10/09/2013	INSP	

INCIDENT: <a href="#">13-1002759</a> (OTHER INSPECTOR/FLOATER)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	08/19/2013	08/29/2013	INSP	

INCIDENT: <a href="#">13-0992576</a> (OTHER INSPECTOR/FLOATER)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	07/12/2013	07/23/2013	INSP	

**INCIDENT: [13-0987170](#) (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

**INCIDENT: [13-0974047](#) (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

**INCIDENT: [13-0963924](#) (ENV HEALTH LEAD HAZARD)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Lead Haz Final Clearance Inspection	OPEN	03/13/2013	05/12/2013	ENVH	
Lead Haz Vacant Unit	OPEN	03/13/2013	05/12/2013	ENVH	
Lead Haz Interior Surfaces	OPEN	03/13/2013	05/12/2013	ENVH	
Lead Haz Replace Window Sill	OPEN	03/13/2013	05/12/2013	ENVH	
Lead Haz Replace Window	OPEN	03/13/2013	05/12/2013	ENVH	
Lead Haz Paint Garage/shed	OPEN	03/13/2013	05/12/2013	ENVH	
Lead Haz Ground Cover	OPEN	03/13/2013	05/12/2013	ENVH	
Lead Haz Training - Lead Safe Work Prac	OPEN	03/13/2013	04/12/2013	ENVH	
Unpaid Lead Admin Cites	OPEN				

**2012****INCIDENT: [12-0952717](#) (CONSTRUCTION CODE SERVICES-PLMB)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Lic Plumber To Obtain Permit-df	DONE	11/07/2012	11/21/2012	CIS	

**INCIDENT: [12-0951124](#) (HOUSING COMPLAINTS)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Heating Performance	DONE	10/26/2012	11/25/2012	INSP	

Safety Check  
Require

**INCIDENT: [12-0951121](#) (HOUSING COMPLAINTS)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair/replace Heating Equipment	DONE	10/26/2012	10/30/2012	INSP	
68 Degrees	DONE	10/26/2012	10/30/2012	INSP	

**INCIDENT: [12-0951124](#) (HOUSING COMPLAINTS)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Unpaid Admin Citations - Nuisance Condit	DONE				

**INCIDENT: [12-0951121](#) (HOUSING COMPLAINTS)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Assessment For Re-inspection Fee	DONE				

**INCIDENT: [12-0918210](#) (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

## 2011

**INCIDENT: [11-0819254](#) (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Weather Conditions	DONE	03/07/2011	03/07/2011	INSP	
R/r Storm	DONE	03/07/2011	03/07/2011	INSP	
Rep/remove Fence	DONE	03/07/2011	03/07/2011	INSP	
Graffiti *	DONE	03/07/2011	03/07/2011	INSP	

## 2010

**INCIDENT: [10-0749109](#) (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Floors *	DONE	03/11/2010	04/10/2010	INSP	
Repair Support	DONE	03/11/2010	04/10/2010	INSP	

Syst					
Provide/replace Guardrails	DONE	03/11/2010	04/10/2010	INSP	
Unpaid Admin Citations - Nuisance Condit	DONE				

**INCIDENT: [10-0744254](#) (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Provide Co Alarms	DONE	02/04/2010	03/06/2010	INSP	
R/r Storm	DONE	02/04/2010	03/06/2010	INSP	
Repair Existing Gaurdrails	DONE	02/04/2010	03/06/2010	INSP	

**2009****INCIDENT: [09-0707580](#) (OTHER INSPECTOR/FLOATER)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	07/08/2009	07/15/2009	INSP	

**INCIDENT: [09-0679995](#) (VACANT BUILDING REGISTRATION)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Vacant Building Registration	DONE	03/12/2009	04/20/2009	INSP	

**2008****INCIDENT: [08-0667450](#) (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Ground Cover	DONE	11/24/2008	06/01/2009	INSP	

**INCIDENT: [08-0667446](#) (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Maintain Drive	DONE	11/24/2008	12/26/2008	INSP	
Rep/rem Gutters	DONE	11/24/2008	12/26/2008	INSP	
Repair Garage/shed *	DONE	11/24/2008	12/26/2008	INSP	

**INCIDENT: [08-0667441](#) (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
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Water Damaged Surfaces	DONE	11/24/2008	12/26/2008	INSP
Repair Walls *	DONE	11/24/2008	12/26/2008	INSP
Repair Floors *	DONE	11/24/2008	12/26/2008	INSP
Window Locks *	DONE	11/24/2008	12/26/2008	INSP
Rep/rep Windows	DONE	11/24/2008	12/26/2008	INSP
Lead Renovation And Remodeling	DONE	11/24/2008	12/26/2008	INSP
Bathroom Door	DONE	11/24/2008	12/26/2008	INSP
Plumbing Repairs *	DONE	11/24/2008	12/26/2008	INSP
Extension Cords	DONE	11/24/2008	12/26/2008	INSP
Faceplates	DONE	11/24/2008	12/26/2008	INSP
Provide Co Alarms	DONE	11/24/2008	12/26/2008	INSP
R/r Storm	DONE	11/24/2008	12/26/2008	INSP
Provide Storms	DONE	11/24/2008	12/26/2008	INSP
Provide/replace Guardrails	DONE	11/24/2008	12/26/2008	INSP

<b>INCIDENT: <a href="#">08-0667067</a> (HOUSING COMPLAINTS)</b>					
<b>Violation</b>	<b>RFS Status</b>	<b>Initiated Date</b>	<b>Due Date</b>	<b>Division</b>	<b>Tag</b>
Parking In Yard	DONE	11/20/2008	12/01/2008	INSP	

<b>INCIDENT: <a href="#">08-0666785</a> (HOUSING COMPLAINTS)</b>					
<b>Violation</b>	<b>RFS Status</b>	<b>Initiated Date</b>	<b>Due Date</b>	<b>Division</b>	<b>Tag</b>
	DONE				

<b>INCIDENT: <a href="#">08-0643018</a> (OTHER INSPECTOR/FLOATER)</b>					
<b>Violation</b>	<b>RFS Status</b>	<b>Initiated Date</b>	<b>Due Date</b>	<b>Division</b>	<b>Tag</b>
Cut Grass/weeds	DONE	07/14/2008	07/21/2008	ENMG	

<b>INCIDENT: <a href="#">08-0625847</a> (HOUSING COMPLAINTS)</b>					
<b>Violation</b>	<b>RFS Status</b>	<b>Initiated Date</b>	<b>Due Date</b>	<b>Division</b>	<b>Tag</b>
Parking Surfaces >sf	DONE	05/07/2008	05/20/2008	INSP	

**2006**

<b>INCIDENT: <a href="#">06-0531035</a> (HOUSING COMPLAINTS)</b>					
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Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

**INCIDENT: [06-0506144](#) (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Paint Garage/shed	DONE	06/21/2006	08/21/2006	INSP	
Assessment For Admin Citation Fee	DONE				

**INCIDENT: [06-0503528](#) (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	06/15/2006	06/26/2006	INSP	

**INCIDENT: [06-0503524](#) (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	06/15/2006	06/26/2006	INSP	

**INCIDENT: [06-0480078](#) (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	03/06/2006	03/13/2006	INSP	

**2005****INCIDENT: [05-0467754](#) (HOUSING COMPLAINTS)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Maintain Drive	DONE	09/15/2005	11/01/2005	INSP	

**INCIDENT: [05-0392424](#) (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	06/08/2005	06/16/2005	INSP	

**INCIDENT: [05-0380947](#) (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	03/29/2005	04/11/2005	INSP	

**2003****INCIDENT: [03-0268756](#) (ENV COMBINED SEWER OVERFLOW)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag

Disconnected, But In A Non-compliant Man	DONE	04/02/2004	06/05/2004	ENMG
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**1999**

INCIDENT: <a href="#">99-0024889</a> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	06/09/1999	06/15/1999	INSP	

**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: 0802924420170

[Map](#)

**3111 Upton Ave N Minneapolis, MN 55411**

Police Precinct: 4

Last Incident Date: 06/26/2013

POLICE INCIDENTS		
Year	Incidents	No. Reports Filed
<a href="#">2014</a>	0	0
<a href="#">2013</a>	4	0
<a href="#">Prior</a>	21	6
<b>All</b>	25	6

[Hide Details.](#)

### 2013

UPTON AV N/3111				
Incident	Nature	Disposition	Date	Time
13-202834	Domestic Abuse-In Progress (P)	NOS-No Service	06/26/2013	09:19 AM
13-087136	Domestic (P)	ADV-Advised	03/24/2013	04:53 PM
13-072514	Fight (P)	AOK- All OK	03/12/2013	08:42 AM
13-031399	Suspicious Person (P)	SNT-Sent	02/02/2013	09:00 PM

### 2012

UPTON AV N/3111				
Incident	Nature	Disposition	Date	Time
12-327336	Recover Vehicle (P)	RPT-Report	10/17/2012	03:46 PM
12-056014	Burglary Dwlng In Progress (P)	RPT-Report	02/26/2012	00:25 AM

### 2011

UPTON AV N/3111				
Incident	Nature	Disposition	Date	Time

11-303188	Domestic (P)	ADV-Advised	10/07/2011	09:03 AM
11-267740	Domestic Abuse-In Progress (P)	ADV-Advised	09/05/2011	03:14 PM
11-191180	Aggressive Dog (P)	ADV-Advised	07/02/2011	06:26 PM

**2010**

UPTON AV N/3111				
Incident	Nature	Disposition	Date	Time
10-360811	Unknown Wireless/Cell Phone (P)	AOK- All OK	12/01/2010	09:39 AM
10-294771	Retrieve Prop/Dom Situation (P)	AST-Assist	09/25/2010	09:41 AM

**2008**

UPTON AV N/3111				
Incident	Nature	Disposition	Date	Time
08-313585	Unknown Trouble (P)	AOK- All OK	10/10/2008	08:30 AM
08-265053	Theft - Report Only (P)		08/25/2008	04:22 PM
08036515	Medical Misc(E)	Call Transferred	07/25/2008	04:17 AM
08-176210	Prowler (P)	GOA-Gone on Arrival	06/13/2008	11:24 PM
08-089657	Damage Property-Rpt Only (P)	RPT-Report	03/31/2008	07:21 PM

