

Regulatory, Energy & Environment Committee

In the Matter of the Rental License Revocation Action

OWNER, ABDULAZIZ SHEIKH

2431 Chicago Avenue, 2519 15th Av S., 1005 19th St E.

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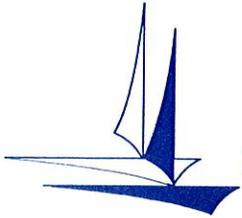
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Minneapolis
City of Lakes

**Regulatory Services
Department**

January 21, 2014

**Housing Inspections
Services Division**

Property Addresses: 2431 Chicago Avenue, 2519 15th Av S., 1005 19th St E.

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

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

Abdulaziz Sheikh
1132 – 8th Street
#203
Minneapolis, MN 55404

Abdulaziz Sheikh
1005 -19th Street East
Minneapolis, MN 55404

Dear Mr. Sheikh:

A hearing for your Minneapolis Rental License Appeal is scheduled for Thursday, February 13th, 2014 at 9:00 a.m.in Room 310 of Minneapolis City Hall located at 350 South 5th Street. Attorney, Fabian Hoffner will be the Administrative Hearing Officer.

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

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

Sincerely,

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

FINDINGS OF FACT

Abukar Ali Jimale is the listed owner of the property located at 1218 26th Street E. in the City of Minneapolis. As the owner of this property Abukar Ali Jimale, in May of 2010, applied for and was awarded a rental license for the property. Abukar Ali Jimale was listed on the rental license application as the owner of the property and Abdulaziz Sheikh was listed as the person responsible for the maintenance and management of the property. Abukar Ali Jimale's listed address on the rental license application was 5 Gunstor Road, London, England. Abdulaziz Sheikh's address was listed as 541 W 98th Street #304, Bloomington, MN.

On September 23, 2010, Housing Inspector Sarah Maxwell conducted an inspection at the 1218 26th Street E. property. Inspector Maxwell issued orders to Abdulaziz Sheikh to repair or replace the leaking plumbing in the basement crawl space and to reset the 1st floor toilet. The orders gave Abdulaziz Sheikh until September 26, 2010, to comply by making the necessary repairs.

On September 30, 2010, October 25, 2010, December 9, and January 28, 2011, inspections were completed which showed that the corrections were not made at the 1218 26th Street E. address and administrative citations were issued in the amount of \$200.00, \$400.00, \$800.00 and \$1,600.00 respectively. The administrative citations were neither appealed nor paid.

On January 24, 2011, a Notice of Director's Determination of Non-Compliance was sent to the owner Abukar Ali Jimale at the listed address of 5 Gunstor Road, London, England and to Abdulaziz Sheikh at the listed address of 541 W 98th Street #304, Bloomington, MN, notifying the owner and property manager, that there was a violation of M.C.O. § 244.1910 (11)(a) due to delinquent assessments for unpaid administrative citations on the rental property located at 1218 26th Street E. The owner and manager were given ten (10) days to bring the property in compliance with M.C.O. § 244.1910 (11). The owner failed to bring the property into compliance and on April 19, 2011, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to notice was also sent to Abukar Ali Jimale at the listed address of 5 Gunstor Road, London, England and to Abdulaziz Sheikh at the listed address of 541 W 98th Street #304, Bloomington, MN, and the property was posted with notice of the revocation action. The owner was given fifteen (15) days to file an appeal which she failed to do.

**NOTICE TO OWNER & CONTACT PERSON
FINAL DECISION FOR RENTAL LICENSE REVOCATION**

September 16, 2011

Mr. Abukar Ali Jimale
5 Gunstor Rd
Hackney, London
N168HH

Abdulaziz Sheikh
1132 – 8th Street
#203
Minneapolis, MN 55404

Dear Mr. Jimale & Mr. Sheikh:

The final decision of the Minneapolis City Council has been to revoke your rental license for the property at 1218 – 26th Street East.

The property must be vacated by: October 31, 2011

The rental unit(s) shall not be occupied until a Rental License has been reinstated by the City Council.

The reinstatement process is in accordance with Minneapolis Code of Ordinances 244.1940 and 244.1945

Sincerely,

JoAnn Velde
Manager, Housing Inspections
612-673-5850

12. Liquor, Wine and Beer Licenses:

Passage of Resolution granting applications.

Action Taken: Approved.

13. Business Licenses:

Passage of Resolution granting applications.

Action Taken: Approved.

14. Gambling Licenses:

Passage of Resolution granting applications.

Action Taken: Approved.

15. Rental Dwelling License at 2618 18th Av S:

Revoke license held by Celia Robles-Arias.

Action Taken: Approved.

16. Rental Dwelling License at 2700 14th Av S:

Revoke license held by Luis Calderon.

Action Taken: Approved.

17. Rental Dwelling License at 4155 Queen Av N:

Refer to staff (License not revoked).

Action Taken: Approved.

18. Rental Dwelling License at 1519 Jefferson St NE:

Revoke license held by Arthur and Marie DuLac.

Action Taken: Approved.

19. Rental Dwelling License at 1218 E 26th St:

Revoke license held by Abukar Ali Jimale and property manager Abdulaziz Sheikh.

Action Taken: Approved.

Transportation & Public Works

Transportation & Public Works agenda of

8/9/2011.

1. Armory Building Sidewalk and Areaway Project:

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

ADMINISTRATIVE HEARING OFFICER

**In the matter of the Property
Located at 2628 13th Avenue S.
Minneapolis, MN and owned by
Abdulaziz Sheikh**

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

The above entitled matter came on for hearing before Administrative Hearing Officer Fabian Hoffner on April 3, 2013, at 1:00 a.m. at Room 310, Minneapolis City Hall, Minneapolis, Minnesota. The City of Minneapolis was represented by Lee C. Wolf, Assistant City Attorney and Cynthia Gagnier, Manager of Administrative Services for the Department of Regulatory Services. Abdulaziz Sheikh, owner of the above listed property, did not appear for the hearing.

FINDINGS OF FACT

Abdulaziz Sheikh owns the property located at 2628 13th Avenue S. in the City of Minneapolis. Abdulaziz Sheikh's address, as listed on the Hennepin County property information records, is 1132 South 8th Street, #203, Minneapolis, MN.

On August 26, 2011, a rental license application was completed for the property located at 2628 13th Avenue S., Minneapolis, MN. On the rental license application, the applicant was listed as Abulaziz Sheikh and Mr. Sheikh was also listed as the contact person/property manager. The contact address for the Abulaziz Sheikh was listed as 1132 South 8th Street, #203, Minneapolis, MN.

On October 25, 2011, an inspection was conducted at 2628 13th Avenue S. On October 31, 2011, written orders were issued to Abulaziz Sheikh at his listed address of 1132 South 8th Street, # 203, Minneapolis, MN. The written orders directed the owner to make the following corrections at the property: install required exterior handrails for the front steps, repair or replace the defective electrical fixtures in the 2nd floor stairway, to repair or replace the sash cords for the windows in the 2nd floor east bedroom- living room and rear hallway, to provide an approved emergency escape and rescue window in the 2nd floor south bedroom, to repair the walls in the 2nd floor bathroom, to provide required handrails for the stairway to the basement and to provide an operable Carbon Monoxide Detector- the order included several other required repairs.

The written orders gave the owner until November 27, 2011, to make the necessary repairs at the property.

On March 30, 2012, a re-inspection was completed at 2628 13th Avenue S. which revealed that the written orders had not been completed and on April 13, 2012, an administrative citation was issued, in the amount of \$250.00, to Abdulaziz Sheikh at the listed address of 1132 South 8th Street, #203, Minneapolis, MN. Mr. Sheikh was given twenty days to pay or appeal the citation. Minneapolis Housing Inspections' records indicate that Abulaziz Sheikh neither appealed nor paid the \$250.00 administrative citation issued on April 13, 2012.

On June 29, 2012, a re-inspection was completed at 2628 13th Avenue S. which revealed that the written orders, issued on October 31, 2011, had not been completed and on July 12, 2012, an administrative citation was issued, in the amount of \$500.00, to Abdulaziz Sheikh at the listed address of 1132 South 8th Street, #203, Minneapolis, MN. Mr. Sheikh

was given twenty days to pay or appeal the citation. Minneapolis Housing Inspections' records indicate that Abulaziz Sheikh neither appealed nor paid the \$500.00 administrative citation issued on July 12, 2012.

