



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

Date June 25, 2008

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

Referral to City Council

**Subject Rental Dwelling License Reinstatement-420 30<sup>th</sup> Ave N - Owner  
Noel Klaindel**

**Recommendation:** On August 4, 2006 the City Council revoked the rental dwelling license held by Jay Petsche, for the property located at 420 30th Avenue North pursuant to Section 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. Noel Klaindel purchased this property and has requested the re-instatement of the rental licenses for 420 30th Avenue North.

The Director of Inspections recommends that the City Council reinstate the Rental Dwelling License at 420 30th Avenue North to Noel Klaindel. An acceptable management plan has been submitted, a Certificate of Code Compliance has been approved, and the property now meets all required Minneapolis Housing Maintenance Code standards.

**Previous Directives** None

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

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

Approved by: \_\_\_\_\_  
Henry Reimer, Director of Inspections 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: Management Plan acceptance statement from CPS Jennifer Weisanen, Certificate of Code Compliance**

**Atchison, Janine R.**

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**From:** Waisanen, Jennifer  
**Sent:** Tuesday, June 03, 2008 9:45 AM  
**To:** Atchison, Janine R  
**Subject:** RE: Management Plan for 420 30th Ave N

Hi Janine

I finally received a copy of an acceptable management plan for the above address; do you also need a copy of it?

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**From:** Atchison, Janine R.  
**Sent:** Thursday, May 22, 2008 11:38 AM  
**To:** Waisanen, Jennifer  
**Subject:** RE: Management Plan for 420 30th Ave N

I'm afraid I am a little confused also but hopefully this will help.

The rental license for this property was revoked by City Council, it must be reinstated by the City Council. Only the city Council has the authority to reinstate the rental license.

Prior to the City Council considering reinstatement of the rental license, they want to be assured that the property is going to be well managed and currently meets all code requirements. Providing an acceptable management plan is one of the requirements for reinstatement of a rental license.

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**From:** Waisanen, Jennifer  
**Sent:** Thursday, May 22, 2008 10:42 AM  
**To:** Atchison, Janine R.  
**Subject:** FW: Management Plan for 420 30th Ave N

