



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

Date May 21, 2008

To Public Safety & Regulatory Services Committee, the Honorable Don Samuels,
Chairperson

Referral to City Council

**Subject Rental Dwelling License Reinstatement-2628 Dupont Ave S, Owner
Randy Gritz**

Recommendation: On April 13, 2007 the rental dwelling license for the duplex at 2628 Dupont Avenue South, to owner, Randy Gritz was revoked by City Council per Minneapolis Code of Ordinances 244.1910(2), units exceed maximum number allowed by zoning and 244.1910(3), units over occupied or illegally occupied.

On June 18, 2007 the owner paid the \$1,000 reinstatement and submitted an acceptable management plan December 29, 2007. A March 6, 2008 a rental licensing inspection confirmed that the property has been successfully reverted back to its authorized construction of a 2-unit dwelling and was in compliance with the Minneapolis Housing Maintenance and Zoning Codes.

The Director of Inspections recommends that the City Council reinstate the Rental Dwelling License at 2628 Dupont Ave S to Randy Gritz. The property now meets all required Minneapolis rental license standards.

Previous Directives None

Prepared or Submitted by Janine Atchison, District Manager 673-3715

Approved by: JoAnn Velde
JoAnn Velde, Deputy Dir., Housing Inspection Serv.

5/9/08
Date

Approved by: Henry Reimer
Henry Reimer, Director of Inspections

5/12/08
Date

Permanent Review Committee (PRC) Approval _____ Not Applicable XX

Note: To determine if applicable see <http://insite/finance/purchasing/permanent-review-committee-overview.asp>

Policy Review Group (PRG) Approval _____ Date of Approval _____ Not Applicable XX

Note: The Policy Review Group is a committee co-chaired by the City Clerk and the City Coordinator that must review all requests related to establishing or changing enterprise policies.

Presenters in Committee (name, title) Janine Atchison, District Manager 673-3715.

Financial Impact (Check those that apply)

XX No financial impact (If checked, go directly to Background/Supporting Information).

___ Action requires an appropriation increase to the ___ Capital Budget or ___ Operating Budget.

___ Action provides increased revenue for appropriation increase.

___ Action requires use of contingency or reserves.

___ Business Plan: ___ Action is within the plan. ___ Action requires a change to plan.

___ Other financial impact (Explain):

___ Request provided to department's finance contact when provided to the Committee Coordinator.

Community Impact (use any categories that apply) Not Applicable

Neighborhood Notification

City Goals

Comprehensive Plan

Zoning Code

Other

Background/Supporting Information attached:

See: Receipt of Reinstatement Fee Payment, Residential Management Plan, and Approval from Inspector

CITY OF MPLS INSPECTION
250 SOUTH 4TH STREET
MINNEAPOLIS, MN 55415

TERMINAL I.D.: 001203975
MERCHANT #: 107232211998

VISA
#XXXXXXXXXXXXXXXXXXXX2663

SALE
BATCH: 000535 INVOICE: 035501
DATE: JUN 18, 07 TIME: 14:53
SQ: 065 AUTH NO: 010346

TOTAL \$1000.00

CUSTOMER COPY

RESIDENTIAL MANAGEMENT PLAN

**2628 DUPONT AVENUE S.,
MINNEAPOLIS, MN.**

INTRODUCTION

The need for the creation of this document is due to mismanagement of the property located at 2628 Dupont Ave. S., Minneapolis, Minnesota, referenced hereinafter as the *property*. Mismanagement included failure to properly allocate rental space per city zoning ordinances. The property is zoned as an R2 *Duplex*, previously the property was treated as a multi-plex providing for city determined over-crowding.

ISSUES

The issues that need to be addressed are as follows:

1. Properly lease the residential space as provided by current zoning laws, which is a duplex.
2. Maintain habitability for the residents residing at the property.
3. Draft and modify property lease agreements to reflect an addendum to address criminal activity issues.

IMPLEMENTATION

As of the date of this document a management team has been put into place to address the above referenced issues. The staff consists of Jennifer Roder and Benjamin E. Myers, Esq. The previously referenced individuals have specific duties assigned in order to provide ongoing maintenance and care of both the property and the residents therein. They have provided resolutions to the issues as follows:

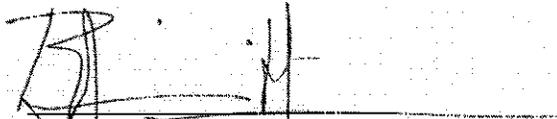
1. The property has been modified to ensure a clear usage of the second and third floor as a single apartment.
2. Interior and exterior modifications have been conducted in conformity with the documented code violations previously cited by the City of Minneapolis.
3. Management has received a lease addendum that, although does not necessarily address any prior concerns of the neighborhood nor city as it pertains to the property,

have been adopted into the current lease agreement to deal with any future criminal activity.

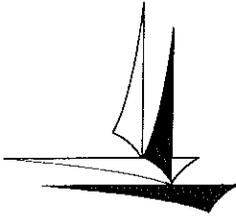
4. It is the intention of the management team that once the property's rental license is reinstated that at that time an on site care-provider will provide for basic day to day maintenance and repairs for the property.

After reviewing this document if the reader feels that additional provisions are needed, then he/ she should contact Benjamin E. Myers, Esq.

Thank you for your consideration.



Benjamin E. Myers
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Minneapolis
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**Regulatory Services
Department**

**Housing Inspections
Services Division**

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May 8, 2008

Janine Atchison
District Manager
Housing Inspection Services
250 S. 4th St Rm 300
Minneapolis, MN 55415

Dear Janine,

Re: 2628 Dupont Ave. S

All Housing Maintenance and Zoning code violations on this property have been corrected. The property now meets the Rental Licensing Standards.

Thank you

Vonnie Linnell
Housing Inspector Lead