

Community Development & Regulatory Services Committee

In the Matter of the Rental License Revocation Action

OWNER, CEDRIC THOMPSON
2711 – Queen Avenue North

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March 15, 2016

Property Address: 2711 – Queen Avenue North

Owner:
Cedric Thompson
1341 Case Avenue
St. Paul, MN 55106

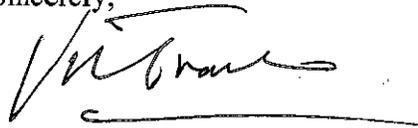
Dear Mr. Thompson:

On January 26th, 2016 you were notified of the City's intent to revoke the rental dwelling license for the property located at 2711 Queen Avenue North. You did not appeal the action.

The matter will be heard by the Community Development & Regulatory Services Committee of the City Council on April 5th, 2016, 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 673-5295.

Sincerely,



Vu Tran
Administrative Enforcement Supervisor
Housing Inspections
612-673-5295

Encl.

-For Office Use Only: RLIC# 523499 OPERATOR: CM FEE: 10.00 DATE: 1/24/11 TYPE: sd/csn
Rental License Application
 1 - 4 Unit Rental Buildings
 Please see instructions on back of form

Rental Property Address 2711 Queen Ave North
 Number of Rental Units 1 Residential Units 1 Rooming Rental Units 0 Shared Bath Units 0 (classification on back)
 List how is each unit addressed Unit# 1 Unit# 2 Unit# 3 Unit# 4 (if a unit is occupied by Licensee please indicate that unit)

Name of Owner C. Bell First Dewey Last Dewey
 Business Name (if applicable) MI
 Address of Owner 1741 East Ave (Submission of Articles of Organization listing the Owner is required at time of application)
 City Spang Address cannot be a P.O. Box or commercial mailing service
 County Kearney State & Zip Code NE 686 Phone 602 280248
 Date of Birth 2-6-77 E-mail

I AFFIRM BY MY SIGNATURE BELOW THAT I AM IN COMPLIANCE WITH ALL RENTAL LICENSING STANDARDS OUTLINED IN MINNEAPOLIS CODE OF ORDINANCES, TITLE 12, CHAPTER 24A, AND UNDERSTAND THAT FAILURE TO COMPLY WITH ANY OF THESE STANDARDS AND/OR DWELLING LICENSE REQUIREMENTS SHALL BE ADEQUATE GROUNDS FOR THE DENIAL, REFUSAL TO RENEW, REVOCATION, OR SUSPENSION OF MY RENTAL AND ALL INQUIRIES MUST BE RESPONDED TO WITHIN A REASONABLE AMOUNT OF TIME.
 I ACKNOWLEDGE THAT ALL CORRESPONDENCE SENT FROM THE DEPARTMENT OF INSPECTIONS WILL BE MAILED TO THE APPOINTED AGENT/CONTACT PERSON IF LISTED BELOW
 THE OWNER SHALL NOTIFY THE DEPARTMENT OF INSPECTIONS IN WRITING WITHIN 14 DAYS OF ANY CHANGES IN THE NAMES, ADDRESSES AND OTHER INFORMATION CONCERNING THE RENTAL LICENSE APPLICATION FILED WITH THE DEPARTMENT
 Signature of Owner [Signature] Date 1/24/11

This person must reside within the 16-county metropolitan area (LIST OF COUNTIES ON BACK)
 Name of Appointed Agent/Contact Person [Blank] First [Blank] Last [Blank]
 Address of Agent/Contact Person [Blank] MI [Blank]
 City [Blank] County [Blank] State & Zip Code [Blank] Phone [Blank]
 Date of Birth [Blank] E-mail [Blank]

I AFFIRM BY MY SIGNATURE BELOW THAT I AM IN COMPLIANCE WITH ALL RENTAL LICENSING STANDARDS OUTLINED IN MINNEAPOLIS CODE OF ORDINANCES, TITLE 12, CHAPTER 24A, AND UNDERSTAND THAT FAILURE TO COMPLY WITH ANY OF THESE STANDARDS AND/OR DWELLING LICENSE REQUIREMENTS SHALL BE ADEQUATE GROUNDS FOR THE DENIAL, REFUSAL TO RENEW, REVOCATION, OR SUSPENSION OF MY RENTAL AND ALL INQUIRIES MUST BE RESPONDED TO WITHIN A REASONABLE AMOUNT OF TIME.
 I ACKNOWLEDGE THAT THE DEPARTMENT OF INSPECTIONS WILL HOLD ME RESPONSIBLE FOR THE MAINTENANCE, MANAGEMENT, AND ANY LEGAL ACTIONS THAT MAY ENSUE FOR THE ABOVE LISTED RENTAL PROPERTY.
 I AGREE THAT ALL CORRESPONDENCE SENT FROM THE DEPARTMENT OF INSPECTIONS WILL BE MAILED TO ME AS THE APPOINTED AGENT/CONTACT PERSON AS LISTED IN THIS SECTION

Signature of Appointed Agent/Contact Person [Blank] Date [Blank]
 Subscribed and sworn to before me on this [Blank] day of [Blank] 20[Blank]
 Notary Public, [Blank] County [Blank]
 Space Reserved for Notary Stamp

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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:

2016 Assessment Data (For Taxes Payable 2017) will be available on this web site approximately 04/06
2016 Assessment (For Taxes Payable 2017)

Property ID

Address

Addition name

Interactive map

Tax information

Property ID: 08-029-24-44-0021

Address: 2711 QUEEN AVE N

Unit No.:

Municipality: MINNEAPOLIS

Owner: A S & C D THOMPSON

Property ID:

0802924440021

Taxpayer Name / Address:

AUGUSTINE & CEDRIC THOMPSON

762 DULUTH ST

ST PAUL MN 55106

Search

Clear

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

Hennepin County, Minnesota

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Property Address:

Property ID: 0802924440021

[Map](#)

2711 Queen Ave N Minneapolis, MN 55411

RENTAL LICENSE & LODGING HOUSE LICENSE

Permit Type	Contact	Paid On	Amount
RLIC - RENTAL LICENSING	Cedric D Thompson 1341 Case Ave, St Paul, MN 55106 612-280-2475	Jan 08, 2016	\$373
		Oct 31, 2014	\$69
		Jan 24, 2014	\$69
RLIC - RENTAL LICENSING	Augustine L. Sylvester 762 Duluth Street, St. Paul, MN 55106 612-816-8174	Oct 07, 2005	\$39
		Dec 07, 2004	\$36
		Sep 29, 2003	\$33
		Sep 06, 2002	\$33
		Sep 20, 2001	\$33

PropertyInfo - Property Information System 7.1 rev: 3

Minneapolis Information Technology

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

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Property Address:

Property ID: 0802924440021

[Map](#)

2711 Queen Ave N Minneapolis, MN 55411

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
2016	5	0	5	0	0	0
2015	11	11	0	0	0	0
Prior	10	10	0	0	0	0
All	26	21	5	0	0	0

[Hide Details.](#)

2016

SPECIAL ASSESSMENTS							
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total	
15-1149845	1089	2016	H-admin Cit	Assessment For Admin Citation Fee Ent 05-jan-2016 Unpaid Admin Citation \$500	Pending	\$550.00	
14-1059099	1089	2016	H-admin Cit	Assessment For Admin Citation Fee Ent 04-dec-2015 Unpaid Admin Citation \$2000	Pending	\$2,200.00	
14-1059099	1097	2016	H-rein Fee	Assessment For Re-inspection Fee Ent 09-dec-2015 Unpaid Reinspect Fee	Pending	\$150.00	

14-1059099	1097	2016	H-rein Fee	Assessment For Re-inspection Fee Ent 15-jan-2016 Unpaid Reinspect Fee	Pending	\$150.00
14-1070116	1089	2016	H-admin Cit	Assessment For Admin Citation Fee Ent 09-nov-2015 Unpaid Admin Citation \$1000	Pending	\$1,100.00

2015**SPECIAL ASSESSMENTS**

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
14-1025130	1089	2015	H-admin Cit	Assessment For Admin Citation Fee Ent 22-dec-2014 Unpaid Admin Citation \$250 Issued 20-aug-2014	Assessed	\$275.00
14-1025130	1089	2015	H-admin Cit	Assessment For Admin Citation Fee Ent 15-jan-2015 Unpaid Admin Citation \$500 Issued 16-oct-2014	Assessed	\$550.00
14-1025130	1097	2015	H-rein Fee	Assessment For Re-inspection Fee Ent 15-jan-15 Reinsp Fee From 16-oct-14	Assessed	\$150.00
14-1025130	1097	2015	H-rein Fee	Assessment For Re-inspection Fee Ent 18-feb-15 Reinsp Fee From 01-dec-14	Assessed	\$150.00
14-1059099	1089	2015	H-admin Cit	Assessment For Admin Citation Fee Ent 24-mar-2015 Unpaid Admin Asmt \$250 Issued 16-jan-2015	Assessed	\$275.00
14-1059099	1089	2015	H-admin Cit	Assessment For Admin Citation Fee Ent 06-may-2015 Unpai Admin Citation \$500 Issued 03-apr-2015	Assessed	\$550.00
14-1059099	1097	2015	H-rein Fee	Assessment For Re-inspection Fee Ent 16-apr-15 Reinsp Fee From 12-feb-15	Assessed	\$150.00
14-1059099	1097	2015	H-rein Fee	Assessment For Re-inspection Fee Ent 03-jun-15 Reinsp Fee From 27-mar-15	Assessed	\$150.00
14-1059099	1097	2015	H-rein Fee	Assessment For Re-inspection Fee Ent 18-aug-2015 Unpaid Reinspect Fee	Assessed	\$150.00
14-1059099	1097	2015	H-rein Fee	Assessment For Re-inspection Fee Ent 13-jul-2015 Unpaid Reinspect Fee	Assessed	\$150.00
14-1087292	1089	2015	H-admin Cit	Assessment For Admin Citation Fee Ent 14-jul-2015 Unpaid Admin Citation \$250	Assessed	\$275.00

2014**SPECIAL ASSESSMENTS**

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
11-0814708	1089	2014	H-admin Cit	Assessment For Admin Citation Fee Ent 03-mar-2014 Unpaid Admin Citation \$2000 Issued 22-jan-2014	Assessed	\$2,200.00
13-1013446	1081	2014	011	Cut Grass/weeds Ent 29-oct-2013 Entire Yard Including The Boulevard	Assessed	\$128.00

