

**CITY OF MINNEAPOLIS  
FOR THE DEPARTMENT OF  
REGULATORY SERVICES**

**ADMINISTRATIVE HEARING OFFICER**

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**In the matter of the Rental  
Dwelling Licenses held by  
Tyrone & Leana Reese  
for the Premises at  
3113 Central Avenue NE. and  
310 31<sup>st</sup> St. E., Minneapolis, Minnesota**

**FINDINGS OF FACT,  
CONCLUSIONS, AND  
RECOMMENDATION**

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The above entitled matter came on for hearing before Administrative Hearing Officer Edward Backstrom on August 15, 2011, at 1:00 p.m. at Room 310, Minneapolis City Hall, Minneapolis, Minnesota. The City of Minneapolis was represented by Lee C. Wolf, Assistant City Attorney and Janine Atchison, District Manager Department of Housing Inspections. Tyrone & Leanne Reese, owners of the property located at 3113 Central Avenue NE. and 310 31<sup>st</sup> St. E. failed to appear.

After considering all of the evidence presented at the hearing the Administrative Hearing Officer makes the following:

**FINDINGS OF FACT**

Tyrone Reese is the owner of the property located at 310 31<sup>st</sup> St. E. in the City of Minneapolis. As the owner of the property Tyrone Reese applied for and was awarded a rental dwelling license for the property. The rental license application lists Tyrone Reese as the owner and the property manager responsible for the maintenance and management of the rental property. The application lists the contact address for Tyrone Reese as 5401 45<sup>th</sup> Ave. S.

Minneapolis, MN. Applicable property records admitted at the hearing in this matter list Tyrone Reese as the owner and taxpayer of record for the property with a mailing address of 5401 45<sup>th</sup> Ave. S., Minneapolis, MN.

Tyrone and Leana Reese are the owners of the property located at 3113 Central Ave. NE. in the City of Minneapolis. As owners of the property they applied for and were awarded a rental dwelling license for the property with Tyrone Reese listed as the contact person for the property. The application lists the address for Tyrone Reese as 5401 45<sup>th</sup> Ave. S., Minneapolis, MN.

This matter was commenced by the City of Minneapolis Housing Inspections Division to revoke the rental dwelling licenses held by Tyrone Reese for the property located at 310 31<sup>st</sup> St. E. and Tyrone and Leana Reese for the property located 3113 Central Ave. NE. under Minneapolis Code of Ordinances (M.C.O) § 244.1910 (13). Section 244.1910 (13), states that any person(s) who has an interest in two (2) or more licenses revoked pursuant to this article or cancelled 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 period of five (5) years.

Tyrone Reese had previously held two rental dwelling licenses which had been revoked within the last five years. The rental license held by Tyrone Reese for the property he owned at 6015 Wentworth Av. S., Minneapolis, MN, received several administrative citations for allowing illegal basement occupation at 6015 Wentworth Avenue South in violation of MCO § 244.1910 (3). Notice that the City Council may take action to revoke the license was sent on April 22, 2010. Mr. Reese filed a request for a hearing on the revocation of the dwelling rental license for

6015 Wentworth Ave. S. On August 6, 2010, the City Council entered a final decision to revoke the rental license for 6015 Wentworth Ave. S.

In a letter dated February 10, 2011 owners Leana and Tyrone Reese were notified of the Department's intent to revoke the dwelling rental license for property they owned located at 3822 Lyndale Ave N., Minneapolis, MN. The property had received numerous administrative citations which had not been paid or appealed. The City Council revoked the dwelling rental license held by Tyrone and Leana Reese for 3822 Lyndale Av. N., Minneapolis, MN for failure to meet the licensing standards set forth in MCO § 244.1910 (11) on April 29, 2011.

As a result of these revocations a Notice of Director's Determination of Noncompliance was sent to Tyrone and Leana Reese at 5401 45<sup>th</sup> Ave. S., Minneapolis, MN, stating that the department was commencing a license proceeding against the Reeses for the dwelling rental licenses they held for the properties located at 310 31<sup>st</sup> St. E. and 3313 Central Ave. NE. On May 26, 2011 Notice of Revocation, Denial, Non-Renewal, or suspension of Rental License or Provisional was sent to Tyrone and Leana Reese at their home address listed as 5401-45<sup>th</sup> Ave. S., Minneapolis, MN. The Notice cited as the basis for the revocation M.C.O §244.1910 (13) which requires revocation of the owners other rental dwelling licenses if the owner had 2 or more licenses revoked within the past five years.

On June 19, 2011, a proper appeal of the revocation for the dwelling licenses for the properties located at 310 E. 31<sup>st</sup> E. and 3113 Central Ave. NE. was filed by Tyrone and Leana Reese. The appellants/owners failed to appear at the appeal hearing on August 15, 2011.

## **CONCLUSIONS**

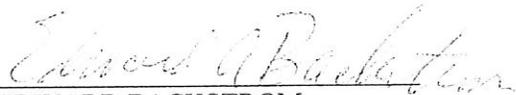
Tyrone and Leana Reese had two dwelling rental licenses revoked within 5 years of the date of the hearing in this matter. MCO § 244.1910 (13) makes them ineligible to hold or have an interest in a residential dwelling license for five years.

The Department followed proper procedure in issuing a Notice of Non-Compliance and Notice of Revocation, Denial, Non-Renewal or Suspension of Rental License or Provisional License.

#### RECOMMENDATION

That the rental dwelling licenses held by Tyrone and /or Leana Reese as owners of the property, for 3113 Central Ave. NE. and 310 31<sup>st</sup> St. E., in Minneapolis, Minnesota be revoked.

Dated August 25 2011

  
EDWARD BACKSTROM  
ADMINISTRATIVE HEARING  
OFFICER