On September 24, 2012, a re-inspection was completed at 2628 13th Avenue S., which revealed that the written orders, issued on October 31, 2011, had not been completed and on October 1, 2012, an administrative citation was issued, in the amount of \$1,000.00, to Abdulaziz Sheikh at the listed address of 1132 South 8th Street, #203, Minneapolis, MN. Mr. Sheikh was given twenty days to pay or appeal the citation. Minneapolis Housing Inspections' records indicate that Abulaziz Sheikh neither appealed nor paid the \$1,000.00 administrative citation issued on October 1, 2012.

On November 20, 2012, a re-inspection of the property located at 2628 13th Avenue S. revealed that the written orders, issued on October 31, 2011, had not been completed and on December 5, 2012, an administrative citation was issued, in the amount of \$2,000.00, to Abdulaziz Sheikh at the listed address of 1132 South 8th Street, #203, Minneapolis, MN. Mr. Sheikh was given twenty days to pay or appeal the citation. Minneapolis Housing Inspections' records indicate that Abulaziz Sheikh neither appealed nor paid the \$2,000.00 administrative citation issued on December 5, 2012.

On November 30, 2012, a Notice of Director's Determination of Non-Compliance was sent to Abdulaziz Sheikh at the listed address of 1132 South 8th Street, #203, Minneapolis, notifying the owner that the property located at 2628 13th Avenue S., was in violation of M.C.O. § 244.1910 (11)(a), for having delinquent financial obligations owing to the city under any action instituted pursuant to Chapter 2, Administrative Enforcement and Hearing Process, specifically, unpaid administrative citations. The Notice of Director's

Determination of Non-Compliance gave the Mr. Sheikh ten days to bring the property into compliance by paying the unpaid administrative citations and informed the owners that failure to bring the property into compliance may lead to the Minneapolis City Council taking an action to deny, revoke or suspend the rental dwelling license.

Mr. Sheikh failed to bring the property into compliance by paying the unpaid administrative citations and on February 5, 2013, a Notice of Revocation of Rental License was issued to Abdulaziz Sheikh at the listed address of 1132 South 8th Street, #203, Minneapolis, MN. The Notice indicated that the revocation action was based upon a violation of M.C.O. § 244.1910(11)(a) for failure to pay administrative citations. Mr. Sheikh was given 15 days to appeal or the matter would be forwarded to the Minneapolis City Council for action on the recommendation to revoke the rental license for 2628 13th Avenue S.

On February 11, 2013, Abdulaziz Sheikh filed an appeal of the recommendation to revoke the rental license for 2628 13th Avenue S., stating: "My cousin was managing the property and I was not aware, I would like to do all necessary steps."

The matter was set for a hearing on April 3, 2013, at 1:00 p.m. At the hearing Abdulaziz Sheikh failed to appear and the matter was heard as a default.

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 City of Minneapolis Department of Housing Inspections issued valid written orders to make necessary repairs at the property located at 2628 13th Avenue S. When the

repairs were not completed in the time allotted by the Department, the Department issued valid administrative citations for the non-compliance.

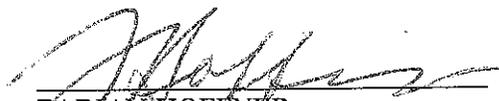
The City of Minneapolis Department of Housing Inspections issued a valid Notice of Director's Determination of Non-Compliance for violations of M.C.O. § 244.1910(11) (a), for having outstanding obligations owing to the city under an action instituted pursuant to Chapter 2, Administrative Enforcement and Hearing Process.

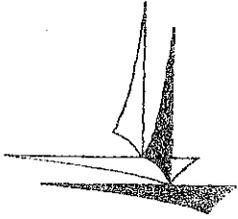
The City of Minneapolis Department of Housing Inspections issued a valid Notice of Revocation, Denial, Non-Renewal, or Suspension order, for violations of M.C.O. § 244.1910 (11) (a), for having outstanding obligations owing to the city under an action instituted pursuant to Chapter 2, Administrative Enforcement and Hearing Process.

RECOMMENDATION

That the rental license for the property located at 2628 13th Avenue S., Minneapolis, MN., held by Abdulaziz Sheikh be revoked.

Dated April 12 2013


FABIAN HOFFNER
ADMINISTRATIVE HEARING OFFICER



**NOTICE TO OWNER & CONTACT PERSON
FINAL DECISION FOR RENTAL LICENSE REVOCATION**

Minneapolis
City of Lakes

June 4, 2013

**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

Abdulaziz Sheikh
1132 S 8th Street
#203
Minneapolis, MN 55404

Dear Mr. Sheikh:

The final decision of the Minneapolis City Council has been to revoke your rental license for the property at 2628 – 13th Avenue South.

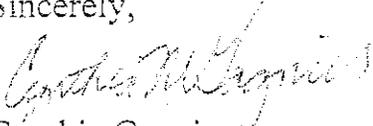
The property must be vacated by: July 31st, 2013

244.1910 Licensing Standards (13) (b)

(13) 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.

The rental unit(s) shall not be occupied until a Rental License has been reinstated by the City Council. The reinstatement process is in accordance with Minneapolis Code of Ordinances 244.1940 and 244.1945

Sincerely,


Cynthia Gagnier
Manager, Administrative Services
612-673-5898

MINNEAPOLIS OFFICIAL PROCEEDINGS CITY COUNCIL

REGULAR MEETING OF MAY 24, 2013

(Published June 1, 2013, in Finance and Commerce)

Council Chamber 350 South 5th Street Minneapolis, Minnesota May 24, 2013 - 9:30 a.m. Council President Johnson in the Chair.

Present - Council Members Hofstede, Schiff, Lilligren, Colvin Roy, Tubhill, Quincy, Glidden, Goodman, Hodges, Samuels, Gordon, Reich, President Johnson.

Lilligren moved adoption of the agenda. Seconded.

Adopted upon a voice vote. Absent - Schiff.

Lilligren moved acceptance of the minutes of the regular meeting of May 10, 2013 and the adjourned session held May 10, 2013. Seconded.

Adopted upon a voice vote. Absent - Schiff.

Lilligren moved referral of petitions, communications, and reports of the City officers to the proper Council committees and departments. Seconded.

Adopted upon a voice vote. Absent - Schiff.

The following reports were signed by Mayor Rybak on May 30, 2013. Minnesota Statutes, Section 331A.01, Subd 10, allows for summary publication of ordinances and resolutions in the official newspaper of the city.

REPORTS OF STANDING COMMITTEES

The COMMITTEE OF THE WHOLE submitted the following reports:

Comm of the Whole - Your Committee, having under consideration the Minneapolis Creative Vitality Index 2013, now recommends approval of the following updates to the report:

a) Change the title from The Minneapolis Creative Vitality Index 2013 to The Minneapolis Creative Index 2013.

b) General copy editing and typographical corrections.

c) Upgrade the overall CVI score from 4.5 to 4.8 on page 5 of the report.

d) Design updates to Pages 15 and 16 - Defining the Creative Sector. Further, that the updated document be mailed to arts organizations and artists in the Minneapolis metropolitan area.

Adopted. Absent - Schiff.

Comm of the Whole - Your Committee, having under consideration the subject matter of diversity on the City's Boards and Commissions, now recommends the following:

a) Authorize the following new procedures for appointments to advisory board and commissions:

1. Recommendations to the City Council for appointments to individual boards will be made by the City Council Committee to which that board reports. The Chair and Vice-Chair of each Committee will organize a panel to review applications and make recommendations. The panel will consist of no more than three members of the Council Committee as well as staff of the Clerk's Office and the staff of the board or commission under consideration. In recommending candidates for appointment, a key consideration of the review panel will be achieving the City's goal of increasing diversity of the boards and commissions.

2. The initial focus on broadening diversity on boards and commissions should be on the 15 boards and commissions in categories Development Boards and General Advisory Boards with appointments through the open appointments process. Staff for each board and commission will participate with the Neighborhood & Community Relations Department and the City Clerk's Office to perform outreach targeted at increasing applications from

members of diverse communities in the City. Training of staff will be provided by the NCR Department and the Clerk's Office.

b) Direct staff from the City Clerk's Office to draft documentation for standards for attendance, term limits, and alternates policy for the General Advisory Boards and Commissions. Staff is further directed to identify the General Advisory Boards and Commissions that would be covered by the new recommendations.

c) Direct staff from the City Clerk's Office and the Department of Neighborhood & Community Relations to conduct orientation sessions for new appointees to boards and commissions and to make the necessary changes to the City's website to improve the ability of residents to apply to boards and commissions.

