

Need for Law Changes to Address Problem Properties Support Proposed Resolution

Hello Residents:

I want to share with you a Proposed Law Change (see attached PDF) that will help us address and correct problem properties, or as I have defined them as "Marginal Properties" much earlier in their life cycle. This Administrative Law Change will supplement the current Conduct