**2007**

UPTON AV N/3111				
Incident	Nature	Disposition	Date	Time
07-222249	Check the Welfare (P)	All OK (AOK)	07/07/2007	07:01 PM
07-211952	Threats (P)	Report (RPT)	06/29/2007	06:28 PM

**2004**

UPTON AV N/3111				
Incident	Nature	Disposition	Date	Time
271177	INDECENT EXPOSURE	CLS	10/13/2004	03:37 PM
22869	CHECK WIRES DOWN		09/13/2004	04:35 PM
91577	SUSPICIOUS VEHICLE	AOK	04/19/2004	10:18 PM

**2003**

UPTON AV N/3111				
Incident	Nature	Disposition	Date	Time
126052	SUSPICIOUS PERSON	GOA	05/23/2003	01:09 PM

**2001**

UPTON AV N/3111				
Incident	Nature	Disposition	Date	Time
69778	ATT BURGLARY DWELL	RPT	03/20/2001	06:51 PM

**2000**

UPTON AV N/3111				
Incident	Nature	Disposition	Date	Time
56023	SUSPICIOUS PERSON	GOA	02/27/2000	11:37 AM

**1999**

UPTON AV N/3111				
Incident	Nature	Disposition	Date	Time
56459	REC STOLEN VEH	RPT	02/25/1999	01:35 PM

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Minneapolis Information Technology

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**HENNEPIN COUNTY TREASURER  
A600 Government Center  
Minneapolis MN 55487- 0060**

**Property Tax Information**

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

**Property ID No.:** 08-029-24-42-0170

**Property Address:** 3111 UPTON AVE N

**Owner Name:** STEVEN MELDAHL

**Taxpayer Name and Address:** STEVEN MELDAHL  
7409 HYDE PARK DR  
EDINA MN 55439

**Property has prior year delinquent taxes. Call (612) 348-3011 for amount due.**  
It is anticipated that 2014 Taxes will be available on this web site approximately March 1, 2014.

Hennepin County, Minnesota

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2-19-2014  
Called the County:

2013-current  
2012-9,579.51-Delinquent  
2011-Current  
2010-current  
2009-current

CITY OF MINNEAPOLIS  
REGULATORY SERVICES  
HEALTHY HOMES AND LEAD HAZARD CONTROL  
250 SOUTH 4<sup>TH</sup> STREET, ROOM 414  
MINNEAPOLIS, MN 55415

**APPENDIX D  
UNIT ORDERS**

**LEAD ORDERS VIOLATION NOTICE**

STEVEN MELDAHL

1223 26TH AVE N  
MINNEAPOLIS, MN 55411

13-MAR-13

Request number: **13-0963924**

**Re: 3111 UPTON AVE N**

You are hereby notified to complete the following orders to correct the disclosed conditions, which are in violation of City of Minneapolis ordinances. An inspection will be done after the listed due date(s). **The following corrections are required. We ask your cooperation so that legal action will not be necessary.**

Here are the corrections you must make:

ELH003 LEAD HAZARD TRAINING - LEAD SAFE WORK PRACTICES  
Property owners must provide proof of attendance of an approved Lead Safe Work Practices course. MN Rules 4761.2220.

Inspector's Comments:

PROPERTY OWNER MUST TAKE THE RRP (RENOVATE, REPAIR AND PAINTING) COURSE BEFORE STARTING ANY LEAD HAZARD REDUCTION WORK. PLEASE SEE ATTACHED FLYER FOR COURSE INFORMATION.

Due Date: 12-APR-2013

ELH051 LEAD HAZARD- GROUND COVER

Provide a dust free, erosion free surface or ground cover for this property. Approved ground covers include grass, wood chips, asphalt, concrete or other approved landscaping materials. Minneapolis Code of Ordinances 240 and 244.1570, Minnesota Rule 4761.2510, 4761.2660 This VIOLATION IS EXEMPT FROM REINSPECTION FEES.

Inspector's Comments:

TO BE TESTED IN THE SPRING OF 2013.

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Due Date: 12-MAY-2013

ELH710 LEAD HAZARD- REPLACE WINDOW

Using Lead Safe Work Practices replace window sashes, jambs, and stops OR scrape same to bare wood (inspector must verify and approve work before repainting). Window well should be scraped to bare wood, enclosed or encapsulated. Note: Deteriorated lead-based paint may pose a health hazard, especially for pregnant women and children six (6) and under. Clean work area daily to limit health problems associated with lead. Paint chips, dust and debris must be double-bagged and disposed of properly. Tenants must not be present while paint is being disturbed. Minneapolis Code of Ordinances 240, Minnesota Statutes 144.9501-9509, Minnesota Rules 4761.

Inspector's Comments:

REPLACE THE WINDOWS IN THE FOLLOWING ROOMS OR IF REPLACEMENT IF NOT POSSIBLE, WET-SCRAPE TO BARE WOOD ALL FRICTION SURFACES AREA (HAS TO BE VERIFIED BY INSPECTOR) AND REPAINT:

- (5) PORCH- 7 WINDOWS
- (6) LIVING ROOM/DINING ROOM- 3 SWING WINDOWS AND 2 DOUBLE HUNG WINDOWS
- (8) KITCHEN- 3 WINDOWS
- (9) CHILD'S BEDROOM- 1 WINDOW
- (10) S. BEDROOM- 1 WINDOW
- (12) EAST BEDROOM- 2 WINDOWS
- (13) STAIRS/HALL- 2 WINDOWS

Due Date: 12-MAY-2013

ELH720 LEAD HAZARD- REPLACE WINDOW SILL

Using Lead Safe Work Practices replace window sill OR scrape to bare wood (inspector must verify and approve before repainting) OR window sill may be painted with high quality latex paint containing Bitrex. Minneapolis Code of Ordinances 240, Minnesota Statutes 144.9504.

Inspector's Comments:

REPLACE THE FOLOWING WINDOW SILLS OR IF REPLACEMENT IS NOT POSSIBLE, WET-SCRAPE TO BARE WOOD AND REPAINT:

- (5) FRONT PORCH- ALL THE SILLS
- (7) SIDE PORCH- ALL THE SILLS

Due Date: 12-MAY-2013

ELH759 LEAD HAZARD- INTERIOR SURFACES

Use Lead Safe Work Practices. Mist defective paint area with water. Remove all blistered, cracked, flaked, scaled, peeling, and loose paint. Properly prepare and refinish

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the surfaces in a professional manner OR remove, enclose or encapsulate surfaces. Note: Deteriorated lead based paint may pose a health hazard, especially for pregnant women and children six (6) and under. Clean work area daily to limit health problems associated with lead paint. Paint chips, dust and debris must be double bagged and disposed of properly. Tennants must not be present while paint is being disturbed. Minneapolis Code of Ordinances 240, Minnesota Statutes 144.9504.

Inspector's Comments:

WET-SCRAPE ANY LOOSE AND FLAKING PAINT AND REPAINT OR REPLACE THE FOLLOWING:

- (4) BASEMENT- STAIR TREADS
- (5) FRONT PORCH- DOOR JAMBS AND DOOR THRESHOLDS
- (7) SIDE PORCH-- DOOR CASINGS, DOOR JAMS AND DOOR THRESHOLDS AND CROWN MOLDING
- (8) CHILD'S BEDROOM-DOOR
- (11) BATH- DOOR JAMB
- (12) E. BEDROOM- DOOR JAMB
- (13) STAIRS/HALL- HAND RAIL, BALLUSTERS, NEWEL POST, DOOR JAMB AND DOOR

Due Date: 12-MAY-2013

ELH113 LEAD HAZARD- PAINT GARAGE/SHED

Using Lead Safe Work Practices properly prepare and paint all portions of the garage/shed which have loose and flaking paint. Note: Deteriorated lead based paint may pose a health hazard, especially for pregnant women and children six (6) and under. Clean work area daily to limit health problems associated with lead. Paint chips, dust and debris must be double bagged and disposed of properly. Tenants must not be present while paint is being disturbed. Minneapolis Code of Ordinances 240, Minnesota Statutes 144.9504.

Inspector's Comments:

WET-SCRAPE AND REPAINT THE FASCIA.

Due Date: 12-MAY-2013

ELH783 LEAD HAZARD- VACANT UNIT

If occupant at time of Risk Assessment vacates premises do not allow the occupancy of this unit until all orders issued have been completed and inspected for compliance. Minneapolis Code of Ordinances 244.620 and 240. THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES. This violation is not appealable to the Housing Board of Appeals.

Inspector's Comments:

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IF BECOMES VACANT DO NOT OCCUPY WITHOUT ADDRESSING ALL THE LEAD ORDERS OUTLINED IN THIS REPORT.

Due Date: 12-MAY-2013

**ELH910 LEAD HAZARD- FINAL CLEARANCE INSPECTION**

After all lead orders have been completed, the owner/owner's representative must contact the City Risk Assessor for a clearance inspection. Remove hazardous paint chips and lead dust by wet cleaning and/or vacuuming of all floors, window sills and window wells. Owner/owner's representative must call the Risk Assessor/Inspector issuing these orders when cleaning is completed to have final clearance dust samples taken. The Risk Assessor will conduct a final site visit to complete a visual examination of painted surfaces, overall cleanliness of windows and floor surfaces, and exterior property soil coverings. Orders are considered closed when all representative samples pass clearance levels as defined by statute. Dust wipes will be collected on floors, window sills and window wells as required by Minneapolis Code of Ordinances 240, Minnesota Statutes 144.9504 Subd. 9.

**Inspector's Comments:**

COMPLIANCE IS NOT MET UNTILL ALL ORDERS ARE TAKEN CARE OF AND CLEARANCE IS ACHIEVED. CALL FARDOWZA OMAR (612-673-2584) 48 HOURS IN ADVANCE TO SCHEDULE A CLEARANCE INSPECTION.