Adopted. Absent - Schiff.

Comm of the Whole - Your Committee recommends that the proper City officers be authorized to negotiate and execute a contract with Coxified Languages International to provide telephonic language interpretation services for the 311 Call Center and all other City Departments to process calls made by non-English speaking constituents.

Adopted. Absent - Schiff.

Comm of the Whole - Your Committee, having received a report on the progress of the Minneapolis for a Lifetime Strategic Plan, now recommends that staff from the Department of Neighborhood & Community Relations be directed to continue with the planning process and provide a report on progress of the Minneapolis for a Lifetime Strategic Plan by September, 2013.

Adopted. Absent - Schiff.

The COMMUNITY DEVELOPMENT Committee submitted the following reports:

Comm Dev - Your Committee, having under consideration the issuance of revenue bonds for the Seed Daycare/Harvest Preparatory/Best Academy Project (commonly known as Seed Academy) at 1300 Olcese Memorial Highway for refunding of the outstanding 2006 bond debt and fund the Debt Service Reserve to fully required amount, now recommends passage of the accompanying resolution giving preliminary approval to the issuance of up to \$7,250,000 in revenue bonds for City of Minneapolis Series 2013 Educational Facility Lease Revenue Refunding Bonds for said project.

Adopted. Absent - Schiff.

Resolution 2013R-213, reciting a proposal for the issuance of Educational Facility Lease Revenue Refunding Bonds for the Seed Daycare/Harvest Preparatory Charter School/Best Academy Project, 1300 Olcese Memorial Hwy, pursuant to the Minnesota Municipal Industrial Development Act, authorizing the submission of an application for approval of said project to the Minnesota Department of Employment and Economic Development and authorizing the preparation of necessary documents and materials in connection therewith, was adopted by the City Council. A complete copy of this resolution is available for public inspection in the office of the City Clerk.

Comm Dev - Your Committee, having under consideration renewal of an agreement with the Minneapolis/Saint Paul Housing Finance Board for accounting services, now recommends that the proper City officers be authorized to sign an agreement with the Minneapolis/Saint Paul Housing Finance Board for the City of Minneapolis to serve as their fiscal agent.

Adopted. Absent - Schiff. Comm Dev - Your Committee, having under consideration the request from the City of Hopkins for Host Approval for the issuance of Housing Facility Refunding Revenue Bonds for the Augustana Chapel View Homes, Inc. Project (1020 E 17th St, 105 10th Ave S and 1007 E 15 St), now recommends passage of the accompanying resolution authorizing the execution of all necessary documents related to a request from the City of Hopkins for Host Approval for the issuance of Housing Facility Refunding Revenue Bonds in an amount up to \$5,290,000 to refinance the outstanding balance of said project.

Adopted. Absent - Schiff.

Resolution 2013R-213, consenting to and approving the issuance by The City of Hopkins of a revenue obligation to refinance a housing development known as the Augustana Chapel View Homes, Inc. Project at 1020 E 17th St, 105 10th Ave S and 1007 E 15th St, under Minnesota Statutes, Chapter 482C, as amended; approving and authorizing the execution of a cooperative agreement with The City of Hopkins; and approving and authorizing certain actions related thereto, was adopted by the City Council. A complete copy of this resolution is available for public inspection in the office of the City Clerk.

The COMMUNITY DEVELOPMENT and WAYS & MEANS/BUDGET Committees submitted the following report:

Comm Dev & W&M/Budget - Your Committee recommends acceptance of the low responsive bid submitted to the Departments of Community Planning & Economic Development and Procurement on OP No. 7783 from Lutz Construction in the amount of \$149,900.00 to furnish and deliver all labor, materials, equipment and incidentals necessary to complete renovation of property at 2001 Washington St NE.

Your Committee further recommends that the proper City officers be authorized and directed to execute a contract for this project, all in accordance with City specifications.

Adopted. Absent - Schiff.

The ELECTIONS Committee submitted the following reports:

Elections - Your Committee, to whom was referred an ordinance amending Title 8.5, Chapter 167 of the Minneapolis Code of Ordinances relating to Elections: Municipal Elections: Rules of Conduct, amending rules of conduct for municipal elections in the City of Minneapolis, now recommends that said ordinance be given its second reading for amendment and passage.

Gordon moved that the following sentence in Section 167.60 of the ordinance be amended to read as follows:

"When the hours for voting have ended and the voting has concluded, the election judges in each precinct shall record and publicly disclose past the number of votes at each ranking on the ballot." Seconded.

Adopted upon a voice vote. Absent - Schiff.

The report, with amended ordinance, was adopted.

Absent - Schiff.

Ordinance 2013-Or-055 amending Title 8.5, Chapter 167 of the Minneapolis Code of Ordinances relating to Elections: Municipal Elections: Rules of Conduct, amending Sections 167.20, 167.30, 167.40, 167.45, 167.50, 167.60, 167.70, 167.80, 167.100, and 167.130 to amend rules of conduct for municipal elections in the City of Minneapolis, was adopted by the City Council. A complete copy of this ordinance is available for public inspection in the office of the City Clerk.

The PUBLIC SAFETY, CIVIL RIGHTS & HEALTH and WAYS & MEANS/BUDGET Committees submitted the following reports:

PSC&H & W&M/Budget - Your Committee recommends passage of the accompanying resolution accepting in-kind donations of dog and cat food and supplies from Sasha Pole, Dena Thorson, MAAC Volunteers and Nancy Driver.

Adopted. Absent - Schiff.

Resolution 2013R-214, approving donations of dog and cat food and treats from Sasha Pole, Dena Thorson, MAAC Volunteers and Nancy Driver, was adopted by the City Council. A complete copy of this res-

olution is available for public inspection in the office of the City Clerk. PSC&H & W&M/Budget - Your Committee recommends approval for the Police Department to continue with a contract agreement with West Publishing Corporation-West Government Services for data search services and increase the contract to \$50,000 per year through 2014, with an option for a two-year contract extension through 2016 at the \$50,000 annual rate, for a total contract amount of \$250,000, payable from the Police Department General Fund.

Adopted. Absent - Schiff.

The REGULATORY, ENERGY & ENVIRONMENT Committee submitted the following reports:

RE&E - Your Committee, having held a public hearing on the appointment for the position of Director of Regulatory Services, now recommends approval of the Mayor's nomination and Executive Committee's appointment of Nuria P. Rivera-Vandamyr as the Director of Regulatory Services for the unexpired term beginning May 29, 2013 and ending January 1, 2014, and for a new two-year term beginning January 2, 2014.

RE&E - Your Committee recommends passage of the accompanying resolution approving Business License Operating Conditions relating to the Mobile Food Vehicle Vendor License held by Gastrotruck, 2604 Randolph St NE.

Adopted. Resolution 2013R-216, approving Business License Operating Conditions relating to the Mobile Food Vehicle Vendor License held by Gastrotruck, 2604 Randolph St NE, was adopted by the City Council. A complete copy of this resolution is available for public inspection in the office of the City Clerk.

RE&E - Your Committee, having under consideration the Rental Dwelling License for the property located at 8715 Lyndale Ave N, and having received an acceptable management plan for the property and verification that said property is now in compliance with rental licensing standards, now recommends concurrence with the recommendation of the Interim Director of Regulatory Services to approve the reinstatement of said license to be held by Chase Elliot.

Adopted. RE&E - Your Committee recommends passage of the accompanying resolution granting applications for Liquor, Wine and Beer Licenses.

Adopted. Resolution 2013R-217, granting applications for Liquor, Wine and Beer Licenses, was adopted by the City Council. A complete copy of this resolution is available for public inspection in the office of the City Clerk.

RE&E - Your Committee recommends passage of the accompanying resolution granting applications for Business Licenses.

Adopted. Resolution 2013R-218, granting applications for business licenses, was adopted by the City Council. A complete copy of this resolution is available for public inspection in the office of the City Clerk.

RE&E - Your Committee recommends passage of the accompanying resolution granting applications for Gambling Licenses.

Adopted. Resolution 2013R-219, granting applications for Gambling Licenses, was adopted by the City Council. A complete copy of this resolution is available for public inspection in the office of the City Clerk.

RE&E - Your Committee, having under consideration the Rental Dwelling License held by Abdulaziz Sheikh for the property located at 2628 13th Ave S, and a hearing having been held before administrative hearing officer Fabian Hoffner who issued Findings of Fact, Conclusions and a Recommendation that the rental dwelling license be revoked, now recommends approval of the recommendation to revoke said license for failure to meet licensing standards pursuant to Section 244.1910 of the Minneapolis Code of Ordinances, as more fully set forth in the Findings of Fact on file in the office of the City Clerk as FOF-2013-21 which are hereby made a part of this report by reference.