14-1023721	1098	2014	Mpd	Mpls Police Dept Authorized Boarding Ent 30-jan-14 -- Mpd Emergency Boarding -- Officers Executed A Search Wt For Mpls Housing Inspection	Assessed	\$560.00
14-1037139	1080	2014	021	Remove Rubbish Ent 08-jul-2014 Furniture Scrap On South Side Of Garage	Assessed	\$275.00

2012

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
11-0814708	1162	2012	Sa-1162	Unpaid Admin Citations - Nuisance Condit Ent 29-nov-2011 - Assessment For \$2000 Admin Citation Fee	Assessed	\$2,200.00
11-0865022	1081	2012	011	Cut Grass/weeds (ent 20-sep-2011) - Including Boulevard, Front And Back	Assessed	\$132.50

2011

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
11-0814708	1162	2011	Sa-1162	Unpaid Admin Citations - Nuisance Condit (ent 02-jun-11) Unpaid Admin Citation \$1000 Issued 22-apr-11	Assessed	\$1,100.00
11-0814708	1162	2011	Sa-1162	Unpaid Admin Citations - Nuisance Condit (ent 3-21-11) Unpaid Admin Citation \$500 Issued 1-24-11	Assessed	\$550.00

2008

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
08-0619091	1089	2008	H-admin Cit	Assessment For Admin Citation Fee Unpaid \$200 Citation	Assessed	\$220.00

2000

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
99-0028993	1080	2000	021	Remove Rubbish Car Engine, Car Parts, Pallet, & All Misc. Debris In Driveway	Assessed	\$132.50

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Property Address:

Property ID: **0802924440021**

[Map](#)

2711 Queen Ave N Minneapolis, MN 55411

Current Inspector: Calvin

Last Inspection: 03/01/2016 by Bryan

HOUSING VIOLATIONS				
Year	Total	Open	Closed	Tags
<u>2016</u>	0	0	0	0
<u>2015</u>	6	3	3	0
<u>Prior</u>	79	27	52	0
All	85	30	55	0

[Hide Details.](#)

2015

INCIDENT: <u>15-1151315</u> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
OPEN					

INCIDENT: <u>15-1149845</u> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Obtain Rental License; Mco 244.1810	OPEN	10/22/2015	11/20/2015	INSP	
Assessment For Admin Citation Fee	OPEN				

INCIDENT: <u>15-1113292</u> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
DONE					

INCIDENT: <u>15-1111896</u> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
DONE					

INCIDENT: 15-1095602 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

2014**INCIDENT: 14-1087292 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Install Or Repair Water Heater	OPEN	12/01/2014	01/03/2015	INSP	
Rep/rep Fixtures *	OPEN	12/01/2014	01/03/2015	INSP	
Electrical Safety Check Required	OPEN	12/01/2014	01/03/2015	INSP	
Rpr Outlet/switch *	OPEN	12/01/2014	01/03/2015	INSP	
Repair Interior Stairs	OPEN	12/01/2014	01/03/2015	INSP	
Repair Existing Guardrails	OPEN	12/01/2014	01/03/2015	INSP	

INCIDENT: 14-1087282 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Or Remove Screen Door	DONE	12/01/2014	01/03/2015	INSP	
Repair Or Replace Garage/shed	DONE	12/01/2014	01/03/2015	INSP	

INCIDENT: 14-1087277 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Open Gas Line	DONE	12/01/2014	12/05/2014	INSP	

INCIDENT: 14-1087292 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Assessment For Admin Citation Fee	OPEN				

INCIDENT: 14-1072954 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 14-1070116 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Walls *	OPEN	08/20/2014	09/25/2014	INSP	
Rep/rep Windows	OPEN	08/20/2014	09/25/2014	INSP	

INCIDENT: 14-1070109 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Paint Exterior	OPEN	08/20/2014	09/25/2014	INSP	

INCIDENT: 14-1070116 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Assessment For Admin Citation Fee	OPEN				

INCIDENT: 14-1061044 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 14-1059099 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair/remove Water Damaged Surfaces	OPEN	07/16/2014	08/17/2014	INSP	
Repair Or Replace Appliances	OPEN	07/16/2014	08/17/2014	INSP	
Clothes Dryer Duct	OPEN	07/16/2014	08/17/2014	INSP	
Repair/replace Cabinets/counters	OPEN	07/16/2014	08/17/2014	INSP	
Heating Performance Safety Check	OPEN	07/16/2014	08/17/2014	INSP	
Plumbing Repairs *	OPEN	07/16/2014	08/17/2014	INSP	
Repair/remove Illegal/hazardous Wiring	OPEN	07/16/2014	08/17/2014	INSP	
Rpr Outlet/switch *	OPEN	07/16/2014	08/17/2014	INSP	
Faceplates	OPEN	07/16/2014	08/17/2014	INSP	
Provide Co Alarms	OPEN	07/16/2014	08/17/2014	INSP	
Repair Smoke Det.*	OPEN	07/16/2014	08/17/2014	INSP	
Rep/inter Handrails	OPEN	07/16/2014	08/17/2014	INSP	

Repair Or Replace Foundation OPEN 07/16/2014 08/17/2014 INSP

INCIDENT: 14-1059067 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Or Remove Screen Door	DONE	07/16/2014	08/17/2014	INSP	
Porch	DONE	07/16/2014	08/17/2014	INSP	
Repair Or Replace Garage/shed	DONE	07/16/2014	08/17/2014	INSP	

INCIDENT: 14-1059099 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Assessment For Re-inspection Fee	OPEN				
Assessment For Admin Citation Fee	OPEN				

INCIDENT: 14-1051921 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

INCIDENT: 14-1045192 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	06/11/2014	06/20/2014	INSP	

INCIDENT: 14-1037139 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	05/15/2014	05/23/2014	INSP	

INCIDENT: 14-1028732 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 14-1025130 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Rep/rep Deck/patio	DONE	02/18/2014	05/15/2014	INSP	
Repair Existing Guardrails	DONE	02/18/2014	05/15/2014	INSP	
Repair Or Remove	DONE	02/18/2014	05/15/2014	INSP	

Gutters

Rep/rep Roof DONE 02/18/2014 05/15/2014 INSP

Assessment For DONE

Re-inspection Fee

Assessment For DONE

Admin Citation Fee

INCIDENT: 14-1023721 (MPLS POLICE DEPT BOARDING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Mpls Police Dept Authorized Boarding	DONE	01/22/2014	01/22/2014	INSP	

2013

INCIDENT: 13-1018234 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Rep/rep Deck/patio	DONE	11/19/2013	12/19/2013	INSP	
Repair Existing Guardrails	DONE	11/19/2013	12/19/2013	INSP	
Repair Or Remove Gutters	DONE	11/19/2013	12/19/2013	INSP	
Rep/rep Roof	DONE	11/19/2013	12/19/2013	INSP	
Repair Or Replace Garage/shed	DONE	11/19/2013	12/19/2013	INSP	

INCIDENT: 13-1013446 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	10/17/2013	10/22/2013	INSP	

INCIDENT: 13-0982294 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	06/10/2013	06/19/2013	INSP	

2011

INCIDENT: 11-0865453 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Required Water	DONE	09/02/2011	09/12/2011	INSP	

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Property Address:

Property ID: **0802924440021**

[Map](#)

2711 Queen Ave N Minneapolis, MN 55411

Police Precinct: 4

Last Incident Date: 01/22/2014

POLICE INCIDENTS		
Year	Incidents	No. Reports Filed
2016	0	0
2015	0	0
Prior	23	2
All	23	2

[Hide Details.](#)

2014

QUEEN AV N/2711				
Incident	Nature	Disposition	Date	Time
14-022909	Miscellaneous (P)	RPT-Report	01/22/2014	01:21 PM
14-001136	Unknown Wireless/Cell Phone (P)	AQT-All Quiet	01/01/2014	10:54 PM

2013

QUEEN AV N/2711				
Incident	Nature	Disposition	Date	Time
13-334630	Miscellaneous (P)	NOS-No Service	10/09/2013	02:01 PM

2011

QUEEN AV N/2711				
Incident	Nature	Disposition	Date	Time
11-177718	Domestic (P)	AST-Assist	06/20/2011	10:00 PM

2009



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 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
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: 612-673-2826 or 612-673-2157

18-JUL-14

CEDRIC D THOMPSON

**1341 CASE AVE
 ST PAUL, MN 55106**

NOTICE OF ORDINANCE CODE VIOLATIONS

Property Address in Violation: 2711 QUEEN AVE N RFS #: 14-1059099

On 16-JUL-14, 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: 17-AUG-14

Clothes dryer exhaust ducts to be minimum 4 inch diameter and constructed of metal with a smooth interior surface. The duct shall not exceed 25 feet in length from the dryer location to the exterior outlet termination. Metallic transition ducts (flexible connectors) shall not exceed 8 feet, shall be listed and labeled for clothes dryer application and shall be stretched with minimal sags. Minneapolis Code of Ordinances 244.560. Section 504.6 of the Minnesota Mechanical Code and Section 614 of the Minnesota Fuel Gas Code. Violation Text 748.

Inspector's Comments: Duct disconnected from basement window. Expandable ductwork must run tightly without slack from rear of dryer to exterior.

Install protective faceplates (covers) at all electrical outlet and switch locations where missing or broken. Minneapolis Code of Ordinances 244.420. Violation Text 412.

Inspector's Comments: Basement outlets.

Repair or replace the defective and/or loose electrical convenience outlets and/ or switches in the area(s) listed below. Minneapolis Code of Ordinances 244.420. Violation Text 413.

Inspector's Comments: Laundry room outlets. Secure to wall and provide repair dryer outlet which is recessed into wall. Licensed contractor required. Provide documentation to inspections.

Repair the handrails supplied to interior stairs in this dwelling and keep them in good repair, securely mounted and safe for their intended use. Existing installations must be within thirty (30) to thirty-four (34) inches above the nose of the treads. 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 219.

Inspector's Comments: Properly secure handrail to basement.

Repair the smoke detector to designed operating condition complete with installed cover in the following area(s) listed below. Minneapolis Code of Ordinances 244.915 and Minnesota State Statute 299F.362. Violation Text 325.

Inspector's Comments: Properly secure to ceiling. Operable smoke detectors required within 10 feet of each bedroom and in basement.