Due Date: 12-MAY-2013

**WHO CAN DO THE WORK**

Minnesota Rules, Chapter 4761, and MS Law 144.9505 require that a licensed lead supervisor must notify the Minnesota Department of Health (MDH) by mail or fax at least five (5) working days before starting any regulated lead work. A property owner who intends to perform lead hazard reduction must notify MDH by mail or fax at least ten (10) working days before starting regulated lead work (MDH Phone #651-201-4606). Property owners are required to provide **PROOF OF ATTENDANCE** of a **Lead Safe Work Practices** course. Work orders that disturb hazardous surfaces may be completed by the property owner or their immediate family if they have attended a lead safe work practices training and can provide a copy of their certification of attendance.

**PROHIBITED WORK ACTIVITIES**

MN Rule 4761.2620 prohibits methods of removal of lead-based paint such as dry scraping, dry sanding/vacuuming without an attachment, using chemical strippers containing methylene chloride, open flame burning/torching, or using a heat gun above 700 degrees F. All paint chips, debris, and paint dust should be cleaned up, and double-bagged and taped shut at the end of each work shift.

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**TENANT PROTECTION**

**Tenants must not be present during lead hazard reduction**, and cannot re-enter until the residence has been approved by the City Risk Assessor if the project takes longer than eight (8) hours. Contact inspector about availability of relocation funds for tenants. If the unit becomes vacant, it may not be re-occupied/let until approved by the City of Minneapolis (MN 4761.2645, sub. 5).

**RIGHT TO APPEAL**

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed if you disagree with these violations. If you would like to appeal these violation orders, please call (612) 673-5874 for an appeal form. You must file the form within 10 days of the date of this letter. A hearing fee of \$100.00 must be paid at the time you submit your request to appeal.

**IF YOU HAVE ANY QUESTIONS ABOUT THESE ORDERS, OR IF YOU ARE NOT THE OWNER, AGENT, OR OCCUPANT, PLEASE CALL THE INSPECTOR (WHOSE NAME AND NUMBER ARE AT THE END OF THESE ORDERS).** If you are unable to reach the inspector during the time stated below, you may leave a message for them.

The Minneapolis Code of Ordinances, including sections on the Housing Maintenance Code, is available on line at the following locations:

- Minneapolis Public Library, Government Documents Section
- City Clerk's Office, Room 304 City Hall, 350 S 5<sup>th</sup> Street

The code is also available through the internet using the Minneapolis Home Page, [www.ci.minneapolis.mn.us](http://www.ci.minneapolis.mn.us) The following steps will guide you through the page:

- Go to Frequently Requested Information
- Select City Charter/Code of Ordinances
- Click on "Continue" button
- Enter your subject or ordinance code and click on "Send Query".

Sincerely,

FARDOWZA OMAR (FAO), LEAD INSPECTOR, Phone: (612) 673-2584

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

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

3111 UPTON AVE N Rs Num 13-0963924 FAO

- LPO
- LPP
- UPWRL
- REVOKED

Problem	Ent Date3	Comments	
LEADHAZ	12-FEB-2013	ELEVATED LEAD BLOOD LEVEL.	
Service	Compl Date	Reqd Date	Comments
CLOSE			
ELHCITAT	27-NOV-2013	22-DEC-2013	12th citation issued today
HEARING	26-NOV-2013		\$400 & \$800 ELCIT HEARING SET FOR DECEMBER 03, 2013 AT 1:30 PM IN CH 310 WITH HO JG
ELHCITAT	18-NOV-2013	13-DEC-2013	11th citation issued
MEMO	08-NOV-2013		9th citation issued today.
ELHCITAT	08-NOV-2013	03-DEC-2013	10th citation today. Memo above is in error...it should read that the 10th citation is issued...not hte 9th.
ELHCITAT	01-NOV-2013	25-NOV-2013	9th citation out today
MEMO	25-OCT-2013		8the citation out today
ELHCITAT	25-OCT-2013	19-NOV-2013	8th citation out today
MEMO	23-OCT-2013		
MEMO	16-OCT-2013		Notice of confirmation of hearing for 220 pending assessment out today.
ELHAPPEAL	16-OCT-2013		\$400 & \$800 Administrative Citation appeals received from Steven Meldahl
ELHCITAT	16-OCT-2013	10-NOV-2013	7th citation out today amount \$2000
MEMO	04-OCT-2013		appeals received -will cancel the assessments for \$440 and \$880
MEMO	01-OCT-2013		assessed the 3rd citation \$880.00
ELHCITAT	27-SEP-2013	22-OCT-2013	6th admin citation
ELHCITAT	20-SEP-2013	15-OCT-2013	5th admin citation for clearance.
MEMO	16-SEP-2013		asssed for unpaid citation \$440
ELHCITAT	13-SEP-2013	08-OCT-2013	4th admin citation for clearance
MEMO	06-SEP-2013		asssed for unpaid citation \$220.00
ELHCITAT	06-SEP-2013	01-OCT-2013	3rd admin citation for clearance
ELHCITAT	22-AUG-2013	16-SEP-2013	2nd citation for clearance
ELHAPPEAL	15-AUG-2013		\$200 Administrative Citation appeal received from Steven Meldahl on June 09, 2013.
HRESULTS	15-AUG-2013		Hearing Officer James Gurovitsch imposed the \$200 Administrative Citation.
HEARING	22-JUL-2013		\$200 ADMIN CIT APPEAL HEARING SET FOR AUGUST 14, 2013 AT 1:30 PM IN CH 310 WITH HO EB.
MEMO	16-MAY-2013		1st admin citation issued today
ELHCITAT	16-MAY-2013	10-JUN-2013	1 st admin citation
ELHAPPD	13-MAR-2013	13-MAY-2013	
OPEN	12-FEB-2013		ELEVATED LEAD BLOOD LEVEL.

22-DEC-2013 Ins Sched Date

VIO.	V Due Date	Resolved on:	Resolved By:	V Warn Date	V Citation	V Citation Date
ELH003	12-APR-2013			18-NOV-2013		

Enter Date	Note Text	Note Type
13-MAR-2013		VIOLATION

PROPERTY OWNER MUST TAKE THE RRP<sup>32</sup> (RENOVATE, REPAIR AND PAINTING) COURSE BEFORE STARTING ANY LEAD HAZARD REDUCTION WORK. PLEASE SEE ATTACHED FLYER FOR COURSE INFORMATION.

RFS History Report

RUN DATE 27-NOV-2013

PAGE 2

3111 UPTON AVE N Rs Num 13-0963924 FAO

VIO.	V Due Date	Resolved on:	Resolved By:	V Warn Date	V Citation	V Citation Date
<b>ELH051</b>	12-MAY-2013			18-NOV-2013		
Enter Date	Note Text					Note Type
13-MAR-2013	TO BE TESTED IN THE SPRING OF 2013.					VIOLATION
<b>ELH113</b>	12-MAY-2013			18-NOV-2013		
Enter Date	Note Text					Note Type
13-MAR-2013	WET-SCRAPE AND REPAINT THE FASCIA.					VIOLATION
<b>ELH710</b>	12-MAY-2013			18-NOV-2013		
Enter Date	Note Text					Note Type
13-MAR-2013	REPLACE THE WINDOWS IN THE FOLLOWING ROOMS OR IF REPLACEMENT IF NOT POSSIBLE, WET-SCRAPE TO BARE WOOD ALL FRICTION SURFACES AREA (HAS TO BE VERIFIED BY INSPECTOR) AND REPAINT: --(5) PORCH- 7 WINDOWS --(6) LIVING ROOM/DINING ROOM- 3 SWING WINDOWS AND 2 DOUBLE HUNG WINDOWS --(8) KITCHEN- 3 WINDOWS --(9) CHILD'S BEDROOM- 1 WINDOW --(10) S. BEDROOM- 1 WINDOW --(12) EAST BEDROOM- 2 WINDOWS --(13) STAIRS/HALL- 2 WINDOWS					VIOLATION
<b>ELH720</b>	12-MAY-2013			18-NOV-2013		
Enter Date	Note Text					Note Type
13-MAR-2013	REPLACE THE FOLOWING WINDOW SILLS OR IF REPLACEMENT IS NOT POSSIBLE, WET-SCRAPE TO BARE WOOD AND REPAINT: --(5) FRONT PORCH- ALL THE SILLS --(7) SIDE PORCH- ALL THE SILLS					VIOLATION
<b>ELH759</b>	12-MAY-2013			16-MAY-2013		
Enter Date	Note Text					Note Type
13-MAR-2013	WET-SCRAPE ANY LOOSE AND FLAKING PAINT AND REPAINT OR REPLACE THE FOLLOWING: --(4) BASEMENT- STAIR TREADS --(5) FRONT PORCH- DOOR JAMBS AND DOOR THRESHOLDS --(7) SIDE PORCH-- DOOR CASINGS, DOOR JAMS AND DOOR THRESHOLDS AND CROWN MOLDING --(8) CHILD'S BEDROOM-DOOR --(11) BATH- DOOR JAMB --(12) E. BEDROOM- DOOR JAMB --(13) STAIRS/HALL- HAND RAIL, BALLUSTERS, NEWEL POST, DOOR JAMB AND DOOR					VIOLATION
<b>ELH783</b>	12-MAY-2013			18-NOV-2013		
Enter Date	Note Text					Note Type
13-MAR-2013	IF BECOMES VACANT DO NOT OCCUPY WITHOUT ADDRESSING ALL THE LEAD ORDERS OUTLINED IN THIS REPORT.					VIOLATION
<b>ELH910</b>	12-MAY-2013			33 16-MAY-2013		
Enter Date	Note Text					Note Type

3111 UPTON

AVE N

Rs Num 13-0963924 FAO

ELH910 12-MAY-2013

16-MAY-2013

13-MAR-2013

VIOLATION

COMPLIANCE IS NOT MET UNTILL ALL ORDERS ARE TAKEN CARE OF AND CLEARANCE IS ACHIEVED. CALL FARDOWZA OMAR (612-673-2584) 48 HOURS IN ADVANCE TO SCHEDULE A CLEARANCE INSPECTION.