Adopted. The REGULATORY, ENERGY

PLEASE KEEP THIS SIGN UP

City of Minneapolis
Department of Regulatory Services
Housing Inspections Division

FINAL DECISION
NO LICENSE

To Renters of 2628-13th Av. S.

The City of Minneapolis will NOT give your Landlord a Rental License for this building.

YOU ARE ORDERED TO MOVE BY: 7-31-13

Reference: Minneapolis Code of Ordinances 244.1910, 244.1940 & 244.1970

To obtain more information regarding your rights and responsibilities.

Please Call 311 or 612-673-3000

for referrals to the appropriate help agencies and for general information

Date Posted: 6-7-13

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

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

Somali- Qow: Haddii aad baahayso in laaga kaalmeeyo taariiqada macluumaadkan, oo laadag in aad waad 612-673-2500

Hmong-Ceeb toom: Yog koj xav tau koj peb txhais cov xov no rau koj dawb, hu 612-673-2500

Sign Language Interpreter: 612-673-2225 TTY: 612-673-2500

FINDINGS OF FACT

Abdulaziz Sheikh is the listed owner of the property at 1500 26th Street E., in the City of Minneapolis. As the owner of this property Abdulaziz Sheikh, on March 31, 2011, applied for and was awarded a rental license for the property. Abdulaziz Sheikh was listed on the rental license application as the owner of the property and as the person responsible for the maintenance and management of the property. Abdulaziz Sheikh's listed address on the rental license application was 1132 S. 8th Street #203, Minneapolis, MN 55404.

The rental license obtained by Mr. Sheikh on March 31, 2011, was valid until August 31, 2011. Mr. Sheikh failed to renew his rental license for the property in August of 2011, and the license expired. After the license expired tenants continued to occupy the property and on March 26, 2012, an inspection was conducted on the property to determine the occupancy of the property. The property was found to be occupied without a rental license and a \$500.00 administrative citation was issued on June 18, 2012 and a \$1,000.00 administrative citation was issued on July 17, 2012. Pursuant to a finding by the Administrative Hearing Officer, Mr. Sheikh paid the \$500.00 administrative citation and \$250.00 of the \$1,000.00 administrative citation with the remaining \$750.00 stayed for a period of one year.

On July 25, 2012, Mr. Sheikh paid his rental license fee and received a rental license that was valid until August 31, 2012. On September 14, 2012, Mr. Sheikh paid his rental license fee and received a rental license that was valid until August 31, 2013. At some time in 2012, the property went into tax forfeiture and on November 26, 2012, the property was found vacant, was referred to the VBR program and the rental license was closed.

On February 18, 2013, a Truth In Sale of Housing report was completed, listing Hennepin County Tax Forfeiture as the owner and Abdulaziz Sheikh as the buyer. Mr. Sheikh signed the report on March 22, 2013.

On June 4, 2013, the Minneapolis City Council made a final decision to revoke the rental license, held by Abdulaziz Sheikh, for the property located at 2628 13th Avenue S., Minneapolis, MN. Minneapolis Code of Ordinances § 244.1910 (a) (13)(b), provides that "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."

On June 27, 2013, Minneapolis Housing Inspections found that the property was being rented without a rental license and an administrative citation was issued in the amount of \$500.00. On July 17, 2013, the property was found occupied again without a rental license and an administrative citation was issued in the amount of \$1,000.00.

On July 26, 2013, a Notice of Denial of Rental License or Provisional License was issued to Abdulaziz Sheikh by the Housing Inspections Division. The Notice of Denial stated that the reason for the Notice of Denial was based upon violation of M.C.O. § 244.1910 (a) (13) (b) due to Mr. Sheikh being ineligible from obtaining any new rental licenses based upon the revocation of the rental license he held previously at 2628 13th Avenue S.

Additionally, the Notice of Denial of Rental License or Provisional License listed a violation of M.C.O. § 244.1910 (a) (19) as a reason that the rental license at 1500 26th Street E. was being denied. 244.1910 (a) (19) provides: "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." Mr. Sheikh had been issued administrative citations for renting the property without a valid rental license on June 18, 2012, July 17, 2012, June 26, 2013 and July 17, 2013. In addition the property was cited for rubbish removal, for long grass and/or inoperable vehicles five times since 2009. In addition the property has several open housing orders and numerous unpaid administrative citations all of which show that Mr. Sheikh has not properly managed his property.

On August 2, 2013, Abdulaziz Sheikh filed an application for rental license for the property at 1500 26th Street E. On August 9, 2013, a letter was sent to Mr. Sheikh stating that the application was rejected due to the pending Notice of Denial. The property was also posted with notice of the Notice of Denial. The owner was given fifteen (15) days to file an appeal of the Notice of Denial of Rental License or Provisional License, which he failed to do.

**NOTICE TO OWNER & CONTACT PERSON
FINAL DECISION FOR DENIAL OF RENTAL LICENSE**

October 28, 2013

Abdulaziz Sheikh
1132 South 8th Street
#203
Minneapolis, MN 55404

Abdulaziz Sheikh
1005 – 19th Street East
Minneapolis, MN 55404

Abdulaziz Sheikh
1500-26th Street East
Minneapolis, MN55404

Dear Mr. Sheikh:

The final decision of the Minneapolis City Council has been to revoke your rental license for the property at 1500 – 26th Street E.

The property must be vacated by: November 11, 2013

244.1910 Licensing Standards (13) (b)

(13) 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.

The rental unit(s) shall not be occupied until a Rental License has been reinstated by the City Council. The reinstatement process is in accordance with Minneapolis Code of Ordinances 244.1940 and 244.1945

Sincerely,

Cynthia Gagnier
Manager, Administrative Services
612-673-5898

5. Emerson Food Market, 2628 Emerson Ave N:
Passage of Resolution approving Business License Operating Conditions relating to Grocery and Tobacco Dealer Licenses.
Action Taken: Adopted.

6. Liquor, Wine and Beer Licenses:
Passage of Resolution granting license applications.
Action Taken: Adopted.

7. Business Licenses:
Passage of Resolution granting license applications.
Action Taken: Adopted.

8. Gambling Licenses:
Passage of Resolution granting license applications.
Action Taken: Adopted.

9. Property at 3434 Dupont Ave N:
Approve waiver of 60-day waiting period requirement to demolish property as set forth in Chapter 249.
Action Taken: Adopted.

10. Rental Dwelling License at 2914 Queen Ave N:
a) Revoke license held by Kolbe LLC, Pentagon Management Group LLC, Neima Mehran; and b) Adopt Findings.
Action Taken: Adopted.

11. Rental Dwelling License at 2435 Elliot Ave:
a) Revoke license held by Emma Weatherspoon; and b) Adopt Findings.
Action Taken: Adopted.

* 12. Rental Dwelling License Application for 1500 E 26th St:
a) Deny application for a Rental Dwelling License to be held by Abdulaziz Sheikh; and b) Adopt Findings.
Action Taken: Adopted.

Referred Report to Ways & Means/Budget

13. City Tree Program:
Authorize execution of agreement with Tree Trust, in an amount not to exceed the budgeted allocation, to manage City Tree Program in 2014 with an option for one-year contract extensions in 2015, 2016, and 2017.
Action Taken: Adopted.

Transportation & Public Works

T&PW agenda of 10/8/2013

1. Special Service Districts - Proposed Services and Service Charges for 2014:
Passage of Resolution approving special services, cost estimates, services charges for 2014 in the Uptown, Central Ave, Stadium Village, Nicollet Ave S, South Hennepin Ave, 48th St E & Chicago Ave S, and 43rd St W and Upton Ave S Special Service Districts.
Action Taken: Adopted.

2. Sanitary Sewer Service Availability Charge Assessments:
Passage of Resolution adopting and levying assessments and adopting the assessment rolls for sanitary sewer service availability charges (SAC) that remain unpaid.
Action Taken: Adopted.

3. Water & Sewer Service Line Repair Assessments:
a) **Sent forward without recommendation** the assessment relating to the property located at 4136 Portland Ave S; and

PLEASE KEEP THIS SIGN UP

City of Minneapolis
Department of Regulatory Services
Housing Inspections Division

**FINAL DECISION
NO LICENSE**

To Renters of 1500-26th St. E.

