

Community Development & Regulatory Services Committee

In the Matter of the Rental License Revocation Action

OWNER

PETER LEUGERS

3016 – Colfax Avenue South

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Minneapolis
City of Lakes

Nuria P. Rivera-Vandermyde
Director

Department of Regulatory Services

250 South 4th Street – Room 400
Minneapolis, MN 55415-1316

Office (612) 673-3000
Fax (612) 673-3262
TTY (612) 673-3300

August 25, 2014

Property Address: 3016 Colfax Avenue South

Peter Leugers
3508 Harriet Avenue South
Minneapolis, MN 55408

Dear Mr. Leugers:

On June 12th, 2014 you were notified of the City’s intent to revoke the rental dwelling license for the property located at 3016 – Colfax Avenue South. You did not appeal the action.

The matter will be heard by the Community Development & Regulatory Services Committee of the City Council on September 9th, 2014, at 1:30 p.m. in room 317 of City Hall, 350 S. 5th St. Minneapolis. You will be given an opportunity to speak, but no further evidence will be heard.

You may wish to contact the City Clerk’s office at 673-2046 prior to the meeting to verify when this item will be placed on their agenda. If you have any questions about this notice, please call me at 673-5850.

Sincerely,

Joann Velde
Deputy Director
Housing Inspections

Encl.



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and Services

www.ci.minneapolis.mn.us

Affirmative Action Employer

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Online services

Transactions and applications

[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:

2014 Assessment (For Taxes Payable 2015)

[Tax information](#)

Property ID: 04-028-24-11-0091

Address: 3016 COLFAX AVE S

Unit No.:

Municipality: MINNEAPOLIS

Owner: PETER LEUGERS

Taxpayer Name / Address: PETER LEUGERS

3508 HARRIET S

MPLS MN 55408

[Property ID](#)

[Address](#)

[Addition name](#)

[Interactive map](#)

Property ID:

0402824110091

[Search](#)

[Clear](#)

Subrecord No. 1

Improvement Amount: \$0

Property Type: RESIDENTIAL TWO UNIT

Homestead Status: NON-HOMESTEAD

Exempt or Deferred:

Values	Estimated
Land:	\$79,100
Building:	\$217,400
Machinery:	\$0
Totals:	\$296,500
Less Qualified Improvement:	\$0
Less Veterans Exclusion:	\$0
Less Homestead Market Value Exclusion:	\$0
Learn more	
Total Taxable Market Value:	\$296,500

Section 5

Rental License Fees

Fee Amounts per Building: The annual license fee for a rental dwelling license or provisional license is \$33.00 for the first rental dwelling unit and \$20.00 for each additional rental dwelling unit under common ownership in the same building. The licensing billing period is between October 1st through September 30th. New owners who have purchased their property after April 1st (during second half of license year) shall pay the prorated fee of 60%. A change in ownership shall require a new license application and payment of the license fee. Operation of an unlicensed dwelling unit shall be subject to an additional administrative fee of fifty dollars (\$50.00) for the first dwelling unit, and twenty dollars (\$20.00) for each additional dwelling unit under common ownership in the same building. This fee shall be in addition to any other appropriate enforcement action or fees due. This fee shall apply 60 days after owner closes the sale of the rental property.

FEE MUST ACCOMPANY APPLICATION.

Minneapolis Finance Department
Department of Regulatory Services
Inspections Division
250 South 4th Street
Minneapolis, MN 55415-1373

Make checks payable to:
Mail to:

**City of Minneapolis
Inspections Division**

Section 8

Please check the appropriate boxes below:

- I certify that there are no delinquent property taxes for this rental dwelling.
- I certify that there are no delinquent assessments for this rental dwelling.
- I certify that there are no active arrest warrants for a Minneapolis Maintenance Code or Zoning Code violation pertaining to any property on which the licensee, applicant or property manager has a legal or equitable ownership interest or is involved in management or maintenance.

Section 6

Important Information

Section 244.2010: Every Licensee shall promptly notify the Department of Inspections of any changes in the names, addresses and other information concerning the person listed in the last license application filed with the department.
Section 244.2000(d): The owner of any dwelling which is required to be licensed by this chapter shall prior to the time of sale of said dwelling, notify the buyer in writing of all unabated orders and violation tags issued by the Department of Inspections pertaining to said dwelling, as well as the requirement of law that said dwelling, upon acquisitions by a new owner, must be licensed with the Director of Inspections. A copy of the notification shall be mailed to the Director of Inspections within five (5) days of furnishing the notification to the buyer. If the dwelling is owned by a corporation, an officer of said corporation shall carry out the notification required by this section. If the property is owned by more than one person, a notification by one of the owners shall satisfy this section. For the purpose of this section, "time of sale" shall be construed to mean when a written purchase agreement is executed by the buyer or, in the absence of a purchase agreement, upon the execution of any document providing for the conveyance of a dwelling required to be licensed.

Section 7

For Office Use Only

Add
Change
New
Total Units
License/Provisional Number
Operator
Date Processed
Fee Amount Paid
Source: Certificate of Occupancy _____ Code Compliance _____ New Owner
Inspection _____ Conversion _____

Section 9

The licensee shall maintain a current register of all tenants and other persons with a lawful right to occupancy to a dwelling unit and the corresponding floor number, and unit number, and/or designation of such within the building.

Address where tenant register is kept: **3500 HARBORET AVE S.**

Section 10

RENTAL LICENSE BUILDING SCHEME

- If this property is single family dwelling, check here. (Building scheme not required for single family dwellings.)
- If this property is a duplex, check here. Is either unit owner occupied? NO (yes or no)

How is each unit addressed?

Unit #1 3016 COLFAX AVE S.

Circle the unit that is owner occupied (if applicable)

Unit #2 3018 COLFAX AVE S.

Section 11

DIRECTIONS FOR BUILDING SCHEME (3 or more units)

On the reverse side of this form is a grid, which can be used for you scheme. The floors are the column headings listed from left to right. The units on each floor should be listed from lowest to highest unit # along with the unit type in their appropriate column. For larger buildings, you may call 673-5856 for additional grid sheets or supply your own grid as long as it is formatted the same as the grid on the back of this form.

**City of Minneapolis
Inspections Division**

Section 8

Please check the appropriate boxes below:

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- I certify that there are no delinquent assessments for this rental dwelling.
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Section 9

The licensee shall maintain a current register of all tenants and other persons with a lawful right to occupancy to a dwelling unit and the corresponding floor number, and unit number, and/or designation of such within the building.