VIO.	V Due Date	Resolved on:	Resolved By:	V Warn Date	V Citation	V Citation Date
SA-1090		16-SEP-2013	NK			

Enter Date	Note Text	Note Type
04-OCT-2013	per Christina-since there is an appeal of the Administrative Citation, please cancel the \$440.00 pending assessment as we need to hold a hearing first.	MEMO
16-SEP-2013	UNPAID LEAD ADMIN CITES	VIOLATION

VIO.	V Due Date	Resolved on:	Resolved By:	V Warn Date	V Citation	V Citation Date
SA-1090		06-SEP-2013	NK			

Enter Date	Note Text	Note Type
06-SEP-2013	UNPAID LEAD ADMIN CITES	VIOLATION

VIO.	V Due Date	Resolved on:	Resolved By:	V Warn Date	V Citation	V Citation Date
SA-1090		16-OCT-2013	NK			

Enter Date	Note Text	Note Type
04-OCT-2013	I just got the appeal for the 800.00 admin cit for this. he responded within a timely manner. Please also cancel the \$880.00 pending assessment.	MEMO
01-OCT-2013	UNPAID LEAD ADMIN CITES	VIOLATION

VIOLATOR INFORMATION:

STEVEN MELDAHL  
1223 26TH AVE N

MINNEAPOLIS

MN 55411

ROLE:

RNTL CONT

## City of Minneapolis PropertyInfo

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

Property Address:

Property ID: 0802924420170

[Map](#)

**3111 Upton Ave N Minneapolis, MN 55411**

<b>VIOLATION SUMMARY: 13-0963924</b>
<b>Complaint Description</b>
ELEVATED LEAD BLOOD LEVEL.

VIOLATIONS				
Code	Notes	Entered Date	Due Date	Resolved Date
<b>ELH003</b> Lead Haz Training - Lead Safe Work Prac	PROPERTY OWNER MUST TAKE THE RRP (RENOVATE, REPAIR AND PAINTING) COURSE BEFORE STARTING ANY LEAD HAZARD REDUCTION WORK. PLEASE SEE ATTACHED FLYER FOR COURSE INFORMATION.	03/13/2013	04/12/2013	
<b>ELH051</b> Lead Haz Ground Cover	TO BE TESTED IN THE SPRING OF 2013.	03/13/2013	05/12/2013	
<b>ELH113</b> Lead Haz Paint Garage/shed	WET-SCRAPE AND REPAINT THE FASCIA.	03/13/2013	05/12/2013	
<b>ELH710</b> Lead Haz Replace Window	REPLACE THE WINDOWS IN THE FOLLOWING ROOMS OR IF REPLACEMENT IF NOT POSSIBLE, WET-SCRAPE TO BARE WOOD ALL FRICTION SURFACES AREA (HAS TO BE VERIFIED BY INSPECTOR) AND REPAINT: --(5) PORCH- 7 WINDOWS --(6) LIVING ROOM/DINING ROOM- 3 SWING WINDOWS AND 2 DOUBLE HUNG WINDOWS --(8) KITCHEN- 3 WINDOWS --(9) CHILD'S BEDROOM- 1 WINDOW --(10) S. BEDROOM- 1 WINDOW --(12) EAST BEDROOM- 2 WINDOWS --(13) STAIRS/HALL- 2 WINDOWS	03/13/2013	05/12/2013	
<b>ELH720</b> Lead Haz Replace Window Sill	REPLACE THE FOLOWING WINDOW SILLS OR IF REPLACEMENT IS NOT POSSIBLE, WET-SCRAPE TO BARE WOOD AND REPAINT: --(5) FRONT PORCH- ALL THE SILLS --(7) SIDE PORCH- ALL THE SILLS	03/13/2013	05/12/2013	
<b>ELH759</b> Lead Haz Interior Surfaces	WET-SCRAPE ANY LOOSE AND FLAKING PAINT AND REPAINT OR REPLACE THE FOLLOWING: --(4)	03/13/2013	05/12/2013	

	BASEMENT- STAIR TREADS --(5) FRONT PORCH- DOOR JAMBS AND DOOR THRESHOLDS --(7) SIDE PORCH-- DOOR CASINGS, DOOR JAMS AND DOOR THRESHOLDS AND CROWN MOLDING --(8) CHILD'S BEDROOM-DOOR --(11) BATH- DOOR JAMB --(12) E. BEDROOM- DOOR JAMB --(13) STAIRS/HALL- HAND RAIL, BALLUSTERS, NEWEL POST, DOOR JAMB AND DOOR		
<b>ELH783</b> Lead Haz Vacant Unit	IF BECOMES VACANT DO NOT OCCUPY WITHOUT ADDRESSING ALL THE LEAD ORDERS OUTLINED IN THIS REPORT.	03/13/2013	05/12/2013
<b>ELH910</b> Lead Haz Final Clearance Inspection	COMPLIANE IS NOT MET UNTILL ALL ORDERS ARE TAKEN CARE OF AND CLEARANCE IS ACHIEVED. CALL FARDOWZA OMAR (612-673-2584) 48 HOURS IN ADVANCE TO SCHEDULE A CLEARANCE INSPECTION.	03/13/2013	05/12/2013
<b>SA-1090</b> Unpaid Lead Admin Cites	UNPAID LEAD ADMIN CITESUNPAID LEAD ADMIN CITESUNPAID LEAD ADMIN CITES	10/04/2013	10/16/2013

**VIOLATION CODES**

Code	Full Text
ELH003	ELH003 LEAD HAZARD TRAINING - LEAD SAFE WORK PRACTICES Property owners must provide proof of attendance of an approved Lead Safe Work Practices course. MN Rules 4761.2220.
ELH051	ELH051 LEAD HAZARD- GROUND COVER Provide a dust free, erosion free surface or ground cover for this property. Approved ground covers include grass, wood chips, asphalt, concrete or other approved landscaping materials. Minneapolis Code of Ordinances 240 and 244.1570, Minnesota Rule 4761.2510, 4761.2660 This VIOLATION IS EXEMPT FROM REINSPECTION FEES.
ELH113	ELH113 LEAD HAZARD- PAINT GARAGE/SHED Using Lead Safe Work Practices properly prepare and paint all portions of the garage/shed which have loose and flaking paint. Note: Deteriorated lead based paint may pose a health hazard, especially for pregnant women and children six (6) and under. Clean work area daily to limit health problems associated with lead. Paint chips, dust and debris must be double bagged and disposed of properly. Tenants must not be present while paint is being disturbed. Minneapolis Code of Ordinances 240, Minnesota Statutes 144.9504.
ELH710	ELH710 LEAD HAZARD- REPLACE WINDOW Using Lead Safe Work Practices replace window sashes, jambs, and stops OR scrape same to bare wood (inspector must verify and approve work before repainting). Window well should be scraped to bare wood, enclosed or encapsulated. Note: Deteriorated lead-based paint may pose a health hazard, especially for pregnant women and children six (6) and under. Clean work area daily to limit health problems associated with lead. Paint chips, dust and debris must be double-bagged and disposed of properly. Tenants must not be present while paint is being disturbed. Minneapolis Code of Ordinances 240, Minnesota Statutes 144.9501-9509, Minnesota Rules 4761.
ELH720	ELH720 LEAD HAZARD- REPLACE WINDOW SILL Using Lead Safe Work Practices replace window sill OR scrape to bare wood (inspector must verify and approve

	before repainting) OR window sill may be painted with high quality latex paint containing Bitrex. Minneapolis Code of Ordinances 240, Minnesota Statutes 144.9504.
ELH759	ELH759 LEAD HAZARD- INTERIOR SURFACES Use Lead Safe Work Practices. Mist defective paint area with water. Remove all blistered, cracked, flaked, scaled, peeling, and loose paint. Properly prepare and refinish the surfaces in a professional manner OR remove, enclose or encapsulate surfaces. Note: Deteriorated lead based paint may pose a health hazard, especially for pregnant women and children six (6) and under. Clean work area daily to limit health problems associated with lead paint. Paint chips, dust and debris must be double bagged and disposed of properly. Tennants must not be present while paint is being disturbed. Minneapolis Code of Ordinances 240, Minnesota Statutes 144.9504.
ELH783	ELH783 LEAD HAZARD- VACANT UNIT If occupant at time of Risk Assessment vacates premises do not allow the occupancy of this unit until all orders issued have been completed and inspected for compliance. Minneapolis Code of Ordinances 244.620 and 240. THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES. This violation is not appealable to the Housing Board of Appeals.
ELH910	ELH910 LEAD HAZARD- FINAL CLEARANCE INSPECTION After all lead orders have been completed, the owner/owner's representative must contact the City Risk Assessor for a clearance inspection. Remove hazardous paint chips and lead dust by wet cleaning and/or vacuuming of all floors, window sills and window wells. Owner/owner's representative must call the Risk Assessor/Inspector issuing these orders when cleaning is completed to have final clearance dust samples taken. The Risk Assessor will conduct a final site visit to complete a visual examination of painted surfaces, overall cleanliness of windows and floor surfaces, and exterior property soil coverings. Orders are considered closed when all representative samples pass clearance levels as defined by statute. Dust wipes will be collected on floors, window sills and window wells as required by Minneapolis Code of Ordinances 240, Minnesota Statutes 144.9504 Subd. 9.
SA-1090	
SA-1090	
SA-1090	

**SERVICE DESCRIPTIONS**

Date	Service Description	Service Comment
02/12/2013	OPEN COMPLAINT	ELEVATED LEAD BLOOD LEVEL.
03/13/2013	LEAD HAZARD APPENDIX D FOR REPORTS	
05/16/2013	INSPECTOR MEMO	1st admin citation issued today
05/16/2013	LEAD CITATION ISSUED	1 st admin citation
07/22/2013	ADMIN CITATION HEARING CONFIRMED	\$200 ADMIN CIT APPEAL HEARING SET FOR AUGUST 14, 2013 AT 1:30 PM IN CH 310 WITH HO EB.
08/15/2013	LEAD HAZARD AD CITATION APPEAL	\$200 Administrative Citation appeal received from Steven Meldahl on June 09, 2013.
08/15/2013	ADMIN CITATION HEARING RESULTS	Hearing Officer James Gurovitsch imposed the \$200 Administrative Citation.
08/22/2013	LEAD CITATION ISSUED	2nd citation for clearance