I wasn't sure how to respond to this, what do you think?  
Jennifer

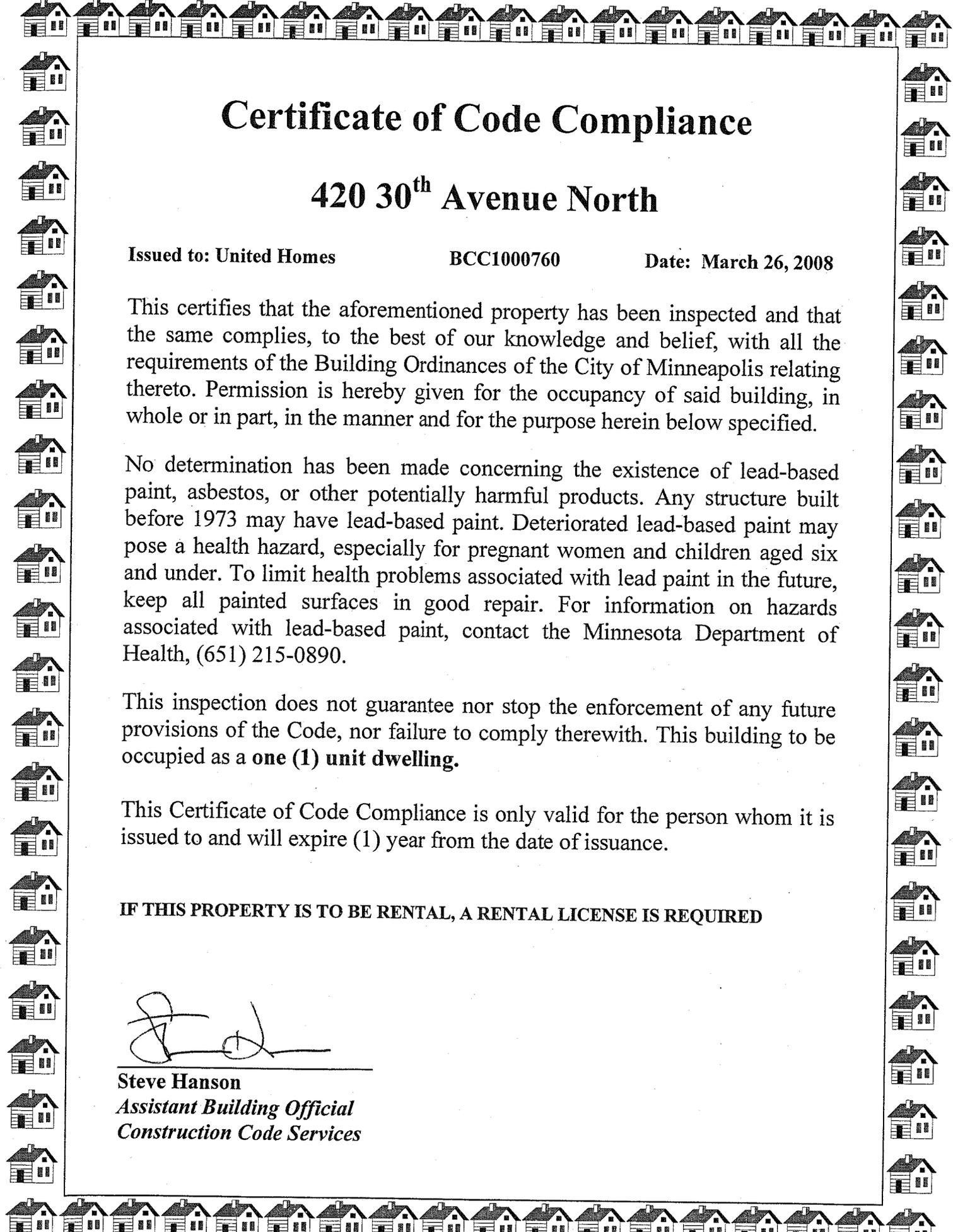
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**From:** noel klaindel [mailto:cityhomesinc@yahoo.com]  
**Sent:** Wednesday, May 21, 2008 5:26 PM  
**To:** Waisanen, Jennifer  
**Subject:** RE: Management Plan for 420 30th Ave N

Hi Jennifer,  
I have not sent this off to you because I would like to know if I get you over what you are looking for does that mean that you have the authority to grant the properties rental rights? Or, will this be something that will have to go in front of a board? If it has to go in front of a board I am thinking that I will have our attorney handle it so I do not screw anything up.  
Could you let me know?  
Thanks  
Heather

*"Waisanen, Jennifer"* <Jennifer.Waisanen@ci.minneapolis.mn.us> wrote:

6/6/2008



# Certificate of Code Compliance

## 420 30<sup>th</sup> Avenue North

Issued to: United Homes

BCC1000760

Date: March 26, 2008

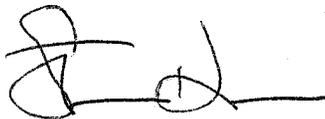
This certifies that the aforementioned property has been inspected and that the same complies, to the best of our knowledge and belief, with all the requirements of the Building Ordinances of the City of Minneapolis relating thereto. Permission is hereby given for the occupancy of said building, in whole or in part, in the manner and for the purpose herein below specified.

No determination has been made concerning the existence of lead-based paint, asbestos, or other potentially harmful products. Any structure built before 1973 may have lead-based paint. Deteriorated lead-based paint may pose a health hazard, especially for pregnant women and children aged six and under. To limit health problems associated with lead paint in the future, keep all painted surfaces in good repair. For information on hazards associated with lead-based paint, contact the Minnesota Department of Health, (651) 215-0890.

This inspection does not guarantee nor stop the enforcement of any future provisions of the Code, nor failure to comply therewith. This building to be occupied as a **one (1) unit dwelling**.

This Certificate of Code Compliance is only valid for the person whom it is issued to and will expire (1) year from the date of issuance.

**IF THIS PROPERTY IS TO BE RENTAL, A RENTAL LICENSE IS REQUIRED**



**Steve Hanson**  
*Assistant Building Official*  
*Construction Code Services*