



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

Date: September 9, 2014

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

Subject: Rental License Revocation – 3016 – Colfax Av. S.
Owner Peter Leugers

Recommendation: Revocation of the Rental License at – 3016 – Colfax Av. S.
Owner Peter Leugers

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 June 12th, 2014, notice was sent to the owner, Peter Leugers indicating that a recommendation to revoke the rental license for the property listed above would be sent to the City Council. The owner, Peter Leugers 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

Peter Leugers is the owner of the property at the listed address of 3016 Colfax Avenue S., Minneapolis, MN. As the owner of this property Peter Leugers applied for and was awarded a rental license for the property. Peter Leugers 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. Peter Leugers listed his contact address as 3508 Harriet Avenue S., Minneapolis, MN.

On August 3, 2012, Housing Inspector Scott Mann, conducted an inspection at the 3016 Colfax Avenue S. address. Inspector Mann issued orders to the property owner/property manager, Peter Leugers, to repair or replace the roof on the garage, to properly prepare and paint the exterior wood trim of the main dwelling, to repair or replace the deteriorated deck/patio and to install required exterior handrails for the attached front steps. The owner was given until September 5, 2012, to come into compliance with the written orders.

On December 6, 2012, Inspector Mann conducted an inspection at the property and determined that the owner had not complied with the written orders and an administrative citation was issued in the amount of \$250.00. On June 28, 2013, Inspector Mann conducted an inspection at the property and determined that the owner had not complied with the written orders and an administrative citation was issued in the amount of \$500.00.

On September 19, 2013, a final warning notice of ordinance code violations was issued to the owner. The warning notice gave the owner until October 4, 2013, to make the necessary corrections to the property. On October 23, 2013, Inspector Mann conducted an inspection at the property and determined that the owner had not complied with the written orders and an administrative citation was issued in the amount of \$1,000.00. On November 25, 2013, Inspector Mann conducted an inspection at the

property and determined that the owner had not complied with the written orders and an administrative citation was issued in the amount of \$1,000.00.

On December 27, 2013, a letter of extension was issued to the owner giving the owner until January 26, 2014, to make the necessary corrections at the property. On May 1, 2014, Inspector Mann conducted an inspection at the property and determined that the owner had not complied with the written orders and an administrative citation was issued in the amount of \$2,000.00.

On March 28, 2014, a review of the Inspections Division's records revealed that the owner, Peter Leugers, had neither paid nor appealed the administrative citations and on March 28, 2014, a Notice of Director's Determination of Non-Compliance was sent to Peter Leugers at the listed address of 3508 Harriet Avenue S., 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 3016 Colfax Avenue S. 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 June 12, 2014, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Peter Leugers at the listed address of 3508 Harriet Avenue S., Minneapolis, MN 55405. The property was also posted with notice of the revocation action. The owner was given fifteen (15) days to file an appeal which he failed to do.