327 - Provide CO Alarms

Every single family dwelling and every multifamily dwelling unit shall be provided with a minimum of one UL (Underwriter Laboratories) approved and fully operational Carbon Monoxide (CO) alarm installed within ten (10) feet of each room lawfully used for sleeping purposes. If bedrooms are located on separate floors additional CO alarms would be necessary within ten feet of these areas. If bedrooms are located in separate areas (on the same level), additional CO alarms would be necessary within ten (10) feet of these areas. In lieu of installing multiple CO alarms in the hallway, a separate CO alarm could be installed inside each sleeping room.

It is important that these devices be installed in accordance with the manufacture's installations instructions and not be placed in "dead" air pockets such as corners of rooms, at the junction of walls and ceilings or within thirty-six (36) inches of ventilation ducts.

CO alarms must be installed by: All existing single family homes effective August 1, 2008. All existing multi-family or apartment dwelling units effective August 1, 2009.

Minneapolis Code of Ordinances 244.2100

Inspector's Comments: Operable CO detectors required within 10 feet of each bedroom.

Service and maintain the heating plant and distribution system in this dwelling to ensure its safe and continued operation in the manner designed. Heating plants in excess of 10 years of age located in rental properties shall comply with the "Heating, Ventilation and Cooling Performance Safety Check". Proof of satisfactory performance safety check within the previous 2 years shall be required upon the occurrence of the regularly-scheduled periodic rental licensing inspection for the property. A City licensed mechanical or gas contractor or boiler operator licensed by the State of Minnesota is required. Exception: This shall not apply to combustion fuel heating plants or boiler systems already required to undergo periodic inspection by any agency of the State of Minnesota. Owner must mail or email proof of completion to Inspector listed below. Minneapolis Code of Ordinances 244.430 and 244.435(a). To obtain required Rental HVAC Safety Performance form for completion by the contractor, Call 612-673-3000 or 311. Violation Text 622.

Inspector's Comments: Provide documentation to inspector by due date.

Repair or replace the following appliance(s) listed below with this rental unit. Keep all supplied equipment in operating condition and maintained in a professional manner. Minneapolis Code of Ordinances 244.580 and 85.20. Minnesota Mechanical Code Section 504. Violation Text 749.

Inspector's Comments: Faulty oven. Bottom burner not operable, defaulting to broil. Repair or replace.

Identify and fix source of moisture problem. Properly repair or remove all water damaged surfaces such as sheetrock, insulation, particle board, cardboard or carpet. Cleanable surfaces such as concrete, solid wood or plaster where the integrity of the surface is intact but appears to be moldy may be cleaned with soapy water and a scrub brush and then disinfected with a dilute solution of ¼ to ½ cup of bleach per gallon of water. NEVER MIX BLEACH WITH AMMONIA - TOXIC CHLORINE GAS MAY RESULT. Completely dry surfaces before performing finishing repairs. Minneapolis Code of Ordinances Section 244.510. "Every interior partition, wall, floor, door, window, trim surface, radiator and ceiling shall be kept in a professional state of repair." VIOLATION TEXT 757.

Inspector's Comments: Dry and sanitize walls and shower in laundry and bathroom in basement.

Repair or replace the foundation of this dwelling in a professional manner. Assure the repairs to be reasonably weathertight, watertight and rodent proof. Minneapolis Code of Ordinances 244.500 Violation Text 137.

Inspector's Comments: Water penetrating basement walls.

Repair or replace all plumbing fixtures and keep free from defects, leaks and/or obstructions and maintain under adequate pressure in the following area(s) listed below. Minneapolis Code of Ordinances 244.290 and 244.560. Violation Text 511.

Inspector's Comments: Repair basement bathroom sink which has been pulled from wall; properly vent kitchen sink. Licensed contractor and permits required. Provide documentation to inspections.

Repair or replace the cabinets and counters in this rental unit(s) and maintain them in a professional manner. Minneapolis Code of Ordinances 244.510. Violation Text 747.

Inspector's Comments: Basement bathroom vanity in disrepair.

Repair and/or remove all illegal and/or hazardous wiring that has not been installed and maintained according to the currently adopted National Electric Code. Minneapolis Code of Ordinances 244.420 and 244.400. Electrical permit required/inspection per Minnesota State Statute 326B.36 subd. 1. Violation Text 417.

Inspector's Comments: Faulty light fixtures in kitchen and pantry. Licensed contractor required. Provide documentation to inspections.

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 Code of 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) 673-3000. You must file that appeal 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.

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

E-mail: forrest.brown@minneapolismn.gov

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
Department of Regulatory Services
Housing Inspection Services Division**

250 South 4th Street, Room 400
Minneapolis, Minnesota 55415
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TTY: 612-673-2626 or 612-673-2157

24-SEP-14

CEDRIC D THOMPSON

**1341 CASE AVE
ST PAUL, MN 55106**

WARNING NOTICE OF ORDINANCE CODE VIOLATIONS

Property Address in Violation: 2711 QUEEN AVE N RFS #: 14-1059099

Upon re-inspection of your housing orders on 24-SEP-14, your inspector found that the violations listed below still require correction.

Please make the following corrections by the required due date of: 15-OCT-14

Clothes dryer exhaust ducts to be minimum 4 inch diameter and constructed of metal with a smooth interior surface. The duct shall not exceed 25 feet in length from the dryer location to the exterior outlet termination. Metallic transition ducts (flexible connectors) shall not exceed 8 feet, shall be listed and labeled for clothes dryer application and shall be stretched with minimal sags. Minneapolis Code of Ordinances 244.560. Section 504.6 of the Minnesota Mechanical Code and Section 614 of the Minnesota Fuel Gas Code. Violation Text 748.

Inspector's Comments: Duct disconnected from basement window. Expandable ductwork must run tightly without slack from rear of dryer to exterior.

Original Due Date: 17-AUG-2014

Install protective faceplates (covers) at all electrical outlet and switch locations where missing or broken. Minneapolis Code of Ordinances 244.420. Violation Text 412.

Inspector's Comments: Basement outlets.

Original Due Date: 17-AUG-2014

Repair or replace the defective and/or loose electrical convenience outlets and/or switches in the area(s) listed below. Minneapolis Code of Ordinances 244.420. Violation Text 413.

Inspector's Comments: Laundry room outlets. Secure to wall and provide repair dryer outlet which is recessed into wall. Licensed contractor required. Provide documentation to inspections.

Original Due Date: 17-AUG-2014

Repair the handrails supplied to interior stairs in this dwelling and keep them in good repair, securely mounted and safe for their intended use. Existing installations must be within thirty (30) to thirty-four (34) inches above the nose of the treads. 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 219.

Inspector's Comments: Properly secure handrail to basement.

Original Due Date: 17-AUG-2014

Repair the smoke detector to designed operating condition complete with installed cover in the following area(s) listed below. Minneapolis Code of Ordinances 244.915 and Minnesota State Statute 299F.362. Violation Text 325.

Inspector's Comments: Properly secure to ceiling. Operable smoke detectors required within 10 feet of each bedroom and in basement.

Original Due Date: 17-AUG-2014

327 - Provide CO Alarms

Every single family dwelling and every multifamily dwelling unit shall be provided with a minimum of one UL (Underwriter Laboratories) approved and fully operational Carbon Monoxide (CO) alarm installed within ten (10) feet of each room lawfully used for sleeping purposes. If bedrooms are located on separate floors additional CO alarms would be necessary within ten feet of these areas. If bedrooms are located in separate areas (on the same level), additional CO alarms would be necessary within ten (10) feet of these areas. In lieu of installing multiple CO alarms in the hallway, a separate CO alarm could be installed inside each sleeping room.

It is important that these devices be installed in accordance with the manufacture's installations instructions and not be placed in "dead" air pockets such as corners of rooms, at the junction of walls and ceilings or within thirty-six (36) inches of ventilation ducts.

CO alarms must be installed by: All existing single family homes effective August 1, 2008. All existing multi-family or apartment dwelling units effective August 1, 2009.

Minneapolis Code of Ordinances 244.2100

Inspector's Comments: Operable CO detectors required within 10 feet of each bedroom.

Original Due Date: 17-AUG-2014

Service and maintain the heating plant and distribution system in this dwelling to ensure its safe and continued operation in the manner designed. Heating plants in excess of 10 years of age located in rental properties shall comply with the "Heating, Ventilation and Cooling Performance Safety Check". Proof of satisfactory performance safety check within the previous 2 years shall be required upon the occurrence of the regularly-scheduled periodic rental licensing inspection for the property. A City licensed mechanical or gas contractor or boiler operator licensed by the State of Minnesota is required. Exception: This shall not apply to combustion fuel heating plants or boiler systems already required to undergo periodic inspection by any agency of the State of Minnesota. Owner must mail or email proof of completion to Inspector listed below. Minneapolis Code of Ordinances 244.430 and 244.435(a). To obtain required Rental HVAC Safety Performance form for completion by the contractor, Call 612-673-3000 or 311. Violation Text 622.

Inspector's Comments: Provide documentation to inspector by due date.

Original Due Date: 17-AUG-2014

Repair or replace the following appliance(s) listed below with this rental unit. Keep all supplied equipment in operating condition and maintained in a professional manner. Minneapolis Code of Ordinances 244.580 and 85.20. Minnesota Mechanical Code Section 504. Violation Text 749.

Inspector's Comments: Faulty oven. Bottom burner not operable, defaulting to broil. Repair or replace.

Original Due Date: 17-AUG-2014

Identify and fix source of moisture problem. Properly repair or remove all water damaged surfaces such as sheetrock, insulation, particle board, cardboard or carpet. Cleanable surfaces such as concrete, solid wood or plaster where the integrity of the surface is intact but appears to be moldy may be cleaned with soapy water and a scrub brush and then disinfected with a dilute solution of ¼ to ½ cup of bleach per gallon of water. NEVER MIX BLEACH WITH AMMONIA - TOXIC CHLORINE GAS MAY RESULT. Completely dry surfaces before performing finishing repairs. Minneapolis Code of Ordinances Section 244.510. "Every interior partition, wall, floor, door, window, trim surface, radiator and ceiling shall be kept in a professional state of repair." VIOLATION TEXT 757.

Inspector's Comments: Dry and sanitize walls and shower in laundry and bathroom in basement.

Original Due Date: 17-AUG-2014

Repair or replace the foundation of this dwelling in a professional manner. Assure the repairs to be reasonably weathertight, watertight and rodent proof. Minneapolis Code of Ordinances 244.500 Violation Text 137.