Address where tenant register is kept: 3508 HANNAVEY S
Mpls MN 55408

Section 10

RENTAL LICENSE BUILDING SCHEME

- If this property is single family dwelling, check here. (Building scheme not required for single family dwellings.)
 - If this property is a duplex, check here. Is either unit owner occupied? NO (yes or no)
- How is each unit addressed? Unit #1 2016
Unit #2 3018
- Circle the unit that is owner occupied (if applicable)

Section 11

DIRECTIONS FOR BUILDING SCHEME (3 or more units)

On the reverse side of this form is a grid, which can be used for you scheme. The floors are the column headings listed from left to right. The units on each floor should be listed from lowest to highest unit # along with the unit type in their appropriate column. For larger buildings, you may call 673-8856 for additional grid sheets or supply your own grid as long as it is formatted the same as the grid on the back of this form.

Rental License Fees

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FEES MUST ACCOMPANY APPLICATION.

Minneapolis Finance Department
Department of Regulatory Services
Inspections Division
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Minneapolis, MN 55415-1373

Make checks payable to:
Mail to:

Section 6

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Section 7

For Office Use Only

Add: _____
 Change: _____
 New: _____
 Total Units: _____
 License/Provisional Number: _____
 Operator: _____
 Date Processed: _____
 Fee Amount Paid: _____

Source: Certificate of Occupancy _____ Code Compliance _____ New Owner _____
 Inspection _____ Conversion: redate/renew

City of Minneapolis PropertyInfo

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Property Address:

Property ID: 0402824110091

[Map](#)

3016 Colfax Ave S Minneapolis, MN 55408

RENTAL LICENSE & LODGING HOUSE LICENSE

Permit Type	Contact	Paid On	Amount
RLIC - RENTAL LICENSING	Peter A Leugers 3508 Harriet Ave South, Minneapolis, MN 55408 2855 612-822-8978		
		Aug 20, 2013	\$88
		Aug 22, 2012	\$88
		Aug 18, 2011	\$86
		Jul 22, 2010	\$84
		Aug 18, 2009	\$84
		Sep 12, 2008	\$80
		Aug 16, 2007	\$76
		Dec 06, 2006	\$74
		May 16, 2006	\$59
		Sep 21, 2004	\$56
		Mar 05, 2004	\$53
		Sep 13, 2002	\$53
Nov 08, 2001	\$53		
Feb 08, 2001	\$33		
RLIC - RENTAL LICENSING	Bagley-bonner Brian 3018 Colfax Av S, Minneapolis, MN 55408 612 000-0000		
		Sep 20, 1999	\$28
RLIC - RENTAL LICENSING	Peter A Leugers 3508 Harriet Ave South, Minneapolis, MN 55408 2855 612-822-8978		
		Sep 20, 1999	\$28

RLIC - RENTAL LICENSING

Peter Leugers
 3016 Colfax Ave So, Minneapolis, MN 55408
 2855
 612 822-8978

Paid On	Amount
Sep 04, 1998	\$28
Oct 29, 1997	\$28
Oct 08, 1996	\$28
Sep 26, 1995	\$28
Sep 21, 1994	\$28
Oct 05, 1993	\$28
Feb 03, 1993	\$28

RLIC - RENTAL LICENSING

Bagley-bonner Brian
 3018 Colfax Av S, Minneapolis, MN 55408
 612 000-0000

Paid On	Amount
Sep 16, 1991	\$28

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Property Address:

Property ID: 0402824110091

[Map](#)

3016 Colfax Ave S Minneapolis, MN 55408

Warning - IMPORTANT INFORMATION CONCERNING SPECIAL ASSESSMENTS!
 City of Minneapolis property data is updated nightly, Monday – Friday. While efforts are made to ensure that the information on our website is complete and accurate, Special Assessments data could be up to 72 hours old due to data systems refresh cycles.

The Special Assessment information herein does not include Public Works, Minneapolis Park Board, Hennepin County assessments.

If you are concerned about the accuracy or timeliness of an item and would like to contact the department responsible for the data, please contact [Minneapolis 311](#) so that a 311 Customer Service Agent can direct you to the appropriate department. From within the City, dial 3-1-1; outside Minneapolis, dial (612) 673-3000. TTY/TDD users dial (612) 673-2157.

For more information, see the [Special Assessments website](#) or [Special Assessment Contacts](#).

SPECIAL ASSESSMENTS

Year	Total	Assessed	Pending	Cancelled	Paid	Other
2014	5	0	5	0	0	0
2013	2	1	0	1	0	0
Prior	2	2	0	0	0	0
All	9	3	5	1	0	0

[Hide Details.](#)

2014

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
12-0934648	1089	2014	H-admin Cit	Assessment For Admin Citation Fee Ent 23-jun-2014 Unpaid Admin Citation \$2000 Issued 01-may-2014	Pending	\$2,200.00
12-0934648	1089	2014	H-admin Cit	Assessment For Admin Citation Fee Ent 12-dec-2013 \$1000 Admin Citation Issued 23-oct-2013	Pending	\$1,100.00
12-	1089	2014	H-admin	Assessment For Admin Citation Fee Ent	Pending	\$1,100.00

0934648			Cit	24-dec-2013 Unpaid \$1000 Admin Citation Issued 26-nov-2013		
12-0934648	1097	2014	H-rein Fee	Assessment For Re-inspection Fee Ent 07-jan-2014 Unpaid Reinspection Fee \$100 Issued 23-oct-2013.	Pending	\$150.00
12-0934648	1097	2014	H-rein Fee	Assessment For Re-inspection Fee Ent 21-apr-14 Reinsp Fee From 21-feb-14	Pending	\$150.00

2013

SPECIAL ASSESSMENTS						
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
12-0934648	1089	2013	H-admin Cit	Assessment For Admin Citation Fee Ent 06-aug-13 Unpaid Admin Citation \$500	Assessed	\$550.00
12-0934648	1162	2013	Sa-1162	Unpaid Admin Citations - Nuisance Condit 22-jan-2013 Unpaid Admin Citation \$250 Issued 06-dec-2012	Paid	\$275.00

2003

SPECIAL ASSESSMENTS						
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
02-0224559	1086	2003	839	Inoperable Vehicle Blue Toyota, 4dr., Mn Lic. #348-nfr, Expired Jun 02	Assessed	\$75.00
03-0258154	1080	2003	019	Brush & Branches <4" Brush & Branches <4"	Assessed	\$224.97

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

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Property Address:

Property ID: 0402824110091

[Map](#)

3016 Colfax Ave S Minneapolis, MN 55408

Current Inspector: Ronald

Last Inspection: 08/07/2014 by Forrest

HOUSING VIOLATIONS				
Year	Total	Open	Closed	Tags
2014	2	2	0	0
2013	3	3	0	0
Prior	23	7	16	0
All	28	12	16	0

[Hide Details.](#)

2014

INCIDENT: [14-1028823](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
OPEN					

INCIDENT: [14-1023964](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
OPEN					

2013

INCIDENT: [13-1018871](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Rep/rep Ext Walls	OPEN	11/26/2013	12/26/2013	INSP	

INCIDENT: [13-1014597](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Roof Overhang	OPEN	10/21/2013	11/22/2013	INSP	