The City of Minneapolis will NOT give your Landlord a Rental License for this building.

YOU ARE ORDERED TO MOVE BY: 11-11-13

Reference: Minneapolis Code of Ordinances 244.1910, 244.1940 & 244.1970

To obtain more information regarding your rights and responsibilities

Please Call 311 or 612-673-3000

for referrals to the appropriate help agencies and for general information

Date Posted: 10-29-13

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

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

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

FINDINGS OF FACT

Abdulaziz Sheikh is the listed owner of the property at 1806 26th Street E., in the City of Minneapolis. Mr. Sheikh purchased the property sometime in 2010. Mr. Sheikh did not obtain a rental license after purchasing the property in 2010.

On October 27, 2011, the property at 1806 26th Street E. was found to be occupied by individuals who were not the owners of the property. On October 27, 2011, a violation letter was issued to the owner, Abdulaziz Sheikh and an administrative citation was issued in the amount of \$500.00. The violation letter stated that the property was being occupied illegally without a rental license and gave the owner a date to come into compliance. The \$500.00 administrative citation was later cancelled due to a clerical error.

On May 21, 2013, the property was again found occupied without a valid rental license and a warning letter was issued to the owner, Abdulaziz Sheikh on May 23, 2013. A re-inspection at the property was completed on June 6, 2013, and the property was again found to be illegally occupied without a rental license. On June 7, 2013, an administrative citation was issued to Abdulaziz Sheikh in the amount of \$500.00. On July 1, 2013, a re-inspection was conducted and the property was again found to be illegally occupied without a rental license. The tenants were given until August 1, 2013, to vacate the property.

On June 4, 2013, the Minneapolis City Council made a final decision to revoke the rental license, held by Abdulaziz Sheikh, for the property located at 2628 13th Avenue S., Minneapolis, MN. Minneapolis Code of Ordinances § 244.1910 (a) (13)(b), provides that "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."

On July 26, 2013, a Notice of Denial of Rental License or Provisional License was issued to Abdulaziz Sheikh by the Housing Inspections Division. The Notice of Denial stated that the reason for the Notice of Denial was based upon violation of M.C.O. § 244.1910 (a) (13) (b) due to Mr. Sheikh being ineligible from obtaining any new rental licenses based upon the revocation of the rental license he held previously at 2628 13th Avenue S.

Additionally, the Notice of Denial of Rental License or Provisional License listed a violation of M.C.O. § 244.1910 (a) (19) as a reason that the rental license at 1500 26th Street E. was being denied. 244.1910 (a) (19) provides: "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." Mr. Sheikh had been issued administrative citations for renting the property without a valid rental license on October 27, 2011, and on June 7, 2013. In addition the property was cited for rubbish removal or for long grass five times since 2010. In addition the property has a few open housing orders and a few unpaid administrative citations all of which show that Mr. Sheikh has not properly managed his property.

On August 5, 2013, Abdulaziz Sheikh filed an application for rental license for the property at 1806 26th Street E. On August 9, 2013, a letter was sent to Mr. Sheikh stating that the application was rejected due to the pending Notice of Denial. The property was also posted with notice of the Notice of Denial. The owner was given fifteen (15) days to file an appeal of the Notice of Denial of Rental License or Provisional License, which he failed to do.

**NOTICE TO OWNER & CONTACT PERSON
FINAL DECISION FOR RENTAL LICENSE REVOCATION**

November 15, 2013

Owner:

| | | |
|-----------------------------------|-----------------------------|----------------------------|
| Abdulaziz Sheikh | Abdulaziz Sheikh | Maimuna Mohamed |
| 1132 South 8 th Street | 1005 E 19 th St. | 1132 S 8 th St. |
| #203 | #1 | #203 |
| Minneapolis, MN 55404 | Minneapolis, MN 55404 | Mpls., MN 55404 |

Dear Mr. Sheikh:

The final decision of the Minneapolis City Council has been to revoke your rental license for the property at 1806 – 26th Street East.

The property must be vacated by: November 30, 2013

244.1910 Licensing Standards (13) (b)

(13) 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.

The rental unit(s) shall not be occupied until a Rental License has been reinstated by the City Council. The reinstatement process is in accordance with Minneapolis Code of Ordinances 244.1940 and 244.1945

Sincerely,

Cynthia Gagnier
Manager, Administrative Services
612-673-5898

PLEASE KEEP THIS SIGN UP

City of Minneapolis
Department of Regulatory Services
Housing Inspections Division

FINAL DECISION NO LICENSE

To Renters of 1806-26th St. E.

The City of Minneapolis will NOT give your Landlord a Rental License for this building.

YOU ARE ORDERED TO MOVE BY: 11-30-13

Reference: Minneapolis Code of Ordinances 244.1910, 244.1940 & 244.1970

To obtain more information regarding your rights and responsibilities
Please Call 311 or 612-673-3000
for referrals to the appropriate help agencies and for general information

Date Posted: 11-18-30

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

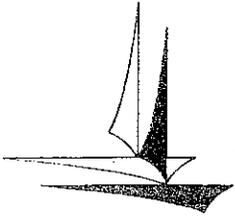
Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800

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.



Minneapolis
City of Lakes

NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

November 4, 2013

Property Addresses

2431 Chicago Avenue, 2519 15th Av S., 1005 19th St E., [REDACTED]

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

Abdulaziz Sheikh
1132 - 8th Street
#203
Minneapolis, MN 55404

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
- (11) Property taxes delinquent or assessments for administrative citations
- (12) Responsible party has bench warrant(s) pursuant to the Housing/Zoning Code
- (13) **Owner/licensee/manager has had 2 or more licenses revoked.**
- (14) Licensee has adverse license action in progress
- (15) Rental License application is not current per section 244.1840
- (17) Licensee failed to obtain required permits MN Rule CH 1300.0120
- (18) Licensee allowed water shut for non-payment 244.1910(18)
- (19) Other Cause - chapter 4, section 16 of the Charter
- (20) Notice to tenant of pending foreclosure/cancellation of Contract for Deed
- (21) 2nd violation of letting/offering to let unlicensed rental
- (22) 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

For Office Use Only: RLIC #: 539481 OPERATOR: EXY FEE: — DATE: 6/16/11 TYPE: Updates

539485 **Rental License Application**

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

Section 1 Rental Property Information

Rental Property Address 2431 CHICAGO Ave 2519 15th AVE S.

Number of Rental Units 1 Residential Units _____ Rooming Rental Units _____ Shared Bath Units _____ (description on back)

List how is each unit addressed Unit# _____ Unit# _____ Unit# _____ Unit# _____ (If a unit is occupied by Licensee please indicate that unit)

Section 2 Licensee Information

Name of Licensee Abdulaziz S Sheikh
First Last

Business Name (if applicable) RIZAK ESTATE
(Submission of Articles of Organization listing the Licensee is required at time of application)

Address of Licensee 1132 South 8th street # 203
(Address cannot be a P.O. Box or commercial mailing service)

City Minneapolis County Hennepin State & Zip Code 55404 Phone 952846 8036

Date of Birth _____ E-mail ABDULAZIZELMI@gmail.com

I AFFIRM BY MY SIGNATURE BELOW THAT I AM IN COMPLIANCE WITH ALL RENTAL LICENSING STANDARDS OUTLINED IN MINNEAPOLIS CODE OF ORDINANCES, TITLE 12, CHAPTER 244. AND UNDERSTAND THAT FAILURE TO COMPLY WITH ANY OF THESE STANDARDS AND/OR CONDITIONS SHALL BE ADEQUATE GROUNDS FOR THE DENIAL, REFUSAL TO RENEW, REVOCATION, OR SUSPENSION OF MY RENTAL DWELLING LICENSE

I ACKNOWLEDGE THAT ALL CORRESPONDENCE SENT FROM THE DEPARTMENT OF INSPECTIONS WILL BE MAILED TO THE APPOINTED AGENT/CONTACT PERSON IF LISTED BELOW

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

Signature of Licensee [Signature] Date 06/15/11

Section 3 Appointed Agent/Contact Person

This person must reside within the 16-county metropolitan area (LIST OF COUNTIES ON BACK)

Name of Appointed Agent/Contact Person Abdulaziz S Sheikh
First Last

Address of Agent/Contact Person 1132 S 8th St # 203
(Address cannot be a P.O. Box or commercial mailing service)

City Mpls County Hennepin State & Zip Code MN 55404 Phone 952 846 8036

Date of Birth 12/31/64 E-mail ABDULAZIZELMI@gmail.com

I AFFIRM BY MY SIGNATURE BELOW THAT I AM IN COMPLIANCE WITH ALL RENTAL LICENSING STANDARDS OUTLINED IN MINNEAPOLIS CODE OF ORDINANCES, TITLE 12, CHAPTER 244. AND UNDERSTAND THAT FAILURE TO COMPLY WITH ANY OF THESE STANDARDS AND/OR CONDITIONS SHALL BE ADEQUATE GROUNDS FOR THE DENIAL, REFUSAL TO RENEW, REVOCATION, OR SUSPENSION OF MY RENTAL DWELLING LICENSE

I ACKNOWLEDGE THAT THE DEPARTMENT OF INSPECTIONS WILL HOLD ME RESPONSIBLE FOR THE MAINTENANCE, MANAGEMENT, AND ANY LEGAL ACTIONS THAT MAY ENSUE FOR THE ABOVE LISTED RENTAL PROPERTY.

