

## FINDINGS OF FACT

1. Gary and Jennifer Balster are listed in Hennepin County as the owners of the properties at the listed addresses of:

3911 Aldrich Avenue N.  
3635 Bryant Avenue N.  
3442 Colfax Avenue N.

Mr. Jon E. Helgason, applied for and were awarded rental licenses for the above listed properties with T.J. Waconia and T.J. Holdings as the listed owner, on all applications Mr. Ronnie C. Franklin was listed as the Property Manager for the property. Jon Helgason and Tom Balko are owners of T.J. Waconia and T.J. Holdings.

2. On February 29, 2008 by action of the Minneapolis City Council the City of Minneapolis revoked the rental licenses of 45 properties pursuant to MCO 244.1910(13). The persons who had an interest as an owner/license or manager in those properties were Terry Koenigs (one property); Tamara Peltan and Michael Pletan (three properties); Jon E. Helgason (five properties); Tom Balko (five properties); Joe Althaus (one property); Ronnie Franklin (five properties) and Diane and Richard Miller (one property each)..

9. MCO 244.1910(13) 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.

12. On February 27, 2008 a Notice of Director's Determination of Non-Compliance was sent to Jon E. Helgason, Tom Balko, Ronnie Franklin, T.J. Waconia and Gary and Jennifer Balster to notify the persons of interest that the properties listed above were in violation of MCO 244.1910 (13) in that the owner, licensee or manager of the properties had 2 or more licenses revoked or cancelled. The persons of interest were given until March 10, 2008 to bring the buildings into compliance.

13. The properties listed above were not brought into compliance by March 10, 2008 as the owner, licensee and manager remained the same at the properties.

14. On March 12, 2008 a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Gary and Jennifer Balster, Jon E. Helgeson, Tom J. Balko and Ronnie Franklin regarding the above listed properties based upon violation of MCO 244.1910 (13).

15. The individuals with an interest in the property had fifteen days from the receipt of the Notice of Revocation, Denial, Non-Renewal or Suspension of Rental License or Provisional License to appeal.

16. None of the individuals with an interest in the property appealed the Notice of Revocation, Denial, Non-Renewal, of Suspension of Rental License or Provisional License.