INCIDENT: 13-0977110 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

2012

INCIDENT: 12-0934744 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Heating Performance Safety Check Require	DONE	08/03/2012	09/05/2012	INSP	
Fire Egress	DONE	08/03/2012	09/05/2012	INSP	

INCIDENT: 12-0934656 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Combustible Storage	DONE	08/03/2012	08/21/2012	INSP	
Repair Smoke Det.*	DONE	08/03/2012	08/21/2012	INSP	
Smoke Detectors	DONE	08/03/2012	08/21/2012	INSP	
Interior Handrails	DONE	08/03/2012	08/21/2012	INSP	
Repair Existing Guardrails	DONE	08/03/2012	08/21/2012	INSP	

INCIDENT: 12-0934648 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Install Ext Handrail	OPEN	08/03/2012	09/05/2012	INSP	
Rep/rep Deck/patio	OPEN	08/03/2012	09/05/2012	INSP	
Paint Exterior Trim	OPEN	08/03/2012	09/05/2012	INSP	
Rep/rep Roof	OPEN	08/03/2012	09/05/2012	INSP	
Unpaid Admin Citations - Nuisance Condit	OPEN				
Assessment For Re-inspection Fee	OPEN				
Assessment For Admin Citation Fee	OPEN				

2004

INCIDENT: 04-0310958 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Licensing; Mco 244.1810	DONE	01/12/2004	02/02/2004	INSP	

2003**INCIDENT: 03-0258154 (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Brush & Branches <4"	DONE	04/28/2003	05/06/2003	INSP	

2002**INCIDENT: 02-0224559 (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	11/01/2002	11/06/2002	INSP	

INCIDENT: 02-0199663 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	08/08/2002	08/14/2002	INSP	

INCIDENT: 02-0192548 (ENV COMBINED SEWER OVERFLOW)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

2001**INCIDENT: 01-0154219 (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	11/16/2001	11/26/2001	INSP	

INCIDENT: 01-0150081 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Licensing; Mco 244.1810	DONE	10/04/2001	10/15/2001	INSP	

1994**INCIDENT: 458933 (GARBAGE, TRASH, CANS, ETC.)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Carpet/pad	DONE	09/13/1994	09/22/1994	INSP	
INCIDENT: 448995 (WEEDS, BRUSH, ETC.)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	07/11/1994	07/19/1994	INSP	

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Minneapolis Information Technology

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

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Property Address:

Property ID: 0402824110091

[Map](#)

3016 Colfax Ave S Minneapolis, MN 55408

Police Precinct: 5

Last Incident Date: 04/27/2014

POLICE INCIDENTS		
Year	Incidents	No. Reports Filed
2014	2	1
2013	0	0
Prior	11	2
All	13	3

[Hide Details.](#)

2014

COLFAX AV S/3016				
Incident	Nature	Disposition	Date	Time
14-137945	Auto Theft in Progress (P)	RPT-Report	04/27/2014	11:36 PM
14-017370	Threats (P)	INF-Information	01/17/2014	00:59 PM

2012

COLFAX AV S/3016				
Incident	Nature	Disposition	Date	Time
12-078168	Suspicious Person (P)	RPT-Report	03/17/2012	04:19 AM

2008

COLFAX AV S/3018				
Incident	Nature	Disposition	Date	Time
08-073818	Prowler (P)	GOA-Gone on Arrival	03/16/2008	00:37 AM

2007

COLFAX AV S/3018				
Incident	Nature	Disposition	Date	Time

COLFAX AV S/3016

Incident	Nature	Disposition	Date	Time
34757	BURGLARY OF DWELL	NOS	02/11/2007	08:31 AM

2006**COLFAX AV S/3016**

Incident	Nature	Disposition	Date	Time
116130	FIRECRACKERS	AQT	05/06/2006	01:56 AM

2002**COLFAX AV S/3018**

Incident	Nature	Disposition	Date	Time
263319	DISTURBANCE	AQT	09/15/2002	02:57 AM
199726	BURG DWELL IN PROGRE	AST	07/20/2002	08:36 AM
196113	THREATS	RPT	07/17/2002	09:34 AM
195308	UNWANTED PERSON	GOA	07/16/2002	04:19 PM
118377	UNKNOWN TROUBLE	NOS	05/07/2002	01:25 AM

2000**COLFAX AV S/3016**

Incident	Nature	Disposition	Date	Time
82176	LOUD MUSIC	ADV	03/22/2000	11:21 AM

1999**COLFAX AV S/3016**

Incident	Nature	Disposition	Date	Time
348018	LOUD MUSIC	AQT	11/01/1999	09:01 AM

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Minneapolis Information Technology

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



Regulatory Services & Emergency Preparedness--Housing Inspection Services Division

250 South Fourth Street -- Room 300 Minneapolis, Minnesota 55415

www.minneapolismn.gov

Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700
Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeeyo 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: 612-673-2157
If you want help translating this information in any other language, call 612-673-3737

06-AUG-12

LEUGERS, PETER A

**3508 HARRIET AVENUE SOUTH
MINNEAPOLIS, MN 55408 2855**

NOTICE OF ORDINANCE CODE VIOLATIONS

Property Address in Violation: 3016 COLFAX AVE S

RFS #: 12-0934648

On 03-AUG-12, an inspection of your property at the above address disclosed conditions that are violations of Minneapolis Code of Ordinances.

Please make the following corrections by the required due date of: 05-SEP-12

Repair or replace the roof on this dwelling in a professional manner. Minneapolis Code of Ordinances 244.500 Violation Text 133.

Inspector's Comments: Roof on garage

Properly prepare and paint the exterior wood trim of the main dwelling structure in a professional manner wherever it is not of a material manufactured or processed specifically for use in such a weather-exposed location, or which is blistered, cracked or flaked away. Minneapolis Code of Ordinances 244.500. NOTE: Any structure built before 1978 may have lead-based paint. Deteriorated lead-based paint may pose a health hazard, especially for pregnant women and children six (6) and under. To limit health problems associated with lead paint, keep all painted surfaces in good repair. For more information on hazards associated with lead-based paint or to properly prepare surfaces which may contain lead-based paint, contact the State Health Department at 651-215-0890 or call 1-800-424-LEAD. Violation Text 142.

Inspector's Comments: Where flaking and peeling

Repair or replace the deteriorated deck/patio of this dwelling in a professional manner. Minneapolis Code of Ordinances 244.550. Violation Text 157.

Inspector's Comments: Holes on decking, on back deck

Install required exterior handrails for all attached steps to this dwelling whenever there are four (4) or more risers. Handrails shall be graspable with a circular one and one-quarter (1 1/4) inch to two and five-eighths (2 5/8) inches cross section. State building code requires that new installations be within thirty-four (34) to thirty-eight (38) inches above the nose of the treads. Minneapolis Code of Ordinances 244.550 and 244.960. Violation Text 158.

Inspector's Comments: Require handrail on attached front steps.