09/06/2013	INSPECTOR MEMO	assesd for unpaid citation \$220.00
09/06/2013	LEAD CITATION ISSUED	3rd admin citation for clearance
09/13/2013	LEAD CITATION ISSUED	4th admin citation for clearance
09/16/2013	INSPECTOR MEMO	assesd for unpaid citation \$440
09/20/2013	LEAD CITATION ISSUED	5th admin citation for clearance.
09/27/2013	LEAD CITATION ISSUED	6th admin citation
10/01/2013	INSPECTOR MEMO	assessed the 3rd citation \$880.00
10/04/2013	INSPECTOR MEMO	appeals received -will cancel the assessments for \$440 and \$880
10/16/2013	INSPECTOR MEMO	Notice of confirmation of hearing for 220 pending assessment out today.
10/16/2013	LEAD CITATION ISSUED	7th citation out today amount \$2000
10/16/2013	LEAD HAZARD AD CITATION APPEAL	\$400 & \$800 Administrative Citation appeals received from Steven Meldahl
10/23/2013	INSPECTOR MEMO	
10/25/2013	INSPECTOR MEMO	8the citation out today
10/25/2013	LEAD CITATION ISSUED	8th citation out today
11/01/2013	LEAD CITATION ISSUED	9th citation out today
11/08/2013	LEAD CITATION ISSUED	10th citation today. Memo above is in error...it should read that the 10th citation is issued...not hte 9th.
11/08/2013	INSPECTOR MEMO	9th citiation issued today.
11/18/2013	LEAD CITATION ISSUED	11th citation issued
11/26/2013	ADMIN CITATION HEARING CONFIRMED	\$400 & \$800 ELCIT HEARING SET FOR DECEMBER 03, 2013 AT 1:30 PM IN CH 310 WITH HO JG

**PropertyInfo** - Property Information System 7.1 rev: 3

Minneapolis Information Technology

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

Steer Meldahl  
952-941-1127



### Request to appeal lead orders

Contact name:

Steven Meldahl

Property address:

3111 Upton Ave N

Address:

1223 26th Ave N  
Mpls, MN 55411

Apartment #:

Telephone number:

612-655-0108

Occupancy (circle):

Occupied  Vacant

Email address:

smeldahl@comcast.net

Please indicate each violation that you are appealing and the reason for the appeal below. Feel free to include details necessary to make your case. If you need more space please attach additional pages.

Violation 1:

Replace 21 windows

Reason for appealing violation:

No probable cause - meets code

Detailed description:

No child living in house in last 12 months was diagnosed with elevated lead that was caused by condition of anything in house. Condition of windows meet current code.

Violation 2:

Replace window sills

Reason for appealing violation:

No probable cause - meets code

Detailed description:

Condition meets current code. See Answer to Violation #1.

+ Appeal received 3/22/13 by JAT + Date hearing note filed: 3/22/13  
+ check # 2791  
+ Hearing date: April 2 - 1pm  
+ Terrian m...  
39

Violation 3:

Suspected loose paint  
in various parts of house

Reason for appealing violation:

No probable cause - meets code

Detailed description:

See answer to Violation #1. Condition meets current code.

Violation 4:

Net scrape & repaint floor

Reason for appealing violation:

No probable cause - meets code

Detailed description:

See answer to Violation #1. Condition meets code.

Violation 5:

Reason for appealing violation:

Detailed description:

Office use only: Do not write in the shaded box below.



Aggressive Blasting Permit Fees

3/25/2013

To: Al Hanson

From: Lead and Healthy Homes

PSC Room 414

Funding Code: 00100-8600122-3755-04

Compass 00100- 8600122-3755-04

**COPY**  
 PAID IN COMPASS  
 3/26/13  
 Ad

Address	Check #	Dollar Amount
Steven F Meldahl, SJM Properties	2791	\$100.00
3111 Upton Lead Order Appeal payment		
	<b>Total:</b>	<b>\$100.00</b>

**STEVEN F MELDAHL**  
**DBA STEVEN F MELDAHL, SJM PROPERTIES**  
**DEBTOR IN POSSESSION #12-46965**  
 1223 28TH AVE N  
 MINNEAPOLIS, MN 55411-2004

**2791**  
 17-1/910 300  
 5380705787

Date 3/22/13

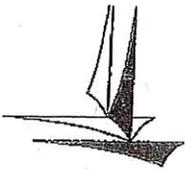
Pay to the Order of Mpls Finance \$ 100

one hundred & no/100 Dollars

For 3111 Upton - Lead Ad

 Wells Fargo Bank, N.A.  
 Minnesota  
 wells Fargo.com

Security Features Call on Back



**Minneapolis**  
City of Lakes

**Regulatory Services  
Department**

**Environmental Services** April 9, 2013

250 South 4th Street - Room 414  
Minneapolis, MN 55415

Office 612 673-5885  
Fax 612 673-2635  
TTY 612 673-2157

Steven Meldahl  
1223 26<sup>th</sup> Ave N  
Minneapolis, MN 55411

RE: Lead Board of Appeals decisions of appeal for 3111 Upton  
Ave N

To Whom It May Concern:

On Tuesday, April 2, 2013 the Lead Board of Appeals met with you regarding your property at 3111 Upton Ave N. The board heard your appeal and made the decision based on the information provided by you and the inspector Fardowza Omar.

The decision of the board was to deny your appeal. Please retain this letter with your important homeowner's paperwork as a proof document.

If you have any questions regarding the decision of the board, please feel free to contact me. My office phone number is (612) 673-3733 or I can be reached by e-mail at [Lisa.smestad@minneapolismn.gov](mailto:Lisa.smestad@minneapolismn.gov).

Thank you,

Lisa Smestad  
Manager Environmental Services

Cc: Fardowza Omar, Inspector  
File



**City of Minneapolis  
Health Department  
Environmental Health Division**  
250 South Fourth Street Room 400  
Minneapolis, Minnesota 55415  
[www.minneapolismn.gov](http://www.minneapolismn.gov)



**Spanish- Atención.** Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700  
**Somali- Ogow.** Haddii aad dooneyso in lagaa kaalmeeyo tarjammada 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  
**English- Attention.** If you need this material in an alternate format, have questions, are deaf or hard-of-hearing, please call 612-673-3000.  
 TTY: 612-673-2626 or 612-673-2157

**ADMINISTRATIVE CITATION**

This citation charges you with a violation of Minneapolis City Code of Ordinances.  
 For information on how to respond to this citation, see the reverse side of this form.

16-MAY-13  
 STEVEN MELDAHL

1223 26TH AVE N  
 MINNEAPOLIS, MN 55411

**Violation number:** 13-0963924  
**Violation Location:** 3111 UPTON AVE N  
**Violation Date:** 16-MAY-13

**Violation:** Fail to comply with written orders, Minneapolis Code 87.90 (f).

**Violation type:**

- LEAD HAZ INTERIOR SURFACES
- LEAD HAZ FINAL CLEARANCE INSPECTION

**FINE:** \$200 (If not paid by 10-JUN-13 a 10% late payment fee will be added)

**Warning – Failure to pay or appeal this citation within twenty-five (25) days will result in increased penalties and fees assessed.**

**Make Checks Payable to: Minneapolis Finance Department**

**Officer or Inspector:** FARDOWZA OMAR (FAO), LEAD INSPECTOR, Phone: (612) 673-2584

**DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING**

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold.

**ADMINISTRATIVE CITATION BILLING STATEMENT**

<b>Location:</b> 3111 UPTON AVE N	<b>MAIL PAYMENTS TO</b>  <b>Environmental Management &amp; Safety 250 South 4<sup>th</sup> St, Suite 414 Minneapolis, MN 55414-1316</b>	<b>Date Due</b> 10-JUN-13	<b>Amount Due Now</b> \$200
<b>Please write this number on your check:</b> 13-0963924		<b>Amount Due After:</b> \$ 220	



**City of Minneapolis  
Health Department  
Environmental Health Division**  
250 South Fourth Street Room 400  
Minneapolis, Minnesota 55415  
[www.minneapolismn.gov](http://www.minneapolismn.gov)



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 TTY: 612-673-2626 or 612-673-2157

**Responding to the Citation**

You must pay the scheduled civil fine or request a hearing within twenty-five (25) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

**Paying the Fines –By paying the fine, you are admitting to the violation.**

*To Pay By Mail:* Using the envelope provided, send the check or money order and the bottom portion of the administrative citation to the Inspections Division. The check or money order should be made out to the **Minneapolis Finance Department.**

*To Pay in Person:* Deliver the payment with the bottom portion of the administrative citation to the office of the Environmental Management and Safety Division. Office hours are 8:00 am to 4:30 p.m. Monday through Friday. Cash or Check only.

**Contesting the Violation – Requesting a Hearing**

To contest the violation and request a hearing, you must mail or deliver in person a **written request** to the Environmental Management and Safety Division. Please include the bottom portion of the administrative citation with your request.

You will be notified of a hearing date and the name of a hearing officer within 60 days from the receipt of the request.

**Repeat Violations**

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

**Continuing Violations**

If this is a continuing violation, fines can be assessed on a daily basis until compliance occurs. A re-inspection will be made after the due date listed on the front of this citation which may result in additional re-inspection fees.

**Questions**

If you have questions concerning the actual violation noted on the front of this form, please call the number listed next to the name of the Officer/Inspector.

For more information about the payment of your fine or on the hearing process, please call the Environmental Management & Safety Division at (612) 673-3733.

**Mail Payment and Correspondence to:**  
 City of Minneapolis  
 Environmental Management & Safety  
 Attn: Administrative Citation Processing  
 250 4<sup>th</sup> Street South, Room 414, Public Service Center  
 Minneapolis, MN 55415-1391

CITY OF MINNEAPOLIS  
BEFORE THE ADMINISTRATIVE HEARING OFFICER  
FOR THE DEPARTMENT OF HEALTH

In the matter of the Special Assessment:

3111 UPTON AVENUE NORTH  
RFS 13-0963924  
STEVEN MELDAHL

FINDINGS OF FACT,  
CONCLUSIONS OF LAW  
AND ORDER

Respondent.