Inspector's Comments: Water penetrating basement walls.

Original Due Date: 17-AUG-2014

Repair or replace all plumbing fixtures and keep free from defects, leaks and/or obstructions and maintain under adequate pressure in the following area(s) listed below. Minneapolis Code of Ordinances 244.290 and 244.560. Violation Text 511.

Inspector's Comments: Repair basement bathroom sink which has been pulled from wall; properly vent kitchen sink. Licensed contractor and permits required. Provide documentation to inspections.

Original Due Date: 17-AUG-2014

Repair or replace the cabinets and counters in this rental unit(s) and maintain them in a professional manner. Minneapolis Code of Ordinances 244.510. Violation Text 747.

Inspector's Comments: Basement bathroom vanity in disrepair.

Original Due Date: 17-AUG-2014

Repair and/or remove all illegal and/or hazardous wiring that has not been installed and maintained according to the currently adopted National Electric Code. Minneapolis Code of Ordinances 244.420 and 244.400. Electrical permit required/inspection per Minnesota State Statute 326B.36 subd. 1. Violation Text 417.

Inspector's Comments: Faulty light fixtures in kitchen and pantry. Licensed contractor required. Provide documentation to inspections.

Original Due Date: 17-AUG-2014

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.

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
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 TTY: 612-673-2626 or 612-673-2157

CEDRIC D THOMPSON

1341 CASE AVE
 ST PAUL, MN 55106

LETTER OF INTENT TO CONDEMN

03-DEC-14

Request Number: **14-1059099**

Re: 2711 QUEEN AVE N

NOTICE OF INTENT TO CONDEMN BUILDING FOR Related Violation Codes: 748, 219, 325, 327, 622, 749, 757, 137, 511, 747
Lack of Maintenance, hazardous wiring and water heater installation.

This letter is being sent to you as official notice that the building at 2711 QUEEN AVE N may soon be condemned and vacated under Section 244.1450 of the Minneapolis Housing Maintenance Code. This can be avoided if the attached orders are completed by 03-JAN-15.

These orders list violations of the Housing Maintenance Code. The orders were sent to protect the health, safety, and welfare of the occupants of the building.

We will re-inspect these premises after **03-JAN-15**. If the above corrections have not been made, the building may be condemned and the occupants will be notified that they have to move immediately. Your failure to comply with these orders by the original due date will result in re-inspection fees and possible legal action.

NOTE: Once a building has been condemned, it cannot be reoccupied until a code compliance has been completed. (Sections 244.1500 and 87.90)

Inspections Division



City of Minneapolis
Department of Regulatory Services
Housing Inspection Services Division
 250 South Fourth Street Room 300
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CEDRIC D THOMPSON

1341 CASE AVE
 ST PAUL, MN 55106

03-DEC-14
 Request Number: 14-1059099

2711 QUEEN AVE N

An inspection on **01-DEC-14** of the premises at the above address disclosed conditions that are violations of the Minneapolis Code of Ordinances. An inspection will be done at no charge after the listed due date(s). If you have questions regarding this letter, please contact the inspector whose name and telephone number are listed at the end of this letter.

Your failure to comply with the orders below by the original due date(s) may result in a one hundred dollar (\$100.00) re-inspection fee for each additional inspection (except those which are exempt), and possible legal action. The fee will be billed directly to the responsible party(ies) per Minneapolis Ordinance 244.190.

The following corrections are required:

Clothes dryer exhaust ducts to be minimum 4 inch diameter and constructed of metal with a smooth interior surface. The duct shall not exceed 25 feet in length from the dryer location to the exterior outlet termination. Metallic transition ducts (flexible connectors) shall not exceed 8 feet, shall be listed and labeled for clothes dryer application and shall be stretched with minimal sags. Minneapolis Code of Ordinances 244.560. Section 504.6 of the Minnesota Mechanical Code and Section 614 of the Minnesota Fuel Gas Code. Violation Text 748.

Inspector's Comments: Duct disconnected from basement window. Expandable ductwork must run tightly without slack from rear of dryer to exterior.

Due Date: 17-AUG-2014

Repair the handrails supplied to interior stairs in this dwelling and keep them in good repair, securely mounted and safe for their intended use. Existing installations must be within thirty (30) to thirty-four (34) inches above the nose of the treads. 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 219.

Inspector's Comments: Properly secure handrail to basement.

Due Date: 17-AUG-2014

Repair the smoke detector to designed operating condition complete with installed cover in the following area(s) listed below. Minneapolis Code of Ordinances 244.915 and Minnesota State Statute 299F.362. Violation Text 325.

Inspector's Comments: Properly secure to ceiling. Operable smoke detectors required within 10 feet of each bedroom and in basement.

Due Date: 17-AUG-2014

327 - Provide CO Alarms

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CO alarms must be installed by: All existing single family homes effective August 1, 2008. All existing multi-family or apartment dwelling units effective August 1, 2009. Minneapolis Code of Ordinances 244.2100

Inspector's Comments: Operable CO detectors required within 10 feet of each bedroom.

Due Date: 17-AUG-2014

Service and maintain the heating plant and distribution system in this dwelling to ensure its safe and continued operation in the manner designed. Heating plants in excess of 10 years of age located in rental properties shall comply with the "Heating, Ventilation and Cooling Performance Safety Check". Proof of satisfactory performance safety check within the previous 2 years shall be required upon the occurrence of the regularly-scheduled periodic rental licensing inspection for the property. A City licensed mechanical or gas contractor or boiler operator licensed by the State of Minnesota is required. Exception: This shall not apply to combustion fuel heating plants or boiler systems already required to undergo periodic inspection by any agency of the State of Minnesota. Owner must mail or email proof of completion to Inspector listed below. Minneapolis Code of Ordinances 244.430 and 244.435(a). To obtain required Rental

HVAC Safety Performance form for completion by the contractor, Call 612-673-3000 or 311. Violation Text 622.

Inspector's Comments: Provide documentation to inspector by due date.

Due Date: 17-AUG-2014

Repair or replace the following appliance(s) listed below with this rental unit. Keep all supplied equipment in operating condition and maintained in a professional manner. Minneapolis Code of Ordinances 244.580 and 85.20. Minnesota Mechanical Code Section 504. Violation Text 749.

Inspector's Comments: Faulty oven. Bottom burner not operable, defaulting to broil. Repair or replace.

Due Date: 17-AUG-2014

Identify and fix source of moisture problem. Properly repair or remove all water damaged surfaces such as sheetrock, insulation, particle board, cardboard or carpet. Cleanable surfaces such as concrete, solid wood or plaster where the integrity of the surface is intact but appears to be moldy may be cleaned with soapy water and a scrub brush and then disinfected with a dilute solution of ¼ to ½ cup of bleach per gallon of water. NEVER MIX BLEACH WITH AMMONIA - TOXIC CHLORINE GAS MAY RESULT. Completely dry surfaces before performing finishing repairs. Minneapolis Code of Ordinances Section 244.510. "Every interior partition, wall, floor, door, window, trim surface, radiator and ceiling shall be kept in a professional state of repair." VIOLATION TEXT 757.

Inspector's Comments: Dry and sanitize walls and shower in laundry and bathroom in basement.

Due Date: 17-AUG-2014

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Inspector's Comments: Water penetrating basement walls.

Due Date: 17-AUG-2014

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Inspector's Comments: Repair basement bathroom sink which has been pulled from wall; properly vent kitchen sink. Licensed contractor and permits required. Provide documentation to inspections.

Due Date: 17-AUG-2014

Repair or replace the cabinets and counters in this rental unit(s) and maintain them in a professional manner. Minneapolis Code of Ordinances 244.510. Violation Text 747.

Inspector's Comments: Basement bathroom vanity in disrepair.

Due Date: 17-AUG-2014

Your prompt cooperation in attending to the item(s) above would be appreciated.

IF YOU HAVE ANY QUESTIONS ABOUT THESE ORDERS, OR IF YOU ARE NOT THE OWNER, AGENT OR OCCUPANT, PLEASE CALL THE INSPECTOR WHOSE NAME AND NUMBER ARE AT THE END OF THESE ORDERS. If you are unable to reach the inspector during observed office hours, you may leave a message at any time by calling the same number.

Code Information:

The Minneapolis Code of Ordinances, including sections on the Housing Maintenance Code, is available on computer terminals at:

- ◆ Hennepin County Public Library, Government Documents Section
- ◆ City Clerk's Office, Room 304 City Hall, 350 South 5th Street

The code is also available on the internet at <http://www.minneapolismn.gov>

Be Advised:

When a building is condemned as hazardous or unfit for human habitation due to defects in its structure or electrical, plumbing, or mechanical systems, requiring a code compliance inspection prior to re-occupancy, **the rental dwelling license shall be cancelled on the effective date of the condemnation.** Minneapolis Code of Ordinances 244.1925.

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed within fifteen (15) days of the issuance of this order. If you wish to appeal this order, call 673-5850 for an application.

If these orders are for repairs to your house or garage, and if you need financial assistance to complete them, you may call the MCDA (673-5286) for information on home improvement loans.

IF A PERMIT IS REQUIRED, THE HOUSING ORDERS MUST BE PRESENTED AT THE PLAN REVIEW COUNTER FOR PERMIT ISSUANCE BY EITHER THE PROPERTY OWNER OR CONTRACTOR.

All materials and services are available in accessible formats.

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

Housing Inspections observes office hours of 8 to 4:30 Monday through Friday.



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



NOTICE

In accordance with Chapter 244, Section 244.1450 and 244.1470 and/or Chapter 249 of the Housing Maintenance Code of the City of Minneapolis, The premises, building and structure hereon located at 2711 QUEEN AVE N are hereby declared unfit for human habitation and dangerous to life and health because of

Related Violation Codes: 748, 219, 325, 327, 622, 749, 757, 137, 511, 747

Lack of Maintenance, hazardous wiring and water heater installation.

You as owner are hereby ordered to abate the conditions above cited by 03-JAN-15. Failure to bring building into compliance by abating the conditions above in the time period set out will result in the building being condemned.

Date Posted: 01-DEC-14

Phone #: (612) 369-8939



**City of Minneapolis
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 TTY: 612-673-2626 or 612-673-2157

16-JAN-15

CEDRIC D THOMPSON

1341 CASE AVE
ST PAUL, MN 55106

ADMINISTRATIVE CITATION

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

Violation number: 14-1059099
Violation Location: 2711 QUEEN AVE N
Violation Date: 14-JAN-15

Violation: Failure to comply with written orders, Minneapolis Code of Ordinances 87.90 (f).