After the due date an inspection will be done to ensure that all violations have been corrected.

Failure to comply with order(s) by required due date requires you to pay a one hundred dollar (\$100.00) fee for each subsequent inspection **and may result civil and/or criminal legal action to be taken** per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40

Right to Appeal

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed if you disagree with these violations. If you would like to appeal these violation orders, please call (612) 673-5891 for an appeal form. You must file the form within 15 days of the date of this letter.

HOUSING INSPECTION SERVICES WEBSITE

www.minneapolismn.gov/inspections

Please call or e-mail me if you have questions, concerns or need assistance in understanding this order.

SCOTT MANN (SCM), HOUSING INSPECTOR II, Phone: (612) 328-0166

E-mail: scott.mann@ci.minneapolis.mn.us

List of Helpful Resources

For seniors, disabled individuals, or low-income residents:

The City's Senior Ombudsperson

Assists **seniors** and **disabled persons** find services they need. **612-673-3004**

A Brush with Kindness

Volunteers help **low-income homeowners** do minor exterior repairs, light landscaping, clean-up, and painting. Able-bodied homeowners work alongside volunteers on repairs. Application deadline is in May. Pat Lund, **612-788-8169** or pat.lund@tchabit.com

Handyworks

Helps **seniors** live independently at home by matching them with people who can help with housekeeping, minor home repairs, lawn-mowing, snow removal, seasonal jobs, and outdoor chores. Application deadline is in the spring—please call for exact information. **612-721-8687, Ext. 329**

Hearts & Hammers

Volunteers paint the exteriors of homes owned by **seniors** who are not able to do the work themselves. They specialize in homes that are 2 stories or 2 ½ stories tall. They also do exterior rehab work, such as caulking, landscaping, etc., to restore the exterior character of the home and to improve its weatherproofing and security. All work is FREE and completed by a crew of volunteers in one day. Application deadline is in the spring—please call for exact information. **952-922-2451**

Metro Paint-A-Thon

Volunteers will scrape, prime and paint the exteriors of selected homes owned by **persons 60 years of age or older or by persons with permanent physical disabilities**. Application deadline is in May of each calendar year. **612-721-8687, Ext. 321**

Rebuilding Together

Rebuilding Together helps to preserve and revitalize houses, serving **low-income homeowners, seniors, disabled persons, and families with children**. They provide repairs - like roofing, plumbing, & electrical work - free of charge. **651-776-4273**

Financing and Loans for a variety of income levels (check with your bank, too)

Center for Energy & Environment (CEE) and Neighborhood Revitalization Program

CEE offers a variety of low-interest loans and grants to **Minneapolis property owners – including rental property** - to help them fix-up their homes. On behalf of neighborhood groups, CEE also administers Neighborhood Revitalization Program (NRP) low-interest and forgivable loans for home improvement. Call CEE at **612-335-5884**.

City Living Program. Home-improvement loans. **612-673-5282**

GHMC Housing Resource Center

The Greater Metropolitan Housing Corporation (GMHC) Housing Resource Center provides code-abatement loans, home-improvement financing, deferred loans, construction consultations, and housing information. Call Denise at **612-378-7985**.

Neighborhood Housing Services of Minneapolis

Helps owner-occupants of select neighborhoods throughout Minneapolis with repairs and remodeling. Call 612-521-3581 to find out what programs may be available in your area.

CITY OF MINNEAPOLIS
 INSPECTIONS DIVISION
 HOUSING MAINTENANCE SECTION
 300 PUBLIC SERVICE CENTER
 250 SOUTH 4TH STREET
 MINNEAPOLIS, MINNESOTA 55415

ADMINISTRATIVE CITATION

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

07-DEC-12

LEUGERS, PETER A

3508 HARRIET AVENUE SOUTH
 MINNEAPOLIS, MN 55408 2855

Violation number: 12-0934648
Violation Location: 3016 COLFAX AVE S
Violation Date: 06-DEC-12

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

Violation type: REP/REP ROOF
 PAINT EXTERIOR TRIM

FINE: \$250 (If not paid by 01-JAN-13 a 10% late payment fee will be added)

Officer or Inspector: SCOTT MANN (SCM), HOUSING INSPECTOR II, Phone: (612) 328-0166

Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.

Make Checks Payable to: MINNEAPOLIS FINANCE DEPARTMENT

Yog xav paub tshaj nos ntxiv, hu 612-673-3000. Macluumaad dheeri ah, kala soo xiriir 612-673-3000.
 Para mas información llame 612-673-3000.

DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING

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

ADMINISTRATIVE CITATION BILLING STATEMENT

Location: 3016 COLFAX AVE S	MAIL PAYMENTS TO Inspections Division 250 South 4 th St, Suite 300 Minneapolis MN 55415-1316	Date Due 01-JAN-13	Amount Due Now \$250
Please write this number on your check: 12-0934648		Amount Due After: 01-JAN-13 \$ 275	

Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

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

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

To Pay in Person: Deliver the payment with the bottom portion of the administrative citation to the office of the Inspections Division. Office hours are 8:00 am – 3:30 pm Monday through Friday; except Thursday 9:00 am – 3:30 pm.

Contesting the Violation – Requesting a Hearing

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

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

Repeat Violations

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

Continuing Violations

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

Questions

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

For more information about the payment of your fine or on the hearing process, please call the Inspections Division at (612) 673-2007.

Mail Payment and Correspondence to:
City of Minneapolis Inspections Division
Attn: Administrative Citation Processing
250 4th Street South, Room 300, Public Service Center
Minneapolis, MN 55415-1391

Make Checks Payable to: Minneapolis Finance Department

CITY OF MINNEAPOLIS
 INSPECTIONS DIVISION
 HOUSING MAINTENANCE SECTION
 300 PUBLIC SERVICE CENTER
 250 SOUTH 4TH STREET
 MINNEAPOLIS, MINNESOTA 55415

ADMINISTRATIVE CITATION

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

02-JUL-13

LEUGERS, PETER A

3508 HARRIET AVENUE SOUTH
 MINNEAPOLIS, MN 55408 2855

Violation number: 12-0934648
Violation Location: 3016 COLFAX AVE S
Violation Date: 28-JUN-13

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

Violation type: PAINT EXTERIOR TRIM
 REP/REP ROOF

FINE: \$500 (If not paid by 27-JUL-13 a 10% late payment fee will be added)

Officer or Inspector: SCOTT MANN (SCM), HOUSING INSPECTOR II, Phone: (612) 328-0166

Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.

Make Checks Payable to: MINNEAPOLIS FINANCE DEPARTMENT

Yog xav paub tshaj nos ntxiv, hu 612-673-3000. Macluumaad dheeri ah, kala soo xiriir 612-673-3000.
 Para mas información llame 612-673-3000.

DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING

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

ADMINISTRATIVE CITATION BILLING STATEMENT

Location: 3016 COLFAX AVE S	MAIL PAYMENTS TO Inspections Division 250 South 4 th St, Suite 300 Minneapolis MN 55415-1316	Date Due 27-JUL-13	Amount Due Now \$500
		Amount Due After: 27-JUL-13 \$ 550	
Please write this number on your check: 12-0934648			

Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

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

Repeat Violations

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

Continuing Violations

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

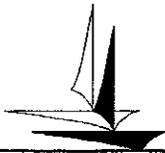
Questions

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

For more information about the payment of your fine or on the hearing process, please call the Inspections Division at (612) 673-2007.

Mail Payment and Correspondence to:
City of Minneapolis Inspections Division
Attn: Administrative Citation Processing
250 4th Street South, Room 300, Public Service Center
Minneapolis, MN 55415-1391

Make Checks Payable to: Minneapolis Finance Department



Regulatory Services & Emergency Preparedness--Housing Inspection Services Division

250 South Fourth Street – Room 300 Minneapolis, Minnesota 55415

www.minneapolismn.gov



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
If you want help translating this information in any other language, call 612-673-3737

19-SEP-13

LEUGERS, PETER A

**3508 HARRIET AVENUE SOUTH
MINNEAPOLIS, MN 55408 2855**

FINAL WARNING NOTICE OF ORDINANCE CODE VIOLATIONS

Property Address in Violation: 3016 COLFAX AVE S

RFS #: 12-0934648

Upon re-inspection of your housing orders on 19-SEP-13 it was found that the violations listed below still require correction.

Please make the following corrections by the required due date of: 04-OCT-13

Properly prepare and paint the exterior wood trim of the main dwelling structure in a professional manner wherever it is not of a material manufactured or processed specifically for use in such a weather-exposed location, or which is blistered, cracked or flaked away. Minneapolis Code of Ordinances 244.500. NOTE: Any structure built before 1978 may have lead-based paint. Deteriorated lead-based paint may pose a health hazard, especially for pregnant women and children six (6) and under. To limit health problems associated with lead paint, keep all painted surfaces in good repair. For more information on hazards associated with lead-based paint or to properly prepare surfaces which may contain lead-based paint, contact the State Health Department at 651-215-0890 or call 1-800-424-LEAD. Violation Text 142.

Inspector's Comments: Where flaking and peeling; Complete painting trim on house.

Original Due Date: 05-SEP-2012

After the due date an inspection will be done to ensure that all violations have been corrected.

Your failure to comply with order(s) has resulted in a one hundred dollar (\$100.00) fee for each subsequent inspection, and, may or has caused civil and/or criminal legal action to be taken per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40

HOUSING INSPECTION SERVICES WEBSITE

www.minneapolismn.gov/inspections

Please call or e-mail me if you have questions, concerns or need assistance in understanding this order.

SCOTT MANN (SCM), HOUSING INSPECTOR II, Phone: (612) 328-0166

E-mail: scott.mann@minneapolismn.gov

CITY OF MINNEAPOLIS
 INSPECTIONS DIVISION
 HOUSING MAINTENANCE SECTION
 300 PUBLIC SERVICE CENTER
 250 SOUTH 4TH STREET
 MINNEAPOLIS, MINNESOTA 55415

ADMINISTRATIVE CITATION

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

23-OCT-13

LEUGERS, PETER A

3508 HARRIET AVENUE SOUTH
 MINNEAPOLIS, MN 55408 2855

Violation number: 12-0934648
Violation Location: 3016 COLFAX AVE S
Violation Date: 23-OCT-13

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

Violation type: PAINT EXTERIOR TRIM

FINE: \$1000 (If not paid by 17-NOV-13 a 10% late payment fee will be added)

Officer or Inspector: FORREST BROWN (FEB), HOUSING INSPECTOR II, Phone: (612) 369-8939

Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.

Make Checks Payable to: MINNEAPOLIS FINANCE DEPARTMENT

Yog xav paub tshaj nos ntxiv, hu 612-673-3000. Macluumaad dheeri ah, kala soo xiriir 612-673-3000.
 Para mas información llame 612-673-3000.

DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING

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

ADMINISTRATIVE CITATION BILLING STATEMENT

Location: 3016 COLFAX AVE S Please write this number on your check: 12-0934648	MAIL PAYMENTS TO Inspections Division 250 South 4 th St, Suite 300 Minneapolis MN 55415-1316	Date Due 17-NOV-13	Amount Due Now \$1000
		Amount Due After: 17-NOV-13 \$ 1100	

Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

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

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

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Contesting the Violation – Requesting a Hearing

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

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

Repeat Violations

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

Continuing Violations

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

Questions

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

For more information about the payment of your fine or on the hearing process, please call the Inspections Division at (612) 673-2007.

Mail Payment and Correspondence to:
City of Minneapolis Inspections Division
Attn: Administrative Citation Processing
250 4th Street South, Room 300, Public Service Center
Minneapolis, MN 55415-1391

Make Checks Payable to: Minneapolis Finance Department

CITY OF MINNEAPOLIS
 INSPECTIONS DIVISION
 HOUSING MAINTENANCE SECTION
 300 PUBLIC SERVICE CENTER
 250 SOUTH 4TH STREET
 MINNEAPOLIS, MINNESOTA 55415

ADMINISTRATIVE CITATION

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

26-NOV-13

LEUGERS, PETER A

3508 HARRIET AVENUE SOUTH
 MINNEAPOLIS, MN 55408 2855

Violation number: 12-0934648
Violation Location: 3016 COLFAX AVE S
Violation Date: 25-NOV-13

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

Violation type: PAINT EXTERIOR TRIM

FINE: \$1000 (If not paid by 21-DEC-13 a 10% late payment fee will be added)

Officer or Inspector: FORREST BROWN (FEB), HOUSING INSPECTOR II, Phone: (612) 369-8939

Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.

Make Checks Payable to: MINNEAPOLIS FINANCE DEPARTMENT

Yog xav paub tshaj nos ntxiv, hu 612-673-3000. Macluumaad dheeri ah, kala soo xiriir 612-673-3000.
 Para mas información llame 612-673-3000.

DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING

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

ADMINISTRATIVE CITATION BILLING STATEMENT

Location: 3016 COLFAX AVE S	MAIL PAYMENTS TO Inspections Division 250 South 4 th St, Suite 300 Minneapolis MN 55415-1316	Date Due 21-DEC-13	Amount Due Now \$1000
		Amount Due After: 21-DEC-13 \$ 1100	
Please write this number on your check: 12-0934648			

Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

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Contesting the Violation – Requesting a Hearing

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

Repeat Violations

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

Continuing Violations

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

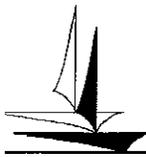
Questions

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For more information about the payment of your fine or on the hearing process, please call the Inspections Division at (612) 673-2007.