The above entitled matter came on for hearing before Administrative Hearing Officer James Gurovitsch on Friday, October 18, 2013, at 10:00 a.m. at Minneapolis City Hall, Room 310, Minneapolis, Minnesota. The City was represented by Healthy Homes & Lead Hazard Control Supervisor Jennifer Tschida and Lead Risk Assessor Fardowza Omar. The Respondent, Steven Meldahl,  was  was not present at the Hearing.  Written request to appeal has been reviewed and considered.

**FINDINGS OF FACT**

Hennepin County property records identify the Respondent as the owner and taxpayer of record for the property. Rental license 538266 was issued to the Respondent.

An inspection was conducted at the property on February 28, 2013, which resulted in a written notice of violation being issued. The notice directed the Respondent to use lead safe work practices to remove all loose and flaking paint and repaint or replace the basement stair treads; front porch door jambs and door thresholds; side porch door casings, jambs, and thresholds, and crown molding; child's bedroom door; bathroom door jamb; east bedroom door jamb; and stairs/hall handrail, ballusters, newel post, door jamb, and door, per MCO 240; and complete a clearance inspection with the City Risk Assessor, per MCO 240. The compliance date established on the order was on or before May 12, 2013. Upon reinspection May 16, 2013, the orders had not been completed and an Administrative Citation was issued, payable for \$200.00. An appeal for the citation was received, for which a hearing occurred on August 14, 2013 before Administrative Hearing Officer James Gurovitsch. The \$200.00 was imposed in full. On September 06, 2013, the citation had not been paid and it was increased by 10% to \$220.00.

**\$200.00 Administrative Citation + \$20.00 Late Fee = \$220.00**

On September 18, 2013, a Notice of Intent to Assess letter for the unpaid \$220.00 was issued, for which the Respondent filed the appeal.

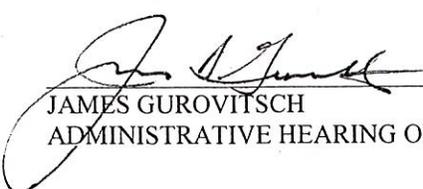
**CONCLUSIONS OF LAW**

- The City has complied with all relevant substantive and procedural requirements of Statute and Rule and provided timely and proper notice of the assessment and all hearings relating thereto and Respondent timely appealed.

Based upon the entire record and testimony received, the Administrative Hearing Officer makes the following:

**ORDER**

- The pending assessment in the amount of \$220.00 shall be levied in full
- The pending assessment shall be reduced to \_\_\_\_\_ and shall be levied in full
- The pending assessment shall be dismissed

  
\_\_\_\_\_  
JAMES GUROVITSCH  
ADMINISTRATIVE HEARING OFFICER

Dated: 10/18/13



**City of Minneapolis  
Health Department  
Environmental Health Division**  
250 South Fourth Street Room 414  
Minneapolis, Minnesota 55415  
[www.minneapolismn.gov](http://www.minneapolismn.gov)



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**ADMINISTRATIVE CITATION**

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22-AUG-13  
 STEVEN MELDAHL

1223 26TH AVE N  
 MINNEAPOLIS, MN 55411

**Violation number:** 13-0963924  
**Violation Location:** 3111 UPTON AVE N  
**Violation Date:** 22-AUG-13

**Violation:** Fail to comply with written orders, Minneapolis Code 87.90 (f).

**Violation type:**

- LEAD HAZ FINAL  
 CLEARANCE  
 INSPECTION

**FINE:** \$400 (If not paid by 16-SEP-13 a 10% late payment fee will be added)

**Warning – Failure to pay or appeal this citation within twenty-five (25) days will result in increased penalties and fees assessed.**

**Make Checks Payable to: Minneapolis Finance Department**

**Officer or Inspector:** FARDOWZA OMAR (FAO), LEAD INSPECTOR, Phone: (612) 673-2584

**DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING**

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold.

**ADMINISTRATIVE CITATION BILLING STATEMENT**

<b>Location:</b> 3111 UPTON AVE N	<b>MAIL PAYMENTS TO</b>  <b>Environmental Management &amp; Safety 250 South 4<sup>th</sup> St, Suite 414 Minneapolis, MN 55414-1316</b>	<b>Date Due</b> 16-SEP-13	<b>Amount Due Now</b> \$400
<b>Please write this number on your check:</b> 13-0963924		<b>Amount Due After:</b> \$ 440	



**City of Minneapolis  
Health Department  
Environmental Health Division**  
250 South Fourth Street Room 400  
Minneapolis, Minnesota 55415  
[www.minneapolismn.gov](http://www.minneapolismn.gov)



**Spanish- Atención.** Si desea recibir asistencia gratuita para traducir esta información, llame 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  
**English- Attention.** If you need this material in an alternate format, have questions, are deaf or hard-of-hearing, please call 612-673-3000.  
 TTY: 612-673-2626 or 612-673-2157

**Responding to the Citation**

You must pay the scheduled civil fine or request a hearing within twenty-five (25) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

**Paying the Fines** --By paying the fine, you are admitting to the violation.

*To Pay By Mail:* Using the envelope provided, send the check or money order and the bottom portion of the administrative citation to the Inspections Division. The check or money order should be made out to the **Minneapolis Finance Department**.

*To Pay in Person:* Deliver the payment with the bottom portion of the administrative citation to the office of the Environmental Management and Safety Division. Office hours are 8:00 am to 4:30 p.m. Monday through Friday. Cash or Check only.

**Contesting the Violation -- Requesting a Hearing**

To contest the violation and request a hearing, you must mail or deliver in person a **written request** to the Environmental Management and Safety Division. Please include the bottom portion of the administrative citation with your request.

You will be notified of a hearing date and the name of a hearing officer within 60 days from the receipt of the request.

**Repeat Violations**

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

**Continuing Violations**

If this is a continuing violation, fines can be assessed on a daily basis until compliance occurs. A re-inspection will be made after the due date listed on the front of this citation which may result in additional re-inspection fees.

**Questions**

If you have questions concerning the actual violation noted on the front of this form, please call the number listed next to the name of the Officer/Inspector.

For more information about the payment of your fine or on the hearing process, please call the Environmental Management & Safety Division at (612) 673-3733.

**Mail Payment and Correspondence to:**  
 City of Minneapolis  
 Environmental Management & Safety  
 Attn: Administrative Citation Processing  
 250 4<sup>th</sup> Street South, Room 414, Public Service Center  
 Minneapolis, MN 55415-1391

CITY OF MINNEAPOLIS  
BEFORE THE ADMINISTRATIVE HEARING OFFICER  
FOR THE DEPARTMENT OF HEALTH

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**In the matter of the Administrative Citation:**

**RFS 13-0963924**  
**August 22, 2013**  
**3111 Upton Avenue North**

**FINDINGS OF FACT,  
CONCLUSIONS OF LAW  
AND ORDER**

**Issued to:**

**Steven Meldahl**

**Respondent.**

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The above entitled matter came on for hearing before Administrative Hearing Officer Michael Sindt on Tuesday, December 03, 2013, at 1:30 p.m. at Minneapolis City Hall, Room 310, Minneapolis, Minnesota. The City was represented by Lisa Smestad, Manager of Environmental Services, and Fardowza Omar, Lead Risk Assessor. The Respondent, Steven Meldahl, was present in the Courtroom.

Based upon the entire record and testimony received, the Administrative Hearing Officer makes the following:

**FINDINGS OF FACT**

Respondent has been issued the following charges for which they received proper notice:

An Administrative Citation 13-0963924 dated August 22, 2013 for violation of Minneapolis Code of Ordinances 87.90(f):

Minneapolis Code of Ordinances 240.20. **State Statutes and Rules incorporated.** Minnesota Statutes, Chapter 144 and amendments thereto, and Minnesota Rules, Chapter 4761 and amendments thereto, are adopted by reference and are incorporated in this title as fully as if set forth herein.

Minnesota Statutes 144.9504. **Secondary prevention.**

Subdivision 1. **Jurisdiction.**

(a) A board of health serving cities of the first class must conduct lead risk assessments for purposes of secondary prevention, according to the provisions of this section. A board of health not serving cities of the first class must conduct lead risk assessments for the purposes of secondary prevention, unless they certified in writing to the commissioner by January 1, 1996, that they desired to relinquish these duties back to the commissioner. At the discretion of the commissioner, a board of health may, upon written request to the commissioner, resume these duties. [...]

Subd. 9. **Clearance inspection.**

After completion of swab team services and compliance with the lead orders by the property owner, including any repairs ordered by a local housing or building inspector, the assessing agency shall conduct a clearance inspection by visual identification of deteriorated paint and bare soil and retest the dust lead concentration in the residence to assure that violations of the lead standards under section 144.9508 no longer exist. The assessing agency is not required to test a dwelling unit after lead hazard reduction that was not ordered by the assessing agency.

For which the proscribed and recommended penalty is four hundred dollars (\$400.00).

The Administrative Hearing Officer hereby adopts the facts as submitted by the City.

Based upon the foregoing Findings of Fact, the Administrative Hearing Officer makes the following:

**CONCLUSIONS OF LAW**

1. The City of Minneapolis Department of Health and the Administrative Hearing Officer have subject matter jurisdiction pursuant to City Ordinance.

2. The Respondent was given timely and proper notice of the hearing in this matter.
3. The City has complied with all relevant substantive and procedural requirements of statute and rule.
4. The Administrative Hearing Officer has considered the duration, frequency of reoccurrence, seriousness, and history of the violation; the appellant's conduct after issuance of notice of hearing and good faith effort to comply; the impact of the penalty on the appellant and the impact of the violation on the community; the appellant's record of prior City code violations and other factors appropriate to a just result, and;
5. An order is in the public interest.
6. Mr. Meldahl failed to demonstrate that the order had been completed.

Based upon the foregoing Conclusions, the Administrative Hearing Officer makes the following:

**ORDER**

Respondent shall pay to the City a civil penalty in the amount of \$400.00.

**SO ORDERED.**

By: \_\_\_\_\_

MICHAEL SINDT  
ADMINISTRATIVE HEARING OFFICER

Dated: 12/12/2013

Meldahl 130963924



**City of Minneapolis  
Health Department  
Environmental Health Division**  
250 South Fourth Street Room 414  
Minneapolis, Minnesota 55415  
[www.minneapolismn.gov](http://www.minneapolismn.gov)



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**ADMINISTRATIVE CITATION**

This citation charges you with a violation of Minneapolis City Code of Ordinances.  
For information on how to respond to this citation, see the reverse side of this form.