Violation type: CLOTHES DRYER DUCT
 REP/INTER HANDRAILS
 REPAIR SMOKE DET.*
 HEATING PERFORMANCE SAFETY CHECK REQUIRE
 RPR/RPL APPLIANCES *
 PLUMBING REPAIRS *

FINE: \$250 (If not paid by 13-FEB-15 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.
DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING

Make Checks Payable to MINNEAPOLIS FINANCE DEPARTMENT Do not fold this.

ADMINISTRATIVE CITATION BILLING STATEMENT

Location: 2711 QUEEN AVE N	MAIL PAYMENTS TO Housing Inspection Services 250 South 4 th Street, Room 400 Minneapolis, MN 55415-1316	Date Due 13-FEB-15	Amount Due Now \$250
Please write this number on your check: 14-1059099		Amount Due After: 13-FEB-15 \$ 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.

Paying the Citation

To Pay by Mail: Using the envelope provided, send a check or money order and the bottom portion of the administrative citation to Housing Inspections Services at the address listed below.

To Pay in Person: Deliver the payment with the bottom portion of the administrative citation to the Minneapolis Development Review counter. MDR is located at the address listed below. Office hours are Monday, Tuesday, Wednesday, Friday, 8:00 AM to 4:00 PM; and Thursday, 9:00 AM to 4:00 PM.

Appealing the Citation

To appeal the citation, you may file an appeal online at minneapolismn.gov/hearings. You may also mail or deliver in person a **written request** to Housing Inspections Services. If mailing in an appeal, please include the bottom portion of the administrative citation with your request.

You will be notified of a hearing date within sixty (60) days.

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, citations can be issued on a daily basis until compliance is achieved. A reinspection will occur after the due date listed on the front of this citation which may result in additional reinspection fees. Please note that even when an appeal is filed or a citation is paid, the City is able to continue issuing additional citations until compliance is achieved.

Questions

If you have questions concerning the actual violation that led to this citation, please call the number listed next to the name of the Housing Inspector on the front of this citation.

For more information about the payment of the citation, please call Housing Inspections Services at (612) 673-2007. For more information about the hearing process, please visit minneapolismn.gov/hearings or call (612) 673-3000.

Mail payment and correspondence to:

City of Minneapolis – Housing Inspections Services
Administrative Citation Processing
250 South 4th Street, Room 300
Minneapolis, MN 55415-1391

Please make checks payable to **Minneapolis Finance Department**.



**City of Minneapolis
Department of Regulatory Services
Housing Inspection Services Division**

250 South 4th Street, Room 400
Minneapolis, Minnesota 55415
www.minneapolismn.gov



Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700
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Hmong- Ceeb toom. Yog koj xav 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

13-FEB-15

CEDRIC D THOMPSON

**1341 CASE AVE
ST PAUL, MN 55106**

EXTENSION NOTICE OF ORDINANCE CODE VIOLATIONS

Property Address in Violation: 2711 QUEEN AVE N

RFS #: 14-1059099

On 12-FEB-15, an extension was given by your inspector for the violations listed below.

Please make the following corrections by the extended due date of: 15-MAR-15

Clothes dryer exhaust ducts to be minimum 4 inch diameter and constructed of metal with a smooth interior surface. The duct shall not exceed 25 feet in length from the dryer location to the exterior outlet termination. Metallic transition ducts (flexible connectors) shall not exceed 8 feet, shall be listed and labeled for clothes dryer application and shall be stretched with minimal sags. Minneapolis Code of Ordinances 244.560. Section 504.6 of the Minnesota Mechanical Code and Section 614 of the Minnesota Fuel Gas Code. Violation Text 748.

Inspector's Comments: Duct disconnected from basement window. Expandable ductwork must run tightly without slack from rear of dryer to exterior.

Original Due Date: 17-AUG-2014

Repair the handrails supplied to interior stairs in this dwelling and keep them in good repair, securely mounted and safe for their intended use. Existing installations must be within thirty (30) to thirty-four (34) inches above the nose of the treads. 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 219.

Inspector's Comments: Properly secure handrail to basement.

Original Due Date: 17-AUG-2014

Repair the smoke detector to designed operating condition complete with installed cover in the following area(s) listed below. Minneapolis Code of Ordinances 244.915 and Minnesota State Statute 299F.362. Violation Text 325.

Inspector's Comments: Properly secure to ceiling. Operable smoke detectors required within 10 feet of each bedroom and in basement.

Original Due Date: 17-AUG-2014

Service and maintain the heating plant and distribution system in this dwelling to ensure its safe and continued operation in the manner designed. Heating plants in excess of 10 years of age located in rental properties shall comply with the "Heating, Ventilation and Cooling Performance Safety Check". Proof of satisfactory performance safety check within the previous 2 years shall be required upon the occurrence of the regularly-scheduled periodic rental licensing inspection for the property. A City licensed mechanical or gas contractor or boiler operator licensed by the State of Minnesota is required. Exception: This shall not apply to combustion fuel heating plants or boiler systems already required to undergo periodic inspection by any agency of the State of Minnesota. Owner must mail or email proof of completion to Inspector listed below. Minneapolis Code of Ordinances 244.430 and 244.435(a). To obtain required Rental HVAC Safety Performance form for completion by the contractor, Call 612-673-3000 or 311. Violation Text 622.

Inspector's Comments: Provide documentation to inspector by due date.

Original Due Date: 17-AUG-2014

Repair or replace the following appliance(s) listed below with this rental unit. Keep all supplied equipment in operating condition and maintained in a professional manner. Minneapolis Code of Ordinances 244.580 and 85.20. Minnesota Mechanical Code Section 504. Violation Text 749.

Inspector's Comments: Faulty oven. Bottom burner not operable, defaulting to broil. Repair or replace.

Original Due Date: 17-AUG-2014

Repair or replace all plumbing fixtures and keep free from defects, leaks and/or obstructions and maintain under adequate pressure in the following area(s) listed below. Minneapolis Code of Ordinances 244.290 and 244.560. Violation Text 511.

Inspector's Comments: Repair basement bathroom sink which has been pulled from wall; properly vent kitchen sink. Licensed contractor and permits required. Provide documentation to inspections.

Original Due Date: 17-AUG-2014

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**
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TTY: 612-673-2626 or 612-673-2157

03-APR-15

CEDRIC D THOMPSON

1341 CASE AVE
ST PAUL, MN 55106

ADMINISTRATIVE CITATION

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

Violation number: 14-1059099
Violation Location: 2711 QUEEN AVE N
Violation Date: 27-MAR-15

Violation: Failure to comply with written orders, Minneapolis Code of Ordinances 87.90 (f).

Violation type: CLOTHES DRYER DUCT
REP/INTER HANDRAILS
REPAIR SMOKE DET.*
HEATING PERFORMANCE SAFETY CHECK REQUIRE
RPR/RPL APPLIANCES *
PLUMBING REPAIRS *

FINE: \$500 (If not paid by 01-MAY-15 a 10% late payment fee will be added)

Officer or Inspector: FORREST BROWN (FEB), HOUSING INSPECTOR II, Phone: (612) 790-2189

Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.
DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING

Make Checks Payable to MINNEAPOLIS FINANCE DEPARTMENT Do not fold this.

ADMINISTRATIVE CITATION BILLING STATEMENT

Location: 2711 QUEEN AVE N	MAIL PAYMENTS TO Housing Inspection Services 250 South 4 th Street, Room 400 Minneapolis, MN 55415-1316	Date Due 01-MAY-15	Amount Due Now \$500
Please write this number on your check: 14-1059099		Amount Due After: 01-MAY-15 \$ 550	

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.

Paying the Citation

To Pay by Mail: Using the envelope provided, send a check or money order and the bottom portion of the administrative citation to Housing Inspections Services at the address listed below.

To Pay in Person: Deliver the payment with the bottom portion of the administrative citation to the Minneapolis Development Review counter. MDR is located at the address listed below. Office hours are Monday, Tuesday, Wednesday, Friday, 8:00 AM to 4:00 PM; and Thursday, 9:00 AM to 4:00 PM.

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You will be notified of a hearing date within sixty (60) days.

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, citations can be issued on a daily basis until compliance is achieved. A reinspection will occur after the due date listed on the front of this citation which may result in additional reinspection fees. Please note that even when an appeal is filed or a citation is paid, the City is able to continue issuing additional citations until compliance is achieved.

Questions

If you have questions concerning the actual violation that led to this citation, please call the number listed next to the name of the Housing Inspector on the front of this citation.

For more information about the payment of the citation, please call Housing Inspections Services at (612) 673-2007. For more information about the hearing process, please visit minneapolismn.gov/hearings or call (612) 673-3000.

Mail payment and correspondence to:

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03-NOV-15

CEDRIC D THOMPSON

1341 CASE AVE
ST PAUL, MN 55106

ADMINISTRATIVE CITATION

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

Violation number: 14-1059099
Violation Location: 2711 QUEEN AVE N
Violation Date: 22-OCT-15

Violation: Failure to comply with written orders, Minneapolis Code of Ordinances 87.90 (f).

Violation type: Clothes Dryer Duct
REP/INTER HANDRAILS
REPAIR SMOKE DET.*
Heating Performance Safety Check
Repair or Replace Appliances
PLUMBING REPAIRS *

FINE: \$2000 (If not paid by 28-NOV-15 a 10% late payment fee will be added)

Officer or Inspector: BRYAN STARRY (BKS), HOUSING INSPECTOR II, Phone: (612) 685-8576
bryan.starry@minneapolismn.gov

DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING
Warning – Failure to pay or appeal this citation within twenty (20) days will result in

increased penalties and fees assessed. MICRO-PERFORMANCES AND FEES NOT FOLD THIS.

Make Checks Payable to: MINNEAPOLIS FINANCE DEPARTMENT

ADMINISTRATIVE CITATION BILLING STATEMENT

Location: 2711 QUEEN AVE N	MAIL PAYMENTS TO Housing Inspection Services 250 South 4 th Street, Room 400 Minneapolis, MN 55415-1316	Date Due 28-NOV-15	Amount Due Now \$2000
Please write this number on your check: 14-1059099		Amount Due After: 28-NOV-15 \$ 2200	

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.