Mail Payment and Correspondence to:
City of Minneapolis Inspections Division
Attn: Administrative Citation Processing
250 4th Street South, Room 300, Public Service Center
Minneapolis, MN 55415-1391

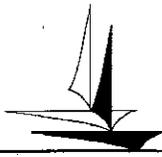
Make Checks Payable to: Minneapolis Finance Department



Regulatory Services & Emergency Preparedness--Housing Inspection Services Division

250 South Fourth Street – Room 300 Minneapolis, Minnesota 55415

www.minneapolismn.gov



Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700
Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjammada macluumaadkani oo lacag la' aan wac 612-673-3500
Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800
Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2157
If you want help translating this information in any other language, call 612-673-3737

27-DEC-13

LEUGERS, PETER A

**3508 HARRIET AVENUE SOUTH
MINNEAPOLIS, MN 55408 2855**

EXTENSION NOTICE OF ORDINANCE CODE VIOLATIONS

Property Address in Violation: 3016 COLFAX AVE S

RFS #: 12-0934648

On 21-DEC-13, an extension was given by your inspector for the violations listed below.

Please make the following corrections by the extended due date of: 26-JAN-14

Properly prepare and paint the exterior wood trim of the main dwelling structure in a professional manner wherever it is not of a material manufactured or processed specifically for use in such a weather-exposed location, or which is blistered, cracked or flaked away. Minneapolis Code of Ordinances 244.500. NOTE: Any structure built before 1978 may have lead-based paint. Deteriorated lead-based paint may pose a health hazard, especially for pregnant women and children six (6) and under. To limit health problems associated with lead paint, keep all painted surfaces in good repair. For more information on hazards associated with lead-based paint or to properly prepare surfaces which may contain lead-based paint, contact the State Health Department at 651-215-0890 or call 1-800-424-LEAD. Violation Text 142.

Inspector's Comments: Where flaking and peeling; Complete painting trim on house.

Original Due Date: 05-SEP-2012

After the extended due date, an inspection will be done to ensure that all violations have been corrected.

Failure to comply with order(s) by required due date requires you to pay a one hundred dollar (\$100.00) fee for each subsequent inspection and may result civil and/or criminal legal action to be taken per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40

HOUSING INSPECTION SERVICES WEBSITE

www.minneapolismn.gov/inspections

Please call or e-mail me if you have questions, concerns or need assistance in understanding this order.

FORREST BROWN (FEB), HOUSING INSPECTOR II, Phone: (612) 369-8939

E-mail: forrest.brown@minneapolismn.gov



City of Minneapolis
Department of Regulatory Services
Housing Inspection Services Division
 250 South Fourth Street Room 300
 Minneapolis, Minnesota 55415
www.minneapolismn.gov



Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700
Somali- Ogow. Haddii aad dooneyso in la'agaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500
Hmong-Ceeb toom. Yog koj xay tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800
English- Attention. If you need this material in an alternate format, have questions, are deaf or hard-of-hearing, please call 612-673-3000.
 TTY: 612-673-2626 or 612-673-2157

08-MAY-14

LEUGERS, PETER A

3508 HARRIET AVENUE SOUTH
 MINNEAPOLIS, MN 55408 2855

ADMINISTRATIVE CITATION

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

Violation number: 12-0934648
Violation Location: 3016 COLFAX AVE S
Violation Date: 01-MAY-14

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

Violation type: PAINT EXTERIOR TRIM

FINE: \$2000 (If not paid by 02-JUN-14 a 10% late payment fee will be added)

Officer or Inspector: FORREST BROWN (FEB), HOUSING INSPECTOR II, Phone: (612) 369-8939

Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.

Make Checks Payable to: MINNEAPOLIS FINANCE DEPARTMENT

DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING

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

ADMINISTRATIVE CITATION BILLING STATEMENT

Location: 3016 COLFAX AVE S	MAIL PAYMENTS TO Inspections Division 250 South 4 th St. Suite 300 Minneapolis MN 55415-1316	Date Due 02-JUN-14	Amount Due Now \$2000
		Amount Due After: 02-JUN-14 \$ 2200	
Please write this number on your check: 12-0934648			

Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

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Continuing Violations

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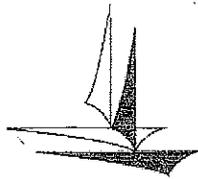
Questions

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Mail Payment and Correspondence to:
City of Minneapolis Inspections Division
Attn: Administrative Citation Processing
250 4th Street South, Room 300, Public Service Center
Minneapolis, MN 55415-1391

Make Checks Payable to: Minneapolis Finance Department



NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

Owner/Contact
PETER A LEUGERS
3508 HARRIET AVE SOUTH
MINNEAPOLIS, MN 55408

March 28, 2014

Property Address: 3016 COLFAX AVE S

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

- (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.

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

City of Minneapolis, Regulatory Services - Housing Inspections

250 South 4th Street – Room 300, Minneapolis, MN 55415-1316 - (612) 673-3000

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.

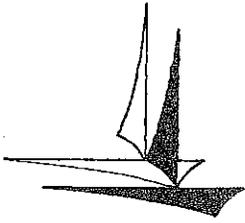
On September 19, 2013, a final warning notice of ordinance code violations was issued to the owner. The warning notice gave the owner until October 4, 2013, to make the necessary corrections to the property. On October 23, 2013, Inspector Mann conducted an inspection at the property and determined that 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.

NOTICE OF REVOCATION OF RENTAL LICENSE OR PROVISIONAL LICENSE



Minneapolis
City of Lakes

**Regulatory Services
Department**

**Housing Inspections
Services Division**

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

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

June 12, 2014

Property Address: 3016 Colfax Avenue South

Peter Leugers
3508 Harriet Avenue South
Minneapolis, MN 55408

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

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

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

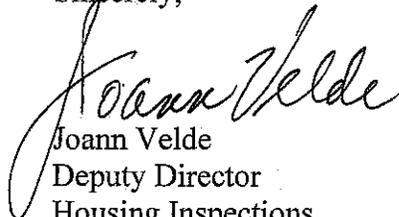
In addition, defects that create an imminent hazard to health or safety may be cause for the immediate denial, non-renewal, revocation, or suspension of the rental license or provisional license (Section 244.1940). Also, licensing procedures are in addition to and do not supersede or preempt such other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

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

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

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

Sincerely,


Joann Velde
Deputy Director
Housing Inspections
612-673-5850

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 3016-Colfax Av. S.