06-SEP-13  
STEVEN MELDAHL

1223 26TH AVE N  
MINNEAPOLIS, MN 55411

**Violation number:** 13-0963924  
**Violation Location:** 3111 UPTON AVE N  
**Violation Date:** 06-SEP-13

**Violation:** Fail to comply with written orders, Minneapolis Code 87.90 (f).

**Violation type:**  
 • LEAD HAZ FINAL  
 CLEARANCE  
 INSPECTION

**FINE:** \$800 (If not paid by 01-OCT-13 a 10% late payment fee will be added)

**Warning – Failure to pay or appeal this citation within twenty-five (25) days will result in increased penalties and fees assessed.**

**Make Checks Payable to: Minneapolis Finance Department**

**Officer or Inspector:** FARDOWZA OMAR (FAO), LEAD INSPECTOR, Phone: (612) 673-2584

**DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING**

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold.

**ADMINISTRATIVE CITATION BILLING STATEMENT**

<b>Location:</b> 3111 UPTON AVE N	<b>MAIL PAYMENTS TO</b>  <b>Environmental Management &amp; Safety 250 South 4<sup>th</sup> St, Suite 414 Minneapolis, MN 55414-1316</b>	<b>Date Due</b> 01-OCT-13	<b>Amount Due Now</b> \$800
<b>Please write this number on your check:</b> 13-0963924		<b>Amount Due After:</b> \$ 880	



**City of Minneapolis  
Health Department  
Environmental Health Division**  
250 South Fourth Street Room 400  
Minneapolis, Minnesota 55415  
[www.minneapolismn.gov](http://www.minneapolismn.gov)



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

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For more information about the payment of your fine or on the hearing process, please call the Environmental Management & Safety Division at (612) 673-3733.

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 Minneapolis, MN 55415-1391

CITY OF MINNEAPOLIS  
BEFORE THE ADMINISTRATIVE HEARING OFFICER  
FOR THE DEPARTMENT OF HEALTH

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**In the matter of the Administrative Citation:**

**RFS 13-0963924  
September 06, 2013  
3111 Upton Avenue North**

**Issued to:**

**Steven Meldahl**

**Respondent.**

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**FINDINGS OF FACT,  
CONCLUSIONS OF LAW  
AND ORDER**

The above entitled matter came on for hearing before Administrative Hearing Officer Michael Sindt on Tuesday, December 03, 2013, at 1:30 p.m. at Minneapolis City Hall, Room 310, Minneapolis, Minnesota. The City was represented by Lisa Smestad, Manager of Environmental Services, and Fardowza Omar, Lead Risk Assessor. The Respondent, Steven Meldahl, was present in the Courtroom.

Based upon the entire record and testimony received, the Administrative Hearing Officer makes the following:

**FINDINGS OF FACT**

Respondent has been issued the following charges for which they received proper notice:

An Administrative Citation 13-0963924 dated September 06, 2013 for violation of Minneapolis Code of Ordinances 240.20. **State Statutes and Rules incorporated.** Minnesota Statutes, Chapter 144 and amendments thereto, and Minnesota Rules, Chapter 4761 and amendments thereto, are adopted by reference and are incorporated in this title as fully as if set forth herein.

Minnesota Statutes 144.9504. **Secondary prevention.**

Subdivision 1. **Jurisdiction.**

(a) A board of health serving cities of the first class must conduct lead risk assessments for purposes of secondary prevention, according to the provisions of this section. A board of health not serving cities of the first class must conduct lead risk assessments for the purposes of secondary prevention, unless they certified in writing to the commissioner by January 1, 1996, that they desired to relinquish these duties back to the commissioner. At the discretion of the commissioner, a board of health may, upon written request to the commissioner, resume these duties. [...]

Subd. 9. **Clearance inspection.**

After completion of swab team services and compliance with the lead orders by the property owner, including any repairs ordered by a local housing or building inspector, the assessing agency shall conduct a clearance inspection by visual identification of deteriorated paint and bare soil and retest the dust lead concentration in the residence to assure that violations of the lead standards under section 144.9508 no longer exist. The assessing agency is not required to test a dwelling unit after lead hazard reduction that was not ordered by the assessing agency.

For which the proscribed and recommended penalty is eight hundred dollars (\$800.00).

The Administrative Hearing Officer hereby adopts the facts as submitted by the City.

Based upon the foregoing Findings of Fact, the Administrative Hearing Officer makes the following:

#### **CONCLUSIONS OF LAW**

1. The City of Minneapolis Department of Health and the Administrative Hearing Officer have subject matter jurisdiction pursuant to City Ordinance.

2. The Respondent was given timely and proper notice of the hearing in this matter.
3. The City has complied with all relevant substantive and procedural requirements of statute and rule.
4. The Administrative Hearing Officer has considered the duration, frequency of reoccurrence, seriousness, and history of the violation; the appellant's conduct after issuance of notice of hearing and good faith effort to comply; the impact of the penalty on the appellant and the impact of the violation on the community; the appellant's record of prior City code violations and other factors appropriate to a just result, and;
5. An order is in the public interest.
6. Mr. Meldahl failed to demonstrate that the order had been completed

Based upon the foregoing Conclusions, the Administrative Hearing Officer makes the following:

**ORDER**

Respondent shall pay to the City a civil penalty in the amount of \$800.00

**SO ORDERED.**

By: \_\_\_\_\_

MICHAEL SINDT  
ADMINISTRATIVE HEARING OFFICER

Dated: \_\_\_\_\_

Meldahl 130963924

## **Inspector Summary of Events 3111 Upton Avenue North**

- 2-28-2013 Lead Risk Assessment inspection conducted by Fardowza Omar
- 3-13-2013 Risk Assessment report and orders issued to Mr. Mehdahl. It was indicated in the order section of the Risk Assessment report (under violation # **ELH 783 Lead Hazard-Vacant Unit**) that if the occupant at the time of the inspection vacates property to not occupy until all orders issued have been completed and clearance is achieved
- 3-22-2013 Mr. Mehdahl submitted a request to appeal the lead orders
- 4-02-2013 Mr. Mehdahl's appeal was heard by Lisa Smestad, Jennifer Tschida and Patrick Hanlon
- 4-09-2013 Mr. Mehdahl's appeal was denied
- 5-12-2013 Lead orders due
- 5-16-2013 Re-inspection done and the lead orders were not completed. A new tenant was occupying the property. I requested for tenants to let me in to verify if the lead orders have been abated. According to the tenants, landlord instructed them to not let any city inspectors in to the property. From a visual assessment on the exterior, the windows have not been replaced. Also was able to see that some of the porch orders have not been addressed. I asked tenant if she was aware that there was a lead order on this property. She said she did not. I asked her if she has young children, which she said yes to. According to tenant, the landlord told them property is lead free. Tenant said she will call landlord to ask if she can let me inside the house. I waited outside the property for about 15 minutes. I left my business card with a note letting her know to call me if she has any questions
- 5-16-2013 Administrative citation was issued for uncompleted work based on no clearance inspection completed
- 8-15-2013 The administrative citation was upheld
- 8-22-2013 \$400 administrative citation was issued for uncompleted work based on no clearance inspection completed
- 9-06-2013 \$800, administrative citation was issued for uncompleted work based on no clearance inspection completed
- 9-10-2013 Directors Determination Letter was sent to Mr. Meldahl giving him ten days to comply.
- 9-13-2013 \$1600 administrative citation was issued for uncompleted work based on no clearance inspection completed

- 9-20-2013 \$2000 administrative citation was issued for uncompleted work based on no clearance inspection completed
- 9-24-2013 Notice of Revocation of Rental License or Provisional License was sent to Mr. Mehdahl
- 9-26-2013 Notice to Tenant of Rental License Revocation, Denial, Non-Renewal or Suspension was posted on the property of 3111 Upton Ave N
- 9-30-2013 Request for an appeal notice was received for the \$400 and the \$800 citation

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

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**In the matter of the Rental  
 Dwelling License held by  
 Steven Meldahl for the  
 premises at 3111 Upton Avenue N.  
 Minneapolis, Minnesota**

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

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**FINDINGS OF FACT**

Steven J. Meldahl is listed as the owner of the property located at 3111 Upton Avenue N. in the City of Minneapolis. Steven J. Meldahl's listed address is 7409 Hyde Park Drive, Edina, Minnesota 55439.

On March 11, 2008, Steven J. Meldahl applied and was awarded a rental license for the property at 3111 Upton Avenue N. On June 15, 2009, Steven J. Meldahl submitted an updated rental license application for the property listing SJM Properties as the owner of the property and Steven J. Meldahl listed as the Natural Person/Chief Operating Officer. The application listed the owner's address as 1223 26<sup>th</sup> Avenue N., Minneapolis, MN. The rental license application also listed Steven J. Meldahl as the person responsible for the maintenance and management of the rental property with the same contact address.

Hennepin County property records show Steven J. Meldahl as the owner and taxpayer for the property located at 3111 Upton Avenue N. The Hennepin County property records show the owner and taxpayer's address as 7409 Hyde Park Drive, Edina, MN.

On February 28, 2013, a Lead Risk Assessment inspection was completed by Fardowza Omar, an inspector with the Healthy Homes and Lead Hazard Control Division of the Department of Health. The Lead Risk Assessment was conducted based upon information

the Division had received that a child that resided at the property had elevated levels of lead in their blood.

On March 13, 2013, the Risk Assessment report and orders were issued to Steven J. Meldahl. The written orders required the owner to complete a Practices Renovation, Repair and Painting course certified by the EPA and provide this certification before beginning any lead hazard reduction work. The written orders also required the owner to provide lead free ground cover at the property; to replace or ensure lead free windows at the property; to replace or ensure lead free window sills at the property; to re-paint/provide lead free interior surfaces where needed; to paint/provide lead free areas on the garage where needed due to loose and flaking paint. The written orders also required the owner to not allow occupancy of a unit if it were to become vacant prior to the completion of all the orders and a compliance inspection. Finally, the issued orders required the owner to submit the property to a final clearance inspection once all the lead orders had been completed. The owner was given until May 12, 2013, to come into compliance.

