



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

Date: October 21, 2014

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

Subject: Rental License Revocation – 3430 Newton Av. N.
Owner Andrew Merande

Recommendation: Revocation of the Rental License at 3430 Newton Av. N.
Owner Andrew Merande

Department Information

Prepared by: Kathy Zierke, Administrative 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, Andrew Merande indicating that a recommendation to revoke the rental license for the property listed above would be sent to the City Council. The owner, Andrew Merande 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

Andrew Merande is the owner of the property at the listed address of 3430 Newton Avenue N., Minneapolis, MN. As the owner of this property Carolyn Ginger applied for and was awarded a rental license for the property. Andrew Merande was listed on the rental license application as the owner of the property and as the person responsible for the maintenance of the property. Andrew Merande listed his contact address as 14375 Valley View Road #B, Eden Prairie, MN.

On November 4, 2009, Housing Inspector Rod Thomas, conducted an inspection at the 3430 Newton Avenue N. address. On February 4, 2013, Inspector Thomas issued orders to Andrew Merande, the owner of the property, to provide proof of certification in renovation and remodeling from an accredited training source pursuant to the Environmental Protection Agency's Lead Renovation Repair and Painting Program. The owner was given until March 6, 2013, to come into compliance with the written orders.

On April 25, 2013, a warning letter was issued to the owner giving him until July 5, 2013, to comply with the written orders. On September 23, 2013, Inspector Thomas reviewed Department records 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 October 30, 2013, Inspector Thomas reviewed Department records 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 December 19, 2013, Inspector Thomas reviewed Department records 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 April 14, 2014, Inspector Thomas reviewed Department Records 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 February 7, 2014, a review of the Inspections Division's records revealed that the owner, Andrew Merande, had neither paid nor appealed the administrative citations and on February 7, 2014, a Notice of Director's Determination of Non-Compliance was sent to Andrew Merande, at the listed address of 3430 Valley View Road #B, Eden Prairie, 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 3430 Newton 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 June 12, 2014, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Andrew Merande, at the listed

address of 3430 Valley View Road #B, Eden Prairie, MN. 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.