



Request for City Council Committee Action from the Department of Regulatory Services

Date: June 17, 2014

To: Council Member Lisa Goodman, Chair – Community Development & Regulatory Services Committee

Subject: Rental License Revocation – 4127 Colfax Av. N.
Owner William Davidson – Juanita Investments LLC

Recommendation: Revocation of the Rental License at – 4127 Colfax Av. N.
Owner William Davidson – Juanita Investments LLC

Department Information

Prepared by: Kathy Zierke, Admin Analyst II – (612) 673-5846

Approved by:

Nuria P. Rivera-Vandermyde, Director of Regulatory Services

Presenters in Committee: Christina Dowling, Legal Process Coordinator – (612) 673-2449

Community Impact

- City Goals

Supporting Information

On March 31st, 2014, notice was sent to the owner, William Davidson indicating that a recommendation to revoke the rental license for the property listed above would be sent to the City Council. The owner, William Davidson did not appeal this recommendation. Assistant City Attorney, Lee Wolf has found this property has failed to meet the licensing standard under Minneapolis Code of Ordinance 244.1910 subd. 11

(See enclosed Evidence Packet and Findings of Fact)

FINDINGS OF FACT

Juanita Investments LLC., is the owner of the property at the listed address of 4127 Colfax Avenue N., Minneapolis, MN. As the owner of this property Juanita Investments LLC., applied for and was awarded a rental license for the property. Juanita Investments LLC., was listed on the rental license application as the owner of the property and Ishmael Israel was listed as the person responsible for the maintenance and management of the property. Both parties listed and address of 7030 Brooklyn Blvd., Suite 200B, Brooklyn Center, MN. In late November of 2013, an updated rental license application was completed listing William Davidson as the representative of the Limited Liability Company and also listing Mr. Davidson as the person responsible for the maintenance and management of the property. The address listed on the rental license application for both Juanita Investments LLC., and William Davidson, was 3732 Park Avenue S., #2, Minneapolis, MN.

On January 23, 2012, an inspection of the property at 4127 Colfax Avenue N., was completed by Housing Inspector Bailey Erlandson. On January 24, written orders were issued to Ishmael Israel, the person responsible for the maintenance and management of the property. The written orders were for interior violations under Request For Services (RFS) 12-0893563 and for exterior violations under RFS 12-0893567.

The interior orders required the owner/property manager to free the window sashes in the kitchen of the lower unit, to repair or replace the rotting sash from in the lower unit rear bedroom, to repair or replace the sash cords in the lower unit north bedroom and rear bedroom, repair and refinish the wall in the lower unit north bedroom, bathroom and front stairway, to repair or replace the lower unit s-trap in the kitchen sink, to repair or remove the open wiring at the old smoke detector in the lower unit, to provide a Carbon Monoxide detector in the lower unit and to provide a

smoke detector in the basement of the lower unit. The owner/property manager was given until February 23, 2012, to make the necessary repairs.

A warning letter was issued by Inspector Erlandson on March 6, 2013, giving the owner/property manager until April 8, 2013, to make the necessary repairs. On July 22, 2013, a final warning notice was issued by Inspector Erlandson, giving the owner/property manager until August 22, 2013, to make the necessary repairs.

On November 25, 2013, an inspection was completed at the property by Inspector Erlandson which showed that the interior orders had not been complied with and an administrative citation was issued in the amount of \$500.00.

The exterior orders, issued on January 24, 2013, under RFS 12-0893567, required the owner/property manager to place the missing house numbers on the front of the property, to repair or replace the chimney, repair or replace the rotting foam liner at the north and west sides of the foundation and to seal the foundation where there were cracks or openings, to properly prepare and paint the wood trim and to repair or replace the overhead door panel, the access door and the rotting overhang boards on the garage. The owner/property manager was given until June 1, 2013, to make the necessary repairs.

A warning letter was issued by Inspector Erlandson on March 6, 2013, giving the owner/property manager until April 8, 2013, to make the necessary repairs. On July 22, 2013, a final warning notice was issued by Inspector Erlandson, giving the owner/property manager until August 22, 2013, to make the necessary repairs.

On October 22, 2013, an exterior inspection of the property was completed by Inspector Erlandson which showed that the exterior orders had not been complied with and an administrative citation was issued in the amount of \$250.00. On November 25, 2013, Inspector Erlandson conducted

a re-inspection of the exterior of the property and found that the exterior orders had not been complied with and an administrative citation was issued in the amount of \$500.00.

Upon completion of her inspection on October 22, 2013, Inspector Erlandson reviewed the Housing Inspection Services Division's records and determined that the property had not been properly re-licensed in the fall of 2013, and that the rental license fees were overdue and the rental license expired. Inspector Erlandson issued a violation notice and an immediate \$500.00 administrative citation for the expired rental license. The owner/property manager was given until November 19, 2013, to bring the property into compliance. The property was also placarded with a notice of unlawful occupancy due to the expired rental license.

A review of the Division's records on November 25, 2013, showed that the rental license on the property remained expired and an administrative citation was issued in the amount of \$1,000.00

On February 7, 2014, a review of the Inspections Division's records revealed that neither the owner, Juanita Investments LLC, nor the property manager, William Davidson, had paid or appealed the administrative citations and on February 7, 2014, a Notice of Director's Determination of Non-Compliance was sent to Juanita Investments LLC, at the listed address of 3732 Park Avenue S. #2, Minneapolis, MN. The Notice, informed the owner 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 4127 Colfax Avenue N. The owner was given ten (10) days to bring the property in compliance with M.C.O. § 244.1910 (11) (a). The owner failed to bring the property into compliance and on March 31, 2014, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Juanita Investments LLC, and William Davidson at the listed address of 3732 Park Avenue, #2, Minneapolis, MN. The property was also posted with notice of the revocation

action. The owner and property manager were given fifteen (15) days to file an appeal which they failed to do.