Paying the Citation

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You will be notified of a hearing date within sixty (60) days.

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, citations can be issued on a daily basis until compliance is achieved. A reinspection will occur after the due date listed on the front of this citation which may result in additional reinspection fees. Please note that even when an appeal is filed or a citation is paid, the City is able to continue issuing additional citations until compliance is achieved.

Questions

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26-AUG-14

CEDRIC D THOMPSON

**1341 CASE AVE
 ST PAUL, MN 55106**

NOTICE OF ORDINANCE CODE VIOLATIONS

Property Address in Violation: 2711 QUEEN AVE N RFS #: 14-1070116

On 20-AUG-14, 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: 25-SEP-14

Repair or replace the loose and/or deteriorating windows in a professional like manner. Minneapolis Code of Ordinances 244.530 and 244.510. Violation Text 710.

Inspector's Comments: Obtain permits to remove window in first floor bathroom which was illegally framed in and convert to wall, or revert to original structure.

Repair and refinish all deteriorated walls in a professional manner for the area(s) listed below. Minneapolis Code of Ordiances 244.510. Violation Text 753.

Inspector's Comments: Obtain permits to legalize remodel of first floor bathroom. Stud wall and block window installation done over existing window.

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 Code of 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) 673-3000. You must file that appeal 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.

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

E-mail: forrest.brown@minneapolismn.gov

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.



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CEDRIC D THOMPSON

1341 CASE AVE
ST PAUL, MN 55106

LETTER OF INTENT TO CONDEMN

03-DEC-14

Request Number: 14-1070116

Re: 2711 QUEEN AVE N

NOTICE OF INTENT TO CONDEMN BUILDING FOR Related Violation Codes: 710, 753 Lack of Maintenance, hazardous wiring and water heater installation.

This letter is being sent to you as official notice that the building at 2711 QUEEN AVE N may soon be condemned and vacated under Section 244.1450 of the Minneapolis Housing Maintenance Code. This can be avoided if the attached orders are completed by 03-JAN-15.

These orders list violations of the Housing Maintenance Code. The orders were sent to protect the health, safety, and welfare of the occupants of the building.

We will re-inspect these premises after **03-JAN-15**. If the above corrections have not been made, the building may be condemned and the occupants will be notified that they have to move immediately. Your failure to comply with these orders by the original due date will result in re-inspection fees and possible legal action.

NOTE: Once a building has been condemned, it cannot be reoccupied until a code compliance has been completed. (Sections 244.1500 and 87.90)

Inspections Division

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



**City of Minneapolis
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CEDRIC D THOMPSON

1341 CASE AVE
ST PAUL, MN 55106

03-DEC-14
Request Number: 14-1070116

2711 QUEEN AVE N

An inspection on **01-DEC-14** of the premises at the above address disclosed conditions that are violations of the Minneapolis Code of Ordinances. An inspection will be done at no charge after the listed due date(s). If you have questions regarding this letter, please contact the inspector whose name and telephone number are listed at the end of this letter.

Your failure to comply with the orders below by the original due date(s) may result in a one hundred dollar (\$100.00) re-inspection fee for each additional inspection (except those which are exempt), and possible legal action. The fee will be billed directly to the responsible party(ies) per Minneapolis Ordinance 244.190.

The following corrections are required:

Repair or replace the loose and/or deteriorating windows in a professional like manner. Minneapolis Code of Ordinances 244.530 and 244.510. Violation Text 710.

Inspector's Comments: Obtain permits to remove window in first floor bathroom which was illegally framed in and convert to wall, or revert to original structure.

Due Date: 25-SEP-2014

Repair and refinish all deteriorated walls in a professional manner for the area(s) listed below. Minneapolis Code of Ordinances 244.510. Violation Text 753.

Inspector's Comments: Obtain permits to legalize remodel of first floor bathroom. Stud wall and block window installation done over existing window.

Due Date: 25-SEP-2014

Your prompt cooperation in attending to the item(s) above would be appreciated.

IF YOU HAVE ANY QUESTIONS ABOUT THESE ORDERS, OR IF YOU ARE NOT THE OWNER, AGENT OR OCCUPANT, PLEASE CALL THE INSPECTOR WHOSE NAME AND NUMBER ARE AT THE END OF THESE ORDERS. If you are unable to reach the inspector during observed office hours, you may leave a message at any time by calling the same number.

Code Information:

The Minneapolis Code of Ordinances, including sections on the Housing Maintenance Code, is available on computer terminals at:

- ◆ Hennepin County Public Library, Government Documents Section
- ◆ City Clerk's Office, Room 304 City Hall, 350 South 5th Street

The code is also available on the internet at <http://www.minneapolismn.gov>

Be Advised:

When a building is condemned as hazardous or unfit for human habitation due to defects in its structure or electrical, plumbing, or mechanical systems, requiring a code compliance inspection prior to re-occupancy, **the rental dwelling license shall be cancelled on the effective date of the condemnation.** Minneapolis Code of Ordinances 244.1925.

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed within fifteen (15) days of the issuance of this order. If you wish to appeal this order, call 673-5850 for an application.

If these orders are for repairs to your house or garage, and if you need financial assistance to complete them, you may call the MCDA (673-5286) for information on home improvement loans.

IF A PERMIT IS REQUIRED, THE HOUSING ORDERS MUST BE PRESENTED AT THE PLAN REVIEW COUNTER FOR PERMIT ISSUANCE BY EITHER THE PROPERTY OWNER OR CONTRACTOR.

All materials and services are available in accessible formats.

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

Housing Inspections observes office hours of 8 to 4:30 Monday through Friday.



**City of Minneapolis
 Department of Regulatory Services
 Housing Inspection Services Division**

250 South Fourth Street Room 300
 Minneapolis, Minnesota 55415
www.minneapolismn.gov



NOTICE

In accordance with Chapter 244, Section 244.1450 and 244.1470 and/or Chapter 249 of the Housing Maintenance Code of the City of Minneapolis, The premises, building and structure hereon located at 2711 QUEEN AVE N are hereby declared unfit for human habitation and dangerous to life and health because of

Related Violation Codes: 710, 753 Lack of Maintenance, hazardous wiring and water heater installation.

You as owner are hereby ordered to abate the conditions above cited by 03-JAN-15. Failure to bring building into compliance by abating the conditions above in the time period set out will result in the building being condemned.

Date Posted: 01-DEC-14

Phone #: (612) 369-8939

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TTY: 612-673-2626 or 612-673-2157

13-FEB-15

CEDRIC D THOMPSON

**1341 CASE AVE
ST PAUL, MN 55106**

EXTENSION NOTICE OF ORDINANCE CODE VIOLATIONS

Property Address in Violation: 2711 QUEEN AVE N

RFS #: 14-1070116

On 12-FEB-15, an extension was given by your inspector for the violations listed below.

Please make the following corrections by the extended due date of: 15-MAR-15

Repair or replace the loose and/or deteriorating windows in a professional like manner. Minneapolis Code of Ordinances 244.530 and 244.510. Violation Text 710.

Inspector's Comments: Obtain permits to remove window in first floor bathroom which was illegally framed in and convert to wall, or revert to original structure.

Original Due Date: 25-SEP-2014

Repair and refinish all deteriorated walls in a professional manner for the area(s) listed below. Minneapolis Code of Ordiances 244.510. Violation Text 753.

Inspector's Comments: Obtain permits to legalize remodel of first floor bathroom. Stud wall and block window installation done over existing window.

Original Due Date: 25-SEP-2014

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 4th Street, Room 400
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 kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500
Hmong-Ceeb toom. Yog koj xav tau kev pab b'xhais 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

06-OCT-15

CEDRIC D THOMPSON

1341 CASE AVE
ST PAUL, MN 55106

ADMINISTRATIVE CITATION

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

Violation number: 14-1070116
Violation Location: 2711 QUEEN AVE N
Violation Date: 06-OCT-15

Violation: Failure to comply with written orders, Minneapolis Code of Ordinances 87.90 (f).

Violation type: REP/REP WINDOWS
REPAIR WALLS *

FINE: \$1000 (If not paid by 21-OCT-15 a 10% late payment fee will be added)

Officer or Inspector: BRYAN STARRY (BKS), HOUSING INSPECTOR II, Phone: (612) 685-8576
bryan.starry@minneapolismn.gov

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: 2711 QUEEN AVE N	MAIL PAYMENTS TO Housing Inspection Services 250 South 4 th Street, Room 400 Minneapolis, MN 55415-1316	Date Due 21-OCT-15	Amount Due Now \$1000
		Amount Due After: 21-OCT-15 \$ 1100	
Please write this number on your check: 14-1070116			

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.

Paying the Citation

To Pay by Mail: Using the envelope provided, send a check or money order and the bottom portion of the administrative citation to Housing Inspections Services at the address listed below.

To Pay in Person: Deliver the payment with the bottom portion of the administrative citation to the Minneapolis Development Review counter. MDR is located at the address listed below. Office hours are Monday, Tuesday, Wednesday, Friday, 8:00 AM to 4:00 PM; and Thursday, 9:00 AM to 4:00 PM.

Appealing the Citation

To appeal the citation, you may file an appeal online at minneapolismn.gov/hearings. You may also mail or deliver in person a **written request** to Housing Inspections Services. If mailing in an appeal, please include the bottom portion of the administrative citation with your request.

You will be notified of a hearing date within sixty (60) days.

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, citations can be issued on a daily basis until compliance is achieved. A reinspection will occur after the due date listed on the front of this citation which may result in additional reinspection fees. Please note that even when an appeal is filed or a citation is paid, the City is able to continue issuing additional citations until compliance is achieved.

Questions

If you have questions concerning the actual violation that led to this citation, please call the number listed next to the name of the Housing Inspector on the front of this citation.

For more information about the payment of the citation, please call Housing Inspections Services at (612) 673-2007. For more information about the hearing process, please visit minneapolismn.gov/hearings or call (612) 673-3000.

Mail payment and correspondence to:

City of Minneapolis – Housing Inspections Services
Administrative Citation Processing
250 South 4th Street, Room 300
Minneapolis, MN 55415-1391

Please make checks payable to **Minneapolis Finance Department**.

10-NOV-2015

Request Number (RFS): 15-1149845

CEDRIC D THOMPSON

1341 CASE AVE
ST PAUL, MN 55106

Notice of Ordinance Code Violations

Spanish - Atención.
Si desea recibir asistencia gratuita para traducir esta información, llame al 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

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: 612-673-2157

An inspection on **22-OCT-15** of your property at **2711 QUEEN AVE N** disclosed conditions that are violations of the Minneapolis Code of Ordinances (MCO).