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

Unpaid Pending Assessments LSH

Reference: Minneapolis Code of Ordinances 244.1910 Licensing Standards

Your landlord must appeal this decision by 6-30-14

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: 6-13-14

Spanish: Atención: Si desea recibir asistencia gratuita para traducir esta información llame: 612-673-2700.
Somali: Oow: Haddii aad dooneyso in laaga taahmeeyo tanjamaada macluumaadka in oo laaga la hadaw: 612-673-3500
Hmong: Cawb toom: Yooj loo xav tau kev pab lix fais cov xov noo maulkaj dawb, hu: 612-673-2800
Sign Language Interpreter: 612-673-3220 TTY: 612-673-2626

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7001 0320 0006 1178 3445

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To *Peter Leugers*
 Street, Apt. No., or PO Box No. *3508 Harriet Av. S.*
 City, State, ZIP+4 *Mpls, MN 55408*

PS Form 3800, January 2001 See Reverse for Instructions

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 <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery <i>6/16/14</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p><i>Peter Leugers</i> <i>3508 Harriet Av. S.</i> <i>Mpls, MN 55408</i></p>	<p>3. Service Type</p> <p><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>2. Article Number (Transfer from service label)</p> <p>7001 0320 0006 1178 3445</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

244.1910. - Licensing standards. (a) The following minimum standards and conditions shall be met in order to hold a rental dwelling license under this article. Failure to comply with any of these standards and conditions shall be adequate grounds for the denial, refusal to renew, revocation, or suspension of a rental dwelling license or provisional license, or for the imposition of reasonable conditions or restrictions upon such a license pursuant to section 259.165

- (1) The licensee or applicant shall have paid the required license fee.
- (2) Rental dwelling units shall not exceed the maximum number of dwelling units permitted by the Zoning Code.
- (3) No rental dwelling or rental dwelling unit shall be over occupied or illegally occupied in violation of the Zoning Code or the Housing Maintenance Code.
- (4) The rental dwelling shall not have been used or converted to rooming units in violation of the Zoning Code.
- (5) The owner shall not suffer or allow weeds, vegetation, junk, debris, or rubbish to accumulate repeatedly on the exterior of the premises so as to create a nuisance condition under section 227.90 of this Code. If the city is required to abate such nuisance conditions under section 227.100 or collect, gather up or haul solid waste under section 225.690 more than three (3) times under either or both sections during a period of twenty-four (24) months or less, it shall be sufficient grounds to deny, revoke, suspend or refuse to renew a license.
- (6) The rental dwelling or any rental dwelling unit therein shall not be in substandard condition, as defined in section 244.1920
- (7) The licensee or applicant shall have paid the required reinspection fees.
- (8) The licensee or his or her agent shall allow the director of inspections and his or her designated representative to perform a rental license review inspection as set forth in section 244.2000(c).
- (9) The licensee shall maintain a current register of all tenants and other persons with a lawful right of occupancy to a dwelling unit and the corresponding floor number, and unit number and/or letter and/or designation of such unit within the building. The register shall be kept current at all times. The licensee shall designate the person who has possession of the register and shall inform the director of the location at which the register is kept. The register shall be available for review by the director or his or her authorized representatives at all times.
- (10) The licensee shall submit to the director of inspections or an authorized representative of the director, at the time of application for a rental dwelling license and for just cause as requested by the director, the following information: the number and kind of units within the dwelling (dwelling units, rooming units, or shared bath units), specifying for each unit, the floor number, and the unit number and/or letter and/or designation.
- (11)
 - a. There shall be no delinquent property taxes or assessments on the rental dwelling, nor shall any licensee be delinquent on any financial obligations owing to the city under any action instituted pursuant to Chapter 2, Administrative Enforcement and Hearing Process.
 - b. The licensee or applicant shall have satisfied all judgments duly entered or docketed against the licensee or applicant by any court of competent jurisdiction arising out of the operation of a rental property business. This subsection shall not be found to have been violated if the licensee or applicant demonstrates that the underlying case or action leading to the entry of judgment is being properly and timely removed to district court or otherwise appealed, or when the judgment is being paid in compliance with a payment plan accepted by either a court possessing jurisdiction over the judgment or the judgment creditor or during any period when the enforcement of the judgment has been duly stayed by such a court. This subsection shall become effective January 1, 2008.
- (12) There is no active arrest warrant for a Minneapolis Housing Maintenance Code or Zoning Code violation pertaining to any property in which the licensee, applicant or property manager has a legal or equitable ownership interest or is involved in management or maintenance.
- (13)
 - a. Any person(s) who has had an interest in two (2) or more licenses revoked pursuant to this article or canceled pursuant to section 244.1925 or a combination of revocations or cancellations shall be ineligible to hold or have an interest in a rental dwelling license or provisional license for a period of five (5) years.
 - b. Any person(s) who has had an interest in a license revoked pursuant to this article or canceled pursuant to section 244.1925, shall be ineligible from obtaining any new rental dwelling licenses for a period of three (3) years.
- (14) No new rental dwelling license shall be issued for the property during the pendency of adverse license action initiated pursuant to section 244.1940

- (15) The licensee or applicant must have a current, complete, and accurate rental dwelling application on file with the director of inspections in accord with the provisions of section 244.1840
- (16) a. Before taking a rental application fee, a rental property owner must disclose to the applicant, in writing, the criteria on which the application will be judged.
- b. Application forms must allow the applicant to choose a method for return of the application fee as either 1) mailing it to an applicant's chosen address as stated on the application form, 2) destroying it 3) holding for retrieval by the tenant upon one (1) business-day's notice.
- c. If the applicant was charged an application fee and the rental property owner rejects the applicant, then the owner must, within fourteen (14) days, notify the tenant in writing of the reasons for rejection, including any criteria that the applicant failed to meet, and the name, address, and phone number of any tenant screening agency or other credit reporting agency used in considering the application.
- d. The landlord must refund the application fee if a tenant is rejected for any reason not listed in the written criteria.
- e. Nothing in this section shall prohibit a rental property owner from collecting and holding an application fee so long as the rental property owner provides a written receipt for the fee and the fee is not cashed, deposited, or negotiated in any way until all prior rental applicants either have been screened and rejected for the unit, or have been offered the unit and have declined to take it. If a prior rental applicant is offered the unit and accepts it, the rental property owner shall return all application fees in the manner selected by the applicant, pursuant to section (b).
- f. Violation of this subsection, 244.1910(16), may result in an administrative citation, or may contribute to the denial or revocation of a rental license.
- g. This subdivision shall become effective December 1, 2004.
- (17) An owner shall not have any violations of Minnesota Rule Chapter 1300.0120 subpart 1, related to required permits, at any rental dwelling which they own or have an ownership interest. A violation of Minnesota Rule Chapter 1300.0120 subpart 1 shall result in a director's determination of noncompliance notice being sent, pursuant to 244.1930 to the owner regarding the rental dwelling where the violation occurred. A second violation, at any rental dwelling in which the owner has an ownership interest, of Minnesota Rule Chapter 1300.0120 subpart 1, related to required permits, shall result in the issuance of a director's notice of denial, non-renewal, or suspension of the license or provisional license, pursuant to 244.1940 of the Code, for the rental dwelling where the second violation occurred.
- (18) The owner, where the owner pays the water bill for a rental dwelling, shall not allow the water to be shut off for non-payment. If water to a rental dwelling has been turned off, for lack of payment by the owner it shall be sufficient grounds to deny, revoke, suspend or refuse to renew a license or provisional license.
- (19) The provisions of this section are not exclusive. Adverse license action may be based upon good cause as authorized by Chapter 4, Section 16 of the Charter. This section shall not preclude the enforcement of any other provisions of this Code or state and federal laws and regulations.
- (20) A licensee or owner/landlord shall not be in violation of section 244.265 of this Code, which requires owner/landlords to notify tenants and prospective tenants of pending mortgage foreclosure or cancellation of contract for deed involving the licensed property.
- (21) Any person(s), having an ownership or management interest in any property, upon a second violation of section 244.1810 by allowing to be occupied, letting or offering to let to another for occupancy, any dwelling unit without having first obtained a license or provisional license, shall be ineligible to hold or have an interest in a rental dwelling license or provisional license for a period of two (2) years.
- (22) The owner or licensee shall not be in violation of section 225.780, which requires every owner of a building containing two (2) or more dwelling units to provide for recycling services.
- (23) The licensee or applicant shall not have any unpaid fines or fees owing to the City of Minneapolis related to their rental property.