I AGREE THAT ALL CORRESPONDENCE SENT FROM THE DEPARTMENT OF INSPECTIONS WILL BE MAILED TO ME AS THE APPOINTED AGENT/CONTACT PERSON AS LISTED IN THIS SECTION

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

Space Reserved for Notary Stamp

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

FLIC 539481 Prop Dev 08-OCT-08 Jur: MPLS

Applicant

Applicant: ABDULAZIZ E. SHEIKH
Representative:
Position/Title:
Address Line 1:
Address Line 2: 1132 S 8TH ST #203
City / State: MINNEAPOLIS MN Zip: 55404
E-mail: ABDULAZIZELMI@GMAIL.COM

Home Ph: 952-846-8036
Work Ph:
Extension:
Fax:
Type:
SSN:
MR ID/PIN: 42833248

Identifiers

Contact

Contact: ABDULAZIZ E. SHEIKH
Representative:
Position/Title:
Address Line 1:
Address Line 2: 1132 S 8TH ST #203
City / State: MINNEAPOLIS MN Zip: 55404
E-mail: ABDULAZIZELMI@GMAIL.COM

Home Ph: 952-846-8036
Work Ph:
Extension:
Fax:
Type:
Birthdate: 31-DEC-1964
MR ID/PIN: 42833242

Photo

Copy Applicant From: Applicant

Owner

Professional

2431-Chicago Av.

For Office Use Only: RLIC #: 539481 OPERATOR: EXV FEE: — DATE: 6/16/11 TYPE: Updates

539485

Rental License Application

1 - 4 Unit Rental Buildings

Please see instructions on back of form

Section 1 Rental Property Information

Rental Property Address 2431 CHICAGO Ave 2519 15th Ave S.

Number of Rental Units 1 Residential Units _____ Rooming Rental Units _____ Shared Bath Units _____ (description on back)

List how is each unit addressed Unit# _____ Unit# _____ Unit# _____ Unit# _____ (If a unit is occupied by Licensee please indicate that unit)

Section 2 Licensee Information

Name of Licensee Abdulaziz S Sheikh

Business Name (if applicable) RIZAK ESTATE
(Submission of Articles of Organization listing the Licensee is required at time of application)

Address of Licensee 1132 South 8th street # 203
(Address cannot be a P.O. Box or commercial mailing service)

City Minneapolis County Hennepin State & Zip Code 55404 Phone 952846 8036

Date of Birth _____ E-mail ABDULAZIZELMI@gmail.com

I AFFIRM BY MY SIGNATURE BELOW THAT I AM IN COMPLIANCE WITH ALL RENTAL LICENSING STANDARDS OUTLINED IN MINNEAPOLIS CODE OF ORDINANCES, TITLE 12, CHAPTER 244. AND UNDERSTAND THAT FAILURE TO COMPLY WITH ANY OF THESE STANDARDS AND/OR CONDITIONS SHALL BE ADEQUATE GROUNDS FOR THE DENIAL, REFUSAL TO RENEW, REVOCATION, OR SUSPENSION OF MY RENTAL DWELLING LICENSE

I ACKNOWLEDGE THAT ALL CORRESPONDENCE SENT FROM THE DEPARTMENT OF INSPECTIONS WILL BE MAILED TO THE APPOINTED AGENT/CONTACT PERSON IF LISTED BELOW

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

Signature of Licensee [Signature] Date 06/15/11

Section 3 Appointed Agent/Contact Person

This person must reside within the 16-county metropolitan area (LIST OF COUNTIES ON BACK)

Name of Appointed Agent/Contact Person Abdulaziz S Sheikh

Address of Agent/Contact Person 1132 S 8th St # 203
(Address cannot be a P.O. Box or commercial mailing service)

City Mpls County Henn State & Zip Code MA 55404 Phone 952 846 8036

Date of Birth 12/31/64 E-mail ABDULAZIZELMI@gmail.com

I AFFIRM BY MY SIGNATURE BELOW THAT I AM IN COMPLIANCE WITH ALL RENTAL LICENSING STANDARDS OUTLINED IN MINNEAPOLIS CODE OF ORDINANCES, TITLE 12, CHAPTER 244. AND UNDERSTAND THAT FAILURE TO COMPLY WITH ANY OF THESE STANDARDS AND/OR CONDITIONS SHALL BE ADEQUATE GROUNDS FOR THE DENIAL, REFUSAL TO RENEW, REVOCATION, OR SUSPENSION OF MY RENTAL DWELLING LICENSE

I ACKNOWLEDGE THAT THE DEPARTMENT OF INSPECTIONS WILL HOLD ME RESPONSIBLE FOR THE MAINTENANCE, MANAGEMENT, AND ANY LEGAL ACTIONS THAT MAY ENSUE FOR THE ABOVE LISTED RENTAL PROPERTY.

I AGREE THAT ALL CORRESPONDENCE SENT FROM THE DEPARTMENT OF INSPECTIONS WILL BE MAILED TO ME AS THE APPOINTED AGENT/CONTACT PERSON AS LISTED IN THIS SECTION

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

Space Reserved for Notary Stamp

| APPLICANT AND CONTACT | | | | | | | |
|-----------------------|-------------------------|-----------|------------|-------------|--------------|--------------|-----------|
| Application | Address | Applicant | Comment | Quantities | Fee Calc | Fee Pmt | Issue |
| PLIC | 539485 | | | | | | |
| | | | | | Prop Dev. | 09-OCT-08 | Jur. MPLS |
| Applicant | | | | | | | |
| Applicant: | ABDULAZIZ E. SHEIKH | | | Home Ph: | 952-846-8036 | | |
| Representative: | | | | Work Ph: | | | |
| Position/Title: | | | | Extension: | | | |
| Address Line 1: | | | | Fax: | | | |
| Address Line 2: | 1132 S 8TH ST #203 | | | Type: | | | |
| City / State: | MINNEAPOLIS | MN | Zip: 55404 | SSN: | | | |
| E-mail: | ABDULAZIZELMI@GMAIL.COM | | | IVR ID/PIN: | 43054183 | | |
| Identifiers | | | | | | | |
| Contact | | | | | | | |
| Contact: | ABDULAZIZ E. SHEIKH | | | Home Ph: | 952-846-8036 | | |
| Representative: | | | | Work Ph: | | | |
| Position/Title: | | | | Extension: | | | |
| Address Line 1: | | | | Fax: | | | |
| Address Line 2: | 1132 S 8TH ST #203 | | | Type: | | | |
| City / State: | MINNEAPOLIS | MN | Zip: 55404 | Birthdate: | 31-DEC-1964 | | |
| E-mail: | ABDULAZIZELMI@GMAIL.COM | | | IVR ID/PIN: | 43054177 | | |
| Photo | Copy Applicant From: | | | Applicant | Owner | Professional | |

2519-15th Av. S.