On March 22, 2013, Steven J. Meldahl, filed an appeal of the lead orders and an internal appeal was heard by Lisa Smestad, Jennifer Tschida and Patrick Hanlon, all supervisors or employees of the Department of Health, on April 2, 2013. On April 9, 2013, the owner's appeal was denied and notice sent to his listed address of 1223 26<sup>th</sup> Avenue N., Minneapolis, MN.

On May 12, 2013, the lead orders issued by Inspector Omar came due and a re-inspection was set for May 16, 2013. On May 16, 2013, Inspector Omar arrived at the property to complete the re-inspection and was met by a new tenant who was occupying the property. Inspector Omar was unable to complete an interior inspection of the property as the

new tenant informed Inspector Omar that the landlord instructed them not to let any city inspectors into the property. Inspector Omar was, however, able to make visual assessment of the exterior of the property and observed that the windows at the property had not been replaced and that the orders regarding the porch had not been addressed.

Inspector Omar asked the tenant if she was aware that there were lead orders on the property and the tenant responded that she was unaware of any lead orders. The tenant indicated that she had young children and that the landlord had told her that the property was lead free. The tenant stated that she would call the landlord to see if she could let Inspector Omar into the house and Inspector Omar waited outside for 15 minutes but the tenant never came back outside to speak with Inspector Omar.

On May 16, 2014, Inspector Omar issued an administrative citation in the amount of \$200.00. The administrative citation was issued to Steven J. Meldahl and sent to his listed address of 1223 26<sup>th</sup> Avenue N., Minneapolis, MN. The administrative citation listed the violation type as lead hazardous interior surfaces and for failing to complete a clearance inspection which would allow Inspector Omar the opportunity to enter the property to determine if the owner had complied with all of the lead abatement orders issued on March 13, 2013. The administrative citation also provided information on how to appeal the fine.

On June 9, 2013 Steven J. Meldahl filed an appeal of the \$200.00 administrative citation and the matter was set for an appeal hearing on August 14, 2013, in front of Administrative Hearing Officer James Gurovitsch.

On August 14, 2013, the appeal of the \$200.00 administrative citation was heard by James Gurovitsch with the owner, Steven J. Meldahl present at the hearing. After hearing testimony and arguments from the owner and from Inspector Omar, Hearing Officer

Gurovitsch found, by a preponderance of the evidence, that the violation had occurred and upheld the \$200.00 administrative citation.

On August 22, 2013, and September 6, 2013, administrative citations were issued, in the amounts of \$400.00 and \$800.00 respectively, to Steven J. Meldahl, at his listed address of 1223 26<sup>th</sup> Avenue N., Minneapolis, MN. The administrative citation indicated that the citations were issued for failing to complete a lead hazard final clearance inspection. The administrative citations also provided the owner with information on how to appeal the administrative citations. On September 16 and 30, 2013, Steven J. Meldahl filed notices appealing the \$400.00 and \$800.00 administrative citations.

On December 3, 2013, the appeal of the \$400.00 and \$800.00 administrative citations were heard by Administrative Hearing Officer Michael Sindt. After hearing testimony and arguments from the owner and from Inspector Omar, Hearing Officer Sindt found, by a preponderance of the evidence, that the violations occurred and upheld the \$400.00 and \$800.00 administrative citations. On September 13, 2013, an administrative citation was issued in the amount of \$1,600.00, the administrative citation was appealed and a hearing is set for April 8, 2014.

Administrative citations were issued for \$2,000.00 on September 20, 2013, and for \$2,000.00 on a weekly basis after September 20, 2013. As of February 19, 2014, Steven J. Meldahl had neither paid the \$200.00, \$400.00 or \$800.00 administrative citations nor had he appealed the decisions of the administrative hearing officers.

As of February 19, 2014, the owner, Steven J. Meldahl had failed to comply with the orders written by Inspector Omar, in that a lead hazard final clearance had neither been completed nor scheduled. Additionally, the new tenants placed in the property remain in the

property despite the March 13, 2013, order to keep the unit vacant, if becoming vacant after the issued orders, until all issued orders were completed and a compliance inspection completed.

A review of the Hennepin County tax records on September 10, 2013, revealed that there are prior year delinquent taxes for the property located at 3111 Upton Avenue N. for the year 2012 in the amount of \$9,579.51. As of February 19, 2014, the property continues to have delinquent property taxes.

On September 10, 2013, a Notice of Director's Determination of Non-Compliance was issued to Steven J. Meldahl. The Notice indicated that the property at 3111 Upton Avenue N. failed to meet one or more of the licensing standards listed in Minneapolis City Ordinance (M.C.O.)§ 244.1910, licensing Standards. Specifically, the Notice indicated that the property was in violation of subdivisions (11)(a) and (19). The Notice indicated that the owner had 10 days to bring the property into compliance or the City may proceed to deny, revoke, or suspend the rental dwelling license.

Section 244.1910 (11) (a), states: 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. Section 244.1910 (19), states: 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.

On September 24, 2013, the violations at the property had not been corrected and a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional

License was sent via certified mail to Steven J. Meldahl at 1223 26<sup>th</sup> Avenue N., Minneapolis, MN and 7409 Hyde Park Drive, Edina, MN. The notice advised that the Inspections Division would recommend to the city council that the rental dwelling license for 3111 Upton Avenue N. be revoked pursuant to §§ 244.1910 and 244.1940. The recommendation for revocation pursuant to §244.1910 (11)(a) was based on the unpaid property taxes and the \$400.00 and \$800.00 unpaid administrative citations. The recommendation for revocation pursuant to §244.1910 (19) was based upon the owner failing to complete a lead hazard clearance inspection and re-occupying the property with new tenants while the lead hazard orders were pending despite a specific order not to do so.

The notice was served via certified mail and receipts were returned confirming the delivery and receipt of the notice by Steven J. Meldahl. The property at 3111 Upton Avenue N. was also posted with a notice of license revocation, non-renewal or suspension on October 15, 2013. The notice gave the owner fifteen (15) days to appeal the notice of revocation. The owner failed to file a notice of appeal within the fifteen (15) days.

### **CONCLUSIONS**

M.C.O. § 244.1910 (11) (a), states: 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. The property at 3111 Upton Avenue N. has unpaid property taxes in the amount \$9,579.51 and has unpaid administrative citations in the amount of \$400.00 and \$800.00 that have become pending assessments against the property.

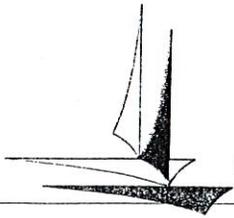
M.C.O. § 244.1910 (19), states: The provisions of this section are not exclusive. Adverse license action may be based upon good cause as authorized by Chapter 4, Section 16

of the Charter. This section shall not preclude the enforcement of any other provisions of this Code or state and federal laws and regulations. In this case the owner of 3111 Upton Avenue N., Steven J. Meldahl, failed to comply with lead hazard orders issued by Inspector Omar in that he has continually failed to complete or schedule a clearance inspection to verify that all lead hazards at the property have been abated. Additionally, and more seriously, the owner failed to comply with Inspector Omar's order that if the property became vacant, after the issuance of the lead hazard orders, the property was to remain vacant until the orders had been complied with and a clearance inspection completed. In this case the property became vacant after the March 13, 2013, orders had been issued and new tenants, with children, were placed into the property prior to the re-inspection on May 16, 2013, despite the fact that there was no verification that any of the orders had been complied with and that there had been no clearance inspection.

The rental dwelling license held by Steven J. Meldahl as owner of the property, for 3111 Upton Avenue N. is subject to revocation or suspension under M.C.O. § 244.1910. Revocation of the referenced rental dwelling license is the appropriate adverse license sanction.

### **RECOMMENDATION**

That the rental dwelling license held by Steven J. Meldahl as owner of the property, for 3111 Upton Avenue N., in Minneapolis, Minnesota be revoked.



NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

Minneapolis

September 10, 2013

Regulatory Services Department

Property Address: 3111 Upton Avenue N

Housing Inspections Services Division

Steven Meldahl
1223 - 26th Avenue North
Minneapolis, MN 55411

Steven Meldahl
7409 Hyde Park Drive
Edina, MN 55439

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

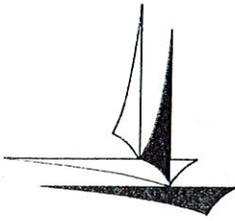
Office 612 673-5826
Fax 612 673-2314
TTY 612 673-3300

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/or 244.1930, 244.1840)

- (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
[X] (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)
[X] (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) Owner of a 2 or more unit rental property must provide for recycling services
(23) The licensee or applicant shall not have unpaid fines or fees owing the City.

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 10 days to bring the building into compliance. Hazards may need to be corrected sooner. 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,
Kathy Zierke
Administrative Analyst II
612-673-5846



Minneapolis  
City of Lakes

September 24<sup>th</sup>, 2013

## NOTICE OF REVOCATION OF RENTAL LICENSE OR PROVISIONAL LICENSE

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

Property Address: 3111 Upton Avenue N

Steven Meldahl  
1223 - 26<sup>th</sup> Avenue North  
Minneapolis, MN 55411

Steven Meldahl  
7409 Hyde Park Drive  
Edina, MN 55439

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) 2<sup>nd</sup> 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 3111-Upton Av. N.

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

Hazardous Lead Paint LS19

Reference: Minneapolis Code of Ordinances 244.1910 Licensing Standards

Your landlord must appeal this decision by 10-15-13

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: 9-26-13

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

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)

**Section 16. Licenses May Be Revoked.** Any license issued by authority of the City Council may be revoked by the City Council at any time upon proper notice and hearing for good cause; and upon conviction before any court of any person holding such a license for a violation of the provisions of any law, ordinance or regulation relating to the exercise of any right granted by such license, the city council may revoke such license in addition to the penalties provided by law or by ordinance for any such violation. (As amended 3-29-68; 83-Or-140, § 1, 6-10-83; 86-Or-255, § 6, 11-7-86)

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