The following violations must be corrected by the required due date of **20-NOV-15**. A re-inspection will take place after the due date.

Obtain Rental License; MCO 244.1810

All rental dwellings and dwelling units must be licensed. Each license must be renewed annually. Every licensee shall notify Housing Inspection Services within fourteen (14) days of any changes in the names, addresses, and other information concerning the persons listed in the last license application. Licenses may be applied for in person at Minneapolis Development Review, 250 South 4th Street, Room 300. Or call 612.673.3000 for additional information. New owners may be required to provide proof of ownership. Minneapolis Code of Ordinances 244.1810, 244.1840, 244.1860, 244.1870, 244.1970, 244.1980, and 244.2010. This violation is exempt from reinspection fees.

Inspector's Comments: NO CURRENT RENTAL LICENSE. EXPIRED AUGUST 2015.

We appreciate your efforts to comply with these orders, as it helps ensure the livability of our neighborhoods and the safety of their residents.

Please be aware that failure to comply by the required due date may require 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 2.10, 2.20, 2.30, and 2.40.

Right to Appeal: Chapter 242 of the MCO provides that certain types of housing violations may be appealable. If you would like to appeal these violation orders, please call 612-673-3000 for more information. This appeal must be filed within 15 days of the date of this letter.

The MCO is available at: www.municode.com/library/mn/minneapolis, as well as by contacting Minneapolis 311. If calling from outside the 612 area code, please dial 612-673-3000.

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

BRYAN STARRY (BKS), HOUSING INSPECTOR II, Phone: (612) 685-8576
bryan.starry@minneapolismn.gov

VIOLATION CHECKLIST

DUE DATE: 20-NOV-15

Obtain Rental License; MCO 244.1810

Inspector's Comments: NO CURRENT RENTAL LICENSE. EXPIRED AUGUST 2015.

List of Helpful Resources

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

Senior Linkage Line - Assists seniors and disabled persons find any services they need. For more information, please call 1-800-333-2433 or visit www.mnaging.org.

Senior Community Services - Provides chore services including lawn mowing, snow removal, and minor home repair work. For more information, please call 952-541-1019.

Disability Linkage Line - A service to help people with disabilities and chronic illnesses connect to community services. For more information, please call 1-866-333-2466.

Handyworks - Helps seniors and the disabled 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. For more information, please call 612-276-1578 or email wspaulding@gmcc.org.

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. For more information, please call 612-788-8169 or email Allie Berg at abwk@tchabitat.org.

Hearts & Hammers - Volunteers perform exterior work for homeowners who are physically and financially unable to maintain their property. Potential work includes painting, caulking, repair, or replacement of windows and doors; ramp construction; repair or replacement of exterior light fixtures; removal of debris; and other services. Application deadline is in the spring. For more information, please call 763-502-1000 or email info@heartsandhammers.org.

Metro Paint-A-Thon - Helps low-income seniors and people with permanent physical disabilities continue to live independently in their own homes. Each summer, particularly the first weekend of August, teams of volunteers paint home exteriors for those who can no longer physically do such maintenance and cannot afford to hire a contractor. For more information, please call 612-276-1579.

Rebuilding Together - Provides volunteer-delivered repairs, including weatherizing, cleaning, installing flooring, patching and painting, siding, and landscaping. Can also provide larger assistance like repair or replacement of vital systems in a home, such as HVAC, electrical, plumbing, outer envelope, and/or roof systems. For more information, please call 651-776-4273 or email homeowners@rebuildingtogether-twincities.org.

Hennepin County Veterans' Services - Helps veterans and their families obtain the benefits and services they have earned. For more information, please call 612-348-3300 or email vetservices@hennepin.us.

Homeowner Navigation Program - Helps qualifying seniors and veterans who are disabled and/or low-income to address housing violations and bring their properties up to code. For more information, please call Angie Hugen at 612-673-3028.

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

Center for Energy & Environment - Offers a variety of low-interest loans and grants to Minneapolis property owners—including rental property—for home repairs. For more information, please call 612-335-5858

GMHC HousingResource Centers - The Greater Metropolitan Housing Corporation (GMHC) HousingResource Centers provide code-abatement loans, home-improvement financing, deferred loans, construction consultations, and housing information. For more information, please call 612-588-3033 (Northside) or 612-722-7141 (Southside).

Neighborhood Housing Services of Minneapolis - Helps owner-occupants of select neighborhoods throughout Minneapolis with repairs and remodeling. For more information, please call 612-521-3581.

Minneapolis Health Department - Currently accepting grant applications to fix lead hazards in the homes built before 1978. This grant is available for income-qualified owner-occupied and rental properties. For more information, please email alexander.vollmer@minneapolismn.gov or visit www.minneapolismn.gov/health/grants/index.



**City of Minneapolis
Department of Regulatory Services
Housing Inspection Services Division**

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TTY: 612-673-2626 or 612-673-2157

CEDRIC D THOMPSON

1341 CASE AVE
ST PAUL, MN 55106

02-DEC-15
Request Number: 15-1149845

Re: 2711 QUEEN AVE N

An inspection on **02-DEC-15** of the premises at the above address disclosed conditions that are violations of the Minneapolis Code of Ordinances. An inspection will be done at no charge after the listed due date(s).

Failure to comply with the orders below by the due date(s) may result in a One hundred dollar (\$100.00) fee for each additional inspection (except those which are exempt), and possible legal action. The fee will be billed directly to the responsible party(ies) per Minneapolis Ordinance 244.190.

The following corrections are required:

All rental dwellings and dwelling units must be licensed. Each license must be renewed annually. Every licensee shall notify Housing Inspection Services within fourteen (14) days of any changes in the names, addresses, and other information concerning the persons listed in the last license application. Licenses may be applied for in person at Minneapolis Development Review, 250 South 4th Street, Room 300. Or call 612.673.3000 for additional information. New owners may be required to provide proof of ownership. Minneapolis Code of Ordinances 244.1810, 244.1840, 244.1860, 244.1870, 244.1970, 244.1980, and 244.2010. This violation is exempt from reinspection fees.

Inspector's Comments: NO CURRENT RENTAL LICENSE. EXPIRED AUGUST 2015. **TO BE VACATED BY 15-JAN-2016**

Due Date: 20-NOV-2015

Your prompt cooperation in attending to the item(s) above would be appreciated.

IF YOU HAVE ANY QUESTIONS ABOUT THESE ORDERS, OR IF YOU ARE NOT THE OWNER, AGENT OR OCCUPANT, PLEASE CALL THE INSPECTOR WHOSE NAME AND NUMBER ARE AT THE END OF THESE ORDERS. If you are unable to reach the inspector during observed office hours, you may leave a message at any time by calling the same number.

Code Information:

The Minneapolis Code of Ordinances, including sections on the Housing Maintenance Code, is available on computer terminals at:

- ◆ Hennepin County Public Library, Government Documents Section
- ◆ City Clerk's Office, Room 304 City Hall, 350 South 5th Street

The code is also available on the internet at <http://www.minneapolismn.gov>

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed within fifteen (15) days of the issuance of this order. If you wish to appeal this order, call 673-5850 for an application.

If these orders are for repairs to your house or garage, and if you need financial assistance to complete them, you may call the MCDA (673-5286) for information on home improvement loans.

IF A PERMIT IS REQUIRED, THE HOUSING ORDERS MUST BE PRESENTED AT THE PLAN REVIEW COUNTER FOR PERMIT ISSUANCE BY EITHER THE PROPERTY OWNER OR CONTRACTOR.

All materials and services are available in accessible formats.

BRYAN STARRY (BKS), HOUSING INSPECTOR II, Phone: (612) 685-8576
bryan.starry@minneapolismn.gov

Housing Inspections observes office hours of 8 to 4:30 Monday through Friday.

Penalty for removal \$700.00 fine and/or 90 days imprisonment

**City of Minneapolis
Department of Inspections
Placard Of**

UNLAWFUL OCCUPANCY

In accordance with Chapter 244 Minneapolis Code of Ordinances, The premises, building, structure or any portion thereof and located at 2711 QUEEN AVE N is hereby ordered to vacated because of Section(s) 244.1810, 244.1840, 244.1860, 244.1910, 244.200, 244.2010 of the Minneapolis Code of Ordinances. Description of violation: NO RENTAL LICENSE

In accordance with Section 244.1450, 244.200, 244.1810, 244.1860 and 244.1970 of the Minneapolis Code of Ordinances this building premise, structure or portion thereof must be vacated by: 15-JAN-16

Date Placard Posted: 02-DEC-15

Phone #: (612) 685-8576

Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 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



**City of Minneapolis
Department of Regulatory Services
Housing Inspection Services Division**
250 South 4th Street, Room 400
Minneapolis, Minnesota 55415
www.minneapolismn.gov



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TTY: 612-673-2626 or 612-673-2157

02-DEC-15

CEDRIC D THOMPSON

1341 CASE AVE
ST PAUL, MN 55106

ADMINISTRATIVE CITATION

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

Violation number: 15-1149845
Violation Location: 2711 QUEEN AVE N
Violation Date: 02-DEC-15

Violation: Failure to comply with written orders, Minneapolis Code of Ordinances 87.90 (f).

Violation type: Obtain Rental License; MCO 244.1810

FINE: \$500 (If not paid by 15-JAN-16 a 10% late payment fee will be added)

Officer or Inspector: BRYAN STARRY (BKS), HOUSING INSPECTOR II, Phone: (612) 685-8576
bryan.starry@minneapolismn.gov

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: 2711 QUEEN AVE N	MAIL PAYMENTS TO Housing Inspection Services 250 South 4 th Street, Room 400 Minneapolis, MN 55415-1316	Date Due 15-JAN-16	Amount Due Now \$500
Please write this number on your check: 15-1149845		Amount Due After: 15-JAN-16 \$ 550	

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.

Paying the Citation

To Pay by Mail: Using the envelope provided, send a check or money order and the bottom portion of the administrative citation to Housing Inspections Services at the address listed below.

To Pay in Person: Deliver the payment with the bottom portion of the administrative citation to the Minneapolis Development Review counter. MDR is located at the address listed below. Office hours are Monday, Tuesday, Wednesday, Friday, 8:00 AM to 4:00 PM; and Thursday, 9:00 AM to 4:00 PM.