For Office Use Only: RLIC# 551421 OPERATOR: JCL FEE: \$59 DATE: 2/12/13 TYPE: Re-chosen

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

Section 1 Rental Property Information

Rental Property Address 1005 E 19th St
Number of Rental Units 1 Residential Units Rooming Rental Units Shared Bath Units (description on back)
List how is each unit addressed Unit# Unit# Unit# Unit# (If a unit is occupied by Licensee please indicate that unit)

Section 2 Owner Information

Name of Owner Abdulaziz Shiekh (Shiekh)
First MI Last
Business Name (if applicable)
(Submission of Articles of Organization listing the Owner is required at time of application)
Address of Owner 1132 S 8th St #203 MPLS
(Address cannot be a P.O. Box or commercial mailing service)
City Mpls County HEN State & Zip Code 55404 Phone 952 846 8036
Date of Birth 12/31/64 E-mail abdulaziz.elmi@gmail.com

I AFFIRM BY MY SIGNATURE BELOW THAT I AM IN COMPLIANCE WITH ALL RENTAL LICENSING STANDARDS OUTLINED IN MINNEAPOLIS CODE OF ORDINANCES, TITLE 12, CHAPTER 244. AND UNDERSTAND THAT FAILURE TO COMPLY WITH ANY OF THESE STANDARDS AND/OR CONDITIONS SHALL BE ADEQUATE GROUNDS FOR THE DENIAL, REFUSAL TO RENEW, REVOCATION, OR SUSPENSION OF MY RENTAL DWELLING LICENSE

I ACKNOWLEDGE THAT ALL CORRESPONDENCE SENT FROM THE DEPARTMENT OF INSPECTIONS WILL BE MAILED TO THE APPOINTED AGENT/CONTACT PERSON IF LISTED BELOW

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

Signature of Owner [Signature] Date 02/11/13

Section 3 Appointed Agent/Contact Person

This person must reside within the 16-county metropolitan area (LIST OF COUNTIES ON BACK)

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

I AFFIRM BY MY SIGNATURE BELOW THAT I AM IN COMPLIANCE WITH ALL RENTAL LICENSING STANDARDS OUTLINED IN MINNEAPOLIS CODE OF ORDINANCES, TITLE 12, CHAPTER 244. AND UNDERSTAND THAT FAILURE TO COMPLY WITH ANY OF THESE STANDARDS AND/OR CONDITIONS SHALL BE ADEQUATE GROUNDS FOR THE DENIAL, REFUSAL TO RENEW, REVOCATION, OR SUSPENSION OF MY RENTAL DWELLING LICENSE

I ACKNOWLEDGE THAT THE DEPARTMENT OF INSPECTIONS WILL HOLD ME RESPONSIBLE FOR THE MAINTENANCE, MANAGEMENT, AND ANY LEGAL ACTIONS THAT MAY ENSUE FOR THE ABOVE LISTED RENTAL PROPERTY.

I AGREE THAT ALL CORRESPONDENCE SENT FROM THE DEPARTMENT OF INSPECTIONS WILL BE MAILED TO ME AS THE APPOINTED AGENT/CONTACT PERSON AS LISTED IN THIS SECTION

Signature of Appointed Agent/Contact Person (MUST BE NOTARIZED) Date
Subscribed and sworn to before me on this day of , 20
Notary Public, County

| APPLICANT AND CONTACT | | | | | | | |
|--|-------------------------|-----------|---------|------------|--------------|-------------|-----------|
| Application | Address | Applicant | Comment | Quantities | Fee Calc | Fee Pmt | Issue |
| ALIC | 551421 | | | | Prop Dev. | 12FEB-13 | Jur. MPLS |
| Applicant | | | | | | | |
| Applicant | ABDULAZIZ SHIEKH | | | Home Ph: | 952-846-8036 | | |
| Representative: | | | | Work Ph: | | | |
| Position/Title: | | | | Extension: | | | |
| Address Line 1: | | | | Fax: | | | |
| Address Line 2: | 1005 E 19TH ST | | | Type: | | | |
| City / State: | MINNEAPOLIS | MN | Zip: | 55404 | SSN: | | |
| E-mail: | ABDULAZIZELMI@GMAIL.COM | | | MR ID/PIN: | 93334672 | | |
| <u>Identifiers</u> | | | | | | | |
| Contact | | | | | | | |
| Contact | ABDULAZIZ SHIEKH | | | Home Ph: | 952-846-8036 | | |
| Representative: | | | | Work Ph: | | | |
| Position/Title: | | | | Extension: | | | |
| Address Line 1: | | | | Fax: | | | |
| Address Line 2: | 1005 E 19TH ST | | | Type: | | | |
| City / State: | MINNEAPOLIS | MN | Zip: | 55404 | Birthdate: | 31-DEC-1964 | |
| E-mail: | ABDULAZIZELMI@GMAIL.COM | | | MR ID/PIN: | 93334665 | | |
|  Copy Applicant From: Applicant Owner Professional | | | | | | | |

1005-E, 19th St.

Hennepin County, Minnesota

[Home](#)

[SEARCH TIPS](#)

Property Information Search Result

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

Search By:

PROPERTY ID
 ADDRESS
 ADDITION NAME
 INTERACTIVE MAP

2014 Assessment Data (For Taxes Payable 2015) will be available on this web site approximately 04/01

2013 Assessment (For Taxes Payable 2014)

[TAX INFORMATION](#)

Property ID:
3502924240181

Property ID: 35-029-24-24-0181
 Address: 2431 CHICAGO AVE
 Unit No.:
 Municipality: MINNEAPOLIS

Owner: A E SHEIKH & A A HASSAN

Taxpayer Name / Address: ABDULAZIZ E SHEIKH
 ABDIRIZAK A HASSAN
 1132 8TH ST #203
 MINNEAPOLIS MN 55404

Subrecord No. 1

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

| Values | Estimated |
|--|------------------|
| Land: | \$15,700 |
| Building: | \$109,300 |
| Machinery: | \$0 |
| Totals: | \$125,000 |
| Less Qualified Improvement: | \$0 |
| Less Veterans Exclusion: | \$0 |
| Less Homestead Market Value Exclusion: | \$0 |
| Learn More | |
| Total Taxable Market Value: | \$125,000 |

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

Need help locating a property on our site? Check out our Search Tips

Hennepin County, Minnesota

[Home](#)

[SEARCH TIPS](#)

Property Information Search Result

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

Search By:

Note: Taxes Payable 2014 (2013 Values) will be available on this web site approximately 03/01

Parcel Data for Taxes Payable 2013

[Click here for information on your PROPOSED 2014 PROPERTY TAX - Truth In Taxation statement](#)

- [PROPERTY ID](#)
- [ADDRESS](#)
- [ADDITON NAME](#)
- [INTERACTIVE MAP](#)

Print

[VIEW MAP](#)

[TAXES DUE](#)

[PAYMENT OPTIONS](#)

[CURRENT YEAR VALUES](#)

[PRIOR YEAR TAXES](#)

| | |
|--------------------------|---|
| Property ID: | 35-029-24-13-0132 |
| Address: | 2519 15TH AVE S |
| Municipality: | MINNEAPOLIS |
| School Dist: | 001 |
| Watershed: | 6 |
| Sewer Dist: | |
| Owner Name: | A SHIEKH & A HASSAN |
| Taxpayer Name & Address: | ABDULAZIZ SHIEKH ABDIRIZAK HASSAN 1132 S 8TH ST # 203 MINNEAPOLIS MN 55404 |
| Construction year: | 1900 |
| Approx. Parcel Size: | 29 X 127.5 |

HOUSE or BUILDING #: 2519
STREET NAME: (at least first 3 characters) 15th
UNIT # (if applicable)

Sale Information

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

| | |
|-------------------|----------------|
| Sale Date: | December, 2002 |
| Sale Price: | \$103,000 |
| Transaction Type: | Warranty Deed |

20 records per page

Tax Parcel Description

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

| | |
|----------------------------|--|
| Addition Name: | "GALES 1ST ADDITION TO MINNEAPOLIS" |
| Lot: | 007 |
| Block: | 009 |
| First Line Metes & Bounds: | S 1/2 |
| Full Metes & Bounds: | Note: To read full tax parcel description, click here. |
| Abstract or Torrens: | ABSTRACT |

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

| | |
|----------------------------|------------|
| Estimated Market Value: | \$96,000 |
| Taxable Market Value: | \$96,000 |
| Total Improvement Amount: | |
| Total Net Tax: | \$2,108.30 |
| Total Special Assessments: | |
| Solid Waste Fee: | |
| Total Tax: | \$2,108.30 |

[TAXES DUE](#)

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

Values:

| | |
|---|-------------------------|
| Land Market | \$7,900 |
| Building Market | \$88,100 |
| Machinery Market | |
| Total Market: | \$96,000 |
| Qualifying Improvements | |
| Veterans Exclusion | |
| Homestead Market Value Exclusion | |
| Classifications: | |
| Property Type | RESIDENTIAL TWO UNIT |
| Homestead Status | NON-HOMESTEAD |
| Relative Homestead | |
| Agricultural | |
| Exempt Status | |

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

Need help locating a property on our site? Check out our Search Tips

Hennepin County, Minnesota

[Home](#)

[SEARCH TIPS](#)

Property Information Search Result

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

Note: Taxes Payable 2014 (2013 Values) will be available on this web site approximately 03/01

Parcel Data for Taxes Payable 2013

Click here for information on your PROPOSED 2014 PROPERTY TAX - Truth In Taxation statement

Search By:

- PROPERTY ID
- ADDRESS
- ADDITION NAME
- INTERACTIVE MAP

Property ID:
2602924340018

Print

Property ID: 26-029-24-34-0018
 Address: 1005 19TH ST E
 Municipality: MINNEAPOLIS
 School Dist: 001
 Watershed: 6
 Sewer Dist:
 Owner Name: A E SHIEKH & A A HASSAN
 Taxpayer Name & Address: ABDULAZIZ E SHIEKH
 1132 S 8TH ST #203
 MINNEAPOLIS MN 55404
 Construction year: 1900
 Approx. Parcel Size: 50.00 X 78.00

Sale Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.
 NO SALE INFORMATION ON FILE FOR THIS PROPERTY.

