

FINDINGS OF FACT

Todd and Tracy Cushman are the owners of the properties at the listed addresses of 2514 James Avenue N., 3820 Portland Avenue N., 1211 28th Street E., 3623 Queen Avenue N., 3310 Bryant Avenue N., 2109/2111 Emerson Avenue N. and 1004 Thomas Avenue N. all in the City of Minneapolis. As the owners of these properties Todd and Tracy Cushman applied for and were awarded rental licenses for all the above listed properties. On the rental license applications the ownership of the properties was listed as either Todd Cushman, Tracy Cushman or Cushman Property Management. Todd Cushman was listed as the person responsible for the maintenance/management of all the properties other than 3623 Queen Avenue N. which listed Jason M. Ruddy as the person responsible for the maintenance/management of the property.

On October 16, 2009, The Minneapolis City Council voted to revoke the rental dwelling license held by Todd J. Cushman for the property located at 3639 1st Avenue N., Minneapolis, Minnesota. The City Council revoked the rental license for failure to meet the licensing standards pursuant to Sections 244.1910, 244.1930 and 244.1940 of the Minneapolis Code of Ordinances relating to delinquent assessments on the rental property. Notice of the City Council action was sent out on October 27, 2009, and the building was posted with the Council's Final Decision on October 29, 2009.

On December 18, 2009, The Minneapolis City Council voted to revoke the rental dwelling license held by Todd J. Cushman for the property located at 4700 Bryant Avenue N., Minneapolis, Minnesota. The City Council revoked the rental license for failure to meet the licensing standards pursuant to Sections 244.1910, 244.1930 and 244.1940 of the Minneapolis Code of Ordinances relating to delinquent assessments on the rental property. Notice of the City Council action was sent out on December 29, 2009, and the building was posted with the Council Final Decision on December 31, 2009.

On January 26, 2010, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Todd and Tracy Cushman. The notice stated that the basis for revocation of the above listed properties was under Minneapolis Code of Ordinances § 244.1910 (13) which states: 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. The property was also posted with the notice of revocation. Todd and Tracy Cushman were given fifteen (15) days to file an appeal which they failed to do.