Appealing the Citation

To appeal the citation, you may file an appeal online at minneapolismn.gov/hearings. You may also mail or deliver in person a **written request** to Housing Inspections Services. If mailing in an appeal, please include the bottom portion of the administrative citation with your request.

You will be notified of a hearing date within sixty (60) days.

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, citations can be issued on a daily basis until compliance is achieved. A reinspection will occur after the due date listed on the front of this citation which may result in additional reinspection fees. Please note that even when an appeal is filed or a citation is paid, the City is able to continue issuing additional citations until compliance is achieved.

Questions

If you have questions concerning the actual violation that led to this citation, please call the number listed next to the name of the Housing Inspector on the front of this citation.

For more information about the payment of the citation, please call Housing Inspections Services at (612) 673-2007. For more information about the hearing process, please visit minneapolismn.gov/hearings or call (612) 673-3000.

Mail payment and correspondence to:

City of Minneapolis – Housing Inspections Services
Administrative Citation Processing
250 South 4th Street, Room 300
Minneapolis, MN 55415-1391

Please make checks payable to **Minneapolis Finance Department**.

NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

Owner/Contact
CEDRIC D THOMPSON
1341 CASE AVE
ST PAUL, MN 55106

November 25th, 2015

Property Address: 2711 QUEEN AVE N

RFS # :14-1070116
Amount \$1100

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) **Unpaid pending 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
- (24) The licensee or applicant shall not have any violations of Chapter 240, Lead Poisoning

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.

FINDINGS OF FACT

Cedric Thompson is the listed owner of property at 2711 Queen Avenue N., in the City of Minneapolis. As the owner of this property Cedric Thompson, on January 27, 2014, applied for and was awarded a rental license for the property. The rental license application listed Cedric Thompson as the owner of the property and as the person responsible for the maintenance and management of the property. Cedric Thompson's listed address on the application was 1341 Case Avenue, St. Paul, MN 55106.

On July 16, 2014, Housing Inspector Forrest Brown conducted an inspection at the 2711 Queen Avenue N. address. Inspector Brown issued orders to the owner of the property, Cedrick Thompson. The orders were, including but not limited to: repair or replace the defective and/or loose electrical outlets, provide carbon monoxide detectors, repair/replace smoke detectors, service and maintain the heating plant and distribution system, repair or replace the broken oven, identify and fix the source of the moisture problem, and repair/replace the foundation of the building. The owner was given until August 17, 2014, to come into compliance with the written orders. On August 20, 2014, an additional inspection occurred at the property and additional orders were issued to Cedrick Thompson, ordering the owner to obtain permits to remove the window in the first floor bathroom which was illegally framed in and made into a wall as well as a permit for the remodeling of the first floor bathroom. The owner was given until September 24, 2014, to come into compliance with the written orders.

On September 24, 2014, Inspector Brown conducted an inspection at the property and determined that the owner had not complied with the written orders and a warning letter was issued to Cedrick Thompson, giving the owner until October 15, 2014, to comply with the written orders. On January 14, 2015, Inspector Brown 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 February 12, 2015, Inspector Brown conducted an inspection at the property and determined that the owner had not complied with the written orders and a warning letter was issued to Cedrick Thompson, giving the owner until March 15, 2015, to comply with the written orders.

On March 27, 2015, Inspector Brown conducted a re-inspection of the property and found that the owner had not complied with the written orders and an administrative citation was issued in the amount of \$500.00. On October 6, 2015, Inspector Brown conducted a re-inspection of the property and found that the owner had not complied with the written orders and an administrative citation was issued in the amount of \$1,000.00. On October 22, 2015, Inspector Brown conducted a re-inspection of the property and found that the owner had not complied with the written orders and an administrative citation was issued in the amount of \$2,000.

On October 22, 2015, Inspector Brown conducted a review of the Inspections Division's records and determined that the property was being rented without a valid rental license

as the rental license had expired in August of 2015, and that the rental license application for the property was not up to date and issued orders to the owner, Cedric Thompson, to update the rental license for the property. The owner was given until November 20, 2015, to update the rental license for the property. On December 2, 2015, Inspector Browns' review of the Inspections Division's records revealed that the owner had not updated the rental licensing information and an administrative citation was issued in the amount of \$500.00

A review of the Inspections Division's records revealed that the owner, Cedric Thompson, had neither paid nor appealed the administrative citations and on November 25, 2015, a Notice of Director's Determination of Non-Compliance was sent to Cedric Thompson at the listed address of 1341 Case Avenue, St. Paul, MN 55106, notifying 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 2711 Queen Avenue N. The owner was given ten (10) days to bring the property in compliance with M.C.O. § 244.1910 (11). The owner failed to bring the property into compliance and on January 26, 2015, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Cedric Thompson at the listed address of 1341 Case Avenue, St. Paul, MN 55106. 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

January 26th, 2016

Property Address: 2711 – Queen Avenue North

Owner:

Cedric Thompson
1341 Case Avenue
St. Paul, MN 55106

Dear Mr. Thompson:

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). The Director of Inspections is referring this matter to the City Council with a recommendation to revoke the rental license.

- (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 pending 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
- (19) Good 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.
- (24) The licensee or applicant shall not have any violations of Chapter 240, Lead Poisoning

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

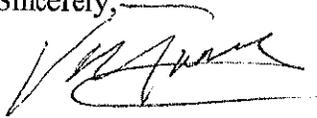
In addition, defects that create an imminent hazard to health or safety may be cause for the immediate denial, non-renewal, revocation, or suspension of the rental license or provisional license (Section 244.1940). Also, licensing procedures are in addition to and do not supersede or preempt such other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



Vu Tran
Administrative Enforcement Supervisor
Housing Inspections
612-673-5295

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 2711-Queen Av. N.

The license your landlord needs for this building cannot be given at this time due to
Unpaid Pending Assessments LS11

Reference: Minneapolis Code of Ordinances 244.19110 Licensing Standards

Your landlord must appeal this decision by 2-19-16

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: 1-27-16

English: Attention: If you want help translating this information, call
Spanish: Atención: Si desea recibir asistencia gratuita para entender esta información, llame al 311
Somali: Isgow: Haddaad qooreysa in la qayb ka ahaa, ayadna macluumaadkaani oo la qayb ka ahaa, wac 311
Hmong: Ceeb: loom: Yog koj xav tau kev pab nraais cov. xov non aq kev dawb nra 311
Sign language: Interpreter: 612.673.3220; TTY: 612.673.2626

244.1910. - Licensing standards.

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

- (1) The licensee or applicant shall have paid the required license fee.
- (2) Rental dwelling units shall not exceed the maximum number of dwelling units permitted by the Zoning Code.
- (3) No rental dwelling or rental dwelling unit shall be over occupied or illegally occupied in violation of the Zoning Code or the Housing Maintenance Code.
- (4) The rental dwelling shall not have been used or converted to rooming units in violation of the Zoning Code.
- (5) The owner shall not suffer or allow weeds, vegetation, junk, debris, or rubbish to accumulate repeatedly on the exterior of the premises so as to create a nuisance condition under section 227.90 of this Code. If the city is required to abate such nuisance conditions under section 227.100 or collect, gather up or haul solid waste under section 225.690 more than three (3) times under either or both sections during a period of twenty-four (24) months or less, it shall be sufficient grounds to deny, revoke, suspend or refuse to renew a license.
- (6) The rental dwelling or any rental dwelling unit therein shall not be in substandard condition, as defined in section 244.1920.
- (7) The licensee or applicant shall have paid the required reinspection fees.
- (8) The licensee or his or her agent shall allow the director of regulatory services 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 their authorized representatives at all times.
- (10) The licensee shall submit to the director of regulatory services 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 regulatory services 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.
- (24) An owner shall not have any violations of chapter 240 of this Code, adopting Minnesota State Statutes Chapter 144 and amendments thereto and Minnesota Rules, Chapter 4761 and amendments thereto, at any rental dwelling which they own or have an ownership interest. A violation of chapter 240 of this Code, of Minnesota State Statutes Chapter 144 and amendments thereto or of Minnesota Rules, Chapter 4761 and amendments thereto shall result in a director's determination of noncompliance notice being sent, pursuant to [section] 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 chapter 240 of this Code, of Minnesota State Statutes Chapter 144 and amendments thereto or of Minnesota Rules, Chapter 4761 and amendments thereto shall result in the issuance of a director's notice of denial, non-renewal, or suspension of the license or provisional license, pursuant to [section] 244.1940 of the Code, for the rental dwelling where the second violation occurred. (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; 2013-Or-161, § 47, 12-6-13; 2015-Or-073, § 1, 8-21-15)

244.1930. - Director's determination of noncompliance; notice.

- (a) If the director of regulatory services determines that a building or dwelling unit fails to meet the licensing standards set forth in section 244.1910, or section 244.1920, he or she shall mail a notice to the owner and the person designated by the owner as the person responsible for the maintenance and management of the building or dwelling unit. The notice shall specify the reasons why the building or unit fails to meet the licensing standards in section 224.1910 or section 244.1920 and shall include a copy of the inspection report if applicable. However, if a building or dwelling unit fails to meet licensing standards 244.1910(2), (3), (4), (13)(a), (18) or (21), for a second time under the same owner/licensee, a notice of director's determination of noncompliance shall not be required to be sent as the building or dwelling unit may be subject to an action for denial; non-renewal; revocation or suspension pursuant to section 244.1940.
- (b) If the rental dwelling fails to meet one (1) or more of the standards set forth in section 244.1910, the notice shall indicate that the license holder or applicant has ten (10) days to correct the defects, after which the city council will take action to deny, refuse to renew, revoke, or suspend the license or provisional license.
- (c) If the rental dwelling fails to meet the standards set forth in section 244.1920, the notice shall indicate that the license holder or applicant has sixty (60) days to correct the defects causing the building to be substandard, after which the city council will take action to deny, refuse to renew, revoke, or suspend the license or provisional license. The director may for good cause authorize additional time to correct defects causing a building to be substandard. If the defects create an imminent hazard to health or safety, the director may proceed immediately for denial, nonrenewal, revocation, or suspension under section 244.1940, or may shorten the deadline for compliance to less than sixty (60) days.
- (d) Whenever a notice of noncompliance is issued under this section, the director of regulatory services 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 regulatory services 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; 2013-Or-161, § 48, 12-6-13)

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)