Tax Parcel Description

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

Addition Name: J S & W ELLIOTS ADDITION TO MINNEAPOLIS
 Lot: 001
 Block: 004
 First Line Metes & Bounds: E 50 FT OF W 100 FT
 Full Metes & Bounds: [Note: To read full tax parcel description, click here.](#)
 Abstract or Torrens: ABSTRACT

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

| | | |
|----------------------------|------------|--|
| Estimated Market Value: | \$127,500 | |
| Taxable Market Value: | \$127,500 | |
| Total Improvement Amount: | | |
| Total Net Tax: | \$2,800.48 | |
| Total Special Assessments: | \$704.82 | |
| Solid Waste Fee: | | |
| Total Tax: | \$3,505.30 | <input type="button" value="TAXES DUE"/> |

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

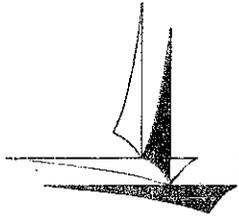
Values:

| | |
|-----------------|-----------|
| Land Market | \$11,800 |
| Building Market | \$115,700 |

Machinery Market
Total Market: \$127,500
Qualifying Improvements
Veterans Exclusion
Homestead Market Value Exclusion
Classifications:
Property Type RESIDENTIAL TWO
UNIT
Homestead Status NON-HOMESTEAD
Relative Homestead
Agricultural
Exempt Status

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

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



Minneapolis
City of Lakes

NOTICE OF REVOCATION OF RENTAL LICENSE OR PROVISIONAL LICENSE

November 22, 2013

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 Addresses: 2431 Chicago Avenue, 2519 15th Av S., 1005 19th St E.

Abdulaziz Sheikh
1132 – 8th Street
#203
Minneapolis, MN 55404

Abdulaziz Sheikh
1005 -19th Street East
Minneapolis, MN 55404

This is to notify you that the above properties fail to meet one or more of the rental licensing standards below: (Minneapolis Code of Ordinances 244.1910 and 244.1940)

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

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

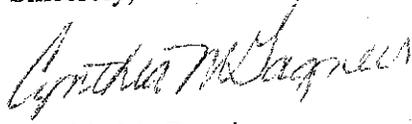
In addition, defects that create an imminent hazard to health or safety may be cause for the immediate denial, non-renewal, revocation, or suspension of the rental license or provisional license (Section 244.1940). Also, licensing procedures are in addition to and do not supersede or preempt such other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

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

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

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

Sincerely,



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

Enclosure

PLEASE KEEP THIS SIGN UP

City of Minneapolis
Department of Regulatory Services
Housing Inspections

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

To Renters of 2431-Chicago Av.

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

2 or More Licenses Revoked LS13

Reference: Minneapolis Code of Ordinances 244.1910 Licensing Standards

Your landlord must appeal this decision by 12-20-13

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 11-26-13

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

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

Somali-Ogow: Haddii aad dooneyso in lagaa kaalmeeyo tarjamaadda 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

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 2519-15th Av. S.

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

2 or More Licenses Revoked LS13

Reference: Minneapolis Code of Ordinances 244.1910 Licensing Standards

Your landlord must appeal this decision by 12-20-13

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: 11-26-13

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Somali: Ogow: Haddii aad dooneyso in lagaa kaalmeyso tarjamadda macluumaadkani ee laaag-ka-aaan 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

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 1005-19th St. E.

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

2 or More Licenses Revoked LS13

Reference: Minneapolis Code of Ordinances 244.1910 Licensing Standards

Your landlord must appeal this decision by 12-20-13

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: 11-26-13

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Spanish- Atención: Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700
Somali- Ogow, Haddii aad dooneyso in lagaa kaalmeeyo tarjamaadda machuumaadkani, oo lacag la'aan waa 612-673-2800
Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800
Sign Language Interpreter- 612-673-3220 TTY: 612-673-2626

| SENDER: COMPLETE THIS SECTION | COMPLETE THIS SECTION ON DELIVERY |
|--|--|
| <ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. | <p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> |
| <p>1. Article Addressed to:</p> <p>Abdulaziz Sheikh 1132-8th St. #203 Mpls, MN 55404</p> | <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> |
| <p>2. Article Number (Transfer from service label)</p> | <p>7010 1870 0002 5038 0505</p> |
| <p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p> | |

| U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided) | | | | | | | | | | | |
|---|---------|----|---------------|--|--|--|---|--|----------------------|----|--------------------------|
| For delivery information visit our website at www.usps.com | | | | | | | | | | | |
| OFFICIAL USE | | | | | | | | | | | |
| <table border="1"> <tr> <td>Postage</td> <td>\$</td> </tr> <tr> <td>Certified Fee</td> <td></td> </tr> <tr> <td>Return Receipt Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Restricted Delivery Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Total Postage & Fees</td> <td>\$</td> </tr> </table> | Postage | \$ | Certified Fee | | Return Receipt Fee (Endorsement Required) | | Restricted Delivery Fee (Endorsement Required) | | Total Postage & Fees | \$ | <p>Postmark Here</p> |
| Postage | \$ | | | | | | | | | | |
| Certified Fee | | | | | | | | | | | |
| Return Receipt Fee (Endorsement Required) | | | | | | | | | | | |
| Restricted Delivery Fee (Endorsement Required) | | | | | | | | | | | |
| Total Postage & Fees | \$ | | | | | | | | | | |
| <p>Sent To <u>Abdulaziz Sheikh</u> Street, Apt. No., or PO Box No. <u>1132-8th St #203</u> City, State, ZIP+4 <u>Mpls, MN 55404</u></p> | | | | | | | | | | | |
| <p>PS Form 3800, August 2005 See Reverse for Instructions</p> | | | | | | | | | | | |

Rental Dwelling License Revocation Appeals Application

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

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

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

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

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

Reason:

The owner of these properties did not have two licenses revoked as alleged. No other reason for revocation was provided.

Date: Nov. 26, 2013 Property Address: 2431 Chicago Ave., 2519 15th ave. S., 1005 19th St. E.

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

Abdulaziz Sheikh
1132 S. 8th Street #203
Minneapolis, MN 55404

Signature: _____

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

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 224.1910 or section 244.1920 and shall include a copy of the inspection report if applicable. However, if a building or dwelling unit fails to meet licensing standards 244.1910(2), (3), (4), (13)(a), (18) or (21), for a second time under the same owner/licensee, a notice of director's determination of noncompliance shall not be required to be sent as the building or dwelling unit may be subject to an action for denial; non-renewal; revocation or suspension pursuant to section 244.1940.

(b) If the rental dwelling fails to meet one (1) or more of the standards set forth in section 244.1910, the notice shall indicate that the license holder or applicant has ten (10) days to correct the defects, after which the city council will take action to deny, refuse to renew, revoke, or suspend the license or provisional license.

(c) If the rental dwelling fails to meet the standards set forth in section 244.1920, the notice shall indicate that the license holder or applicant has sixty (60) days to correct the defects causing the building to be substandard, after which the city council will take action to deny, refuse to renew, revoke, or suspend the license or provisional license. The director may for good cause authorize additional time to correct defects causing a building to be substandard. If the defects create an imminent hazard to health or safety, the director may proceed immediately for denial, nonrenewal, revocation, or suspension under section 244.1940, or may shorten the deadline for compliance to less than sixty (60) days.

(d) Whenever a notice of noncompliance is issued under this section, the director of 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)