



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

Date April 23, 2008

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

Referral to City Council

**Subject Rental Dwelling License Revocation – 3911 Aldrich Ave N, 3635  
Bryant Ave N, and 3442 Colfax Ave N - Owner TJ Waconia, Inc.: Jon E.  
Helgason and Tom J. Balko – Owner Gary and Jennifer Balster**

**Recommendation:** On March 12, 2008 notice was sent to owner, TJ Waconia, Inc: Jon E. Helgason and Tom J. Balko, and to owner Gary and Jennifer Balster, indicating that a recommendation to Revoke, Deny, and/or Non-Renew the rental dwelling licenses for the properties 3911 Aldrich Ave N, 3635 Bryant Ave N, and 3442 Colfax Ave N, would be sent to the City Council. The owner TJ Waconia, Inc: Jon E. Helgason and Tom J. Balko, and the owner Gary and Jennifer Balster failed to appeal this recommendation.

On February 29, 2008, Minneapolis City Council revoked forty-five (45) rental dwelling licenses held by owners TJ Waconia, Inc., Jon E. Helgason, and Tom J. Balko for properties including but not limited to 2639 Girard Ave N, 3354 Washburn Ave N, 4940 Bryant Ave N, 2731 Knox Ave N, and 3243 6<sup>th</sup> St N. The rental dwelling licenses for the properties listed are subject to Minneapolis Code of Ordinance License Standards 244.1910(13) which states that any person who has had an interest in two (2) or more licensed cancelled pursuant to section 244.1925 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 properties listed above have failed to meet licensing standards as set forth in MCO 244.1910(13) and are subject to revocation, denial and/or non-renewal.

The Director of Inspections recommends that the City Council revoke, deny, non-renew the rental dwelling licenses held by TJ Waconia, Inc: Jon E. Helgason and Tom J. Balko, and to owner Gary and Jennifer Balster for the premises 3911 Aldrich Ave N, 3635 Bryant Ave N, and 3442 Colfax Ave N pursuant to MCO 244.1910(13). (See enclosed Recommendation to Revoke Rental Dwelling License, and supporting documentation packet.)

**Previous Directives** None

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

Approved by: JoAnn Velde  
JoAnn Velde, Deputy Director Housing Inspection Services

4/14/08  
Date

Approved by: Henry Reimer  
Henry Reimer, Director of Inspections

4/14/08  
Date

Approved by: Rocco Forte  
Rocco Forte, Assistant City Coordinator

4/13/08  
Date

**Permanent Review Committee (PRC)** Approval  Not Applicable

**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

**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)

**Financial Impact (Check those that apply)**

- 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: Findings of Fact**