(90-Or-235, § 6, 9-14-90; 91-Or-220, § 1, 11-8-91; 94-Or-124, § 1, 9-16-94; 95-Or-097, § 2, 6-30-95; Ord. No. 97-Or-056, § 8, 6-27-97; 99-Or-163, § 5, 12-17-99; 2001-Or-074, § 1, 6-22-01; 2003-Or-070, § 2, 6-20-03; 2004-Or-122, § 1, 10-22-04; 2005-Or-008, § 1, 2-11-05; 2006-Or-115, § 2, 10-20-06; 2007-Or-063, § 1, 8-31-07; 2008-Or-016, § 4, 2-29-08; 2009-Or-044, § 2, 5-22-09; 2010-Or-041, § 1, 4-16-10; 2011-Or-044, § 1, 4-29-11; 2011-Or-108, § 4, 11-18-11; 2013-Or-040, § 1, 4-12-13)

244.1930. Director's determination of noncompliance; notice. (a) If the director of inspections determines that a building or dwelling unit fails to meet the licensing standards set forth in section 244.1910, or section 244.1920, he or she shall mail a notice to the owner and the person designated by the owner as the person responsible for the maintenance and management of the building or dwelling unit. The notice shall specify the reasons why the building or unit fails to meet the licensing standards in section 244.1910 or section 244.1920 and shall include a copy of the inspection report if applicable. However, if a building or dwelling unit fails to meet licensing standards 244.1910(2), (3), (4), (13)(a), (18) or (21), for a second time under the same owner/licensee, a notice of director's determination of noncompliance shall not be required to be sent as the building or dwelling unit may be subject to an action for denial; non-renewal; revocation or suspension pursuant to section 244.1940.

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

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

(d) Whenever a notice of noncompliance is issued under this section, the director of inspections shall also cause a notice to tenants to be prominently posted on the building. The notice shall indicate that a license proceeding has been commenced against the owner because the building has been found to be in violation of the housing maintenance code; that after a stated period of time allowed to bring the building into compliance, the city council may proceed to deny, revoke, or suspend the rental dwelling license for the building; that if the city council denies, revokes, or suspends the license, tenants may be required to vacate the building; that further information can be obtained from the City of Minneapolis Housing Services Office.

(e) The director of inspections shall send copies of the notice of noncompliance and the notice to tenants to the housing services office. (90-Or-235, § 6, 9-14-90; 95-Or-097, § 3, 6-30-95; 99-Or-163, § 6, 12-17-99; 2011-Or-044, § 2, 4-29-11; 2011-Or-108, § 5, 11-18-11)

244.1940. Denial; non-renewal; revocation; suspension. (a) If after any period for compliance under section 244.1930 has expired, the director determines that the dwelling fails to comply with any of the licensing standards in sections 244.1910 or 244.1920, or the director has initiated an action to deny, revoke, suspend, or not renew a license pursuant to section 244.2020, or if the director determines that a building or dwelling unit fails to meet licensing standards 244.1910(2), (3), (4), (13)(a), (18) or (21); for a second time, under the same owner/licensee, the director shall mail the owner and the person designated by the owner as the person responsible for the maintenance and management of the building or dwelling unit, a notice of denial, non-renewal, revocation, or suspension of the license or provisional license. The notice shall state:

(1) That the director has determined that the building fails to comply with the licensing standards for rental dwellings in section 244.1910 and section 244.1920, that the licensee has failed to take appropriate action following conduct by tenants and/or their guests on the licensed premises under section 244.2020, or that the licensee has failed to submit a written management plan that satisfies the requirements set forth in 244.2020(d).

(2) The specific reasons why the building fails to meet licensing standards, including copies of applicable inspection reports, or notices sent to licensee of conduct on licensed premises.

(3) That the director has referred the matter to the city council with a recommendation to deny, not renew, revoke, or suspend the license or provisional license.

(4) That the city council will deny, refuse to renew, revoke, or suspend the license or provisional license unless the owner appeals the determination within fifteen (15) days after receipt of the notice, in the manner provided in section 244.1960.

(5) That after denial, nonrenewal, revocation or suspension, the dwelling or the affected dwelling units therein must be vacated, and shall not be reoccupied until all violations are corrected and a license is granted by the city council, (except where an extension of time has been granted by the director of inspections due to weather). Further, no license will be granted by the city council until an approved plan to control conduct on premises has been presented and accepted by the city council if the denial, non-renewal, revocation or suspension was under section 244.2020.

(6) The notice shall describe how an appeal may be filed under section 244.1960.

(7) The director shall cause a notice to tenants to be mailed or delivered to each licensed dwelling unit and prominently posted on the building. The notice shall indicate that the rental dwelling license for the building has been denied, revoked, or suspended, whichever is applicable; that the action will become final on a specific date unless the building owner appeals and requests a hearing; that tenants may be required to vacate the building when the action becomes final; that further information can be obtained from the City of Minneapolis Housing Services Office.

(b) Lapsed licenses. If a license lapses, or is surrendered, withdrawn, terminated, or otherwise becomes ineffective, the director may proceed, pursuant to subdivision (a), with an action to deny, non-renew, revoke or suspend if the action was commenced prior any lapse, surrender, withdraw, termination or other loss of license.

(c) Any action taken under this section shall be instituted against the rental dwelling license held by the owner(s), licensee and the person designated by the owner as the person responsible for the maintenance and management of the licensed property. (90-Or-235, § 6, 9-14-90; 95-Or-097, § 4, 6-30-95; 99-Or-163, § 7, 12-17-99; 2004-Or-007, 1-30-04; 2004-Or-112, § 1, 10-8-04; 2011-Or-044, § 3, 4-29-11; 2011-Or-108, § 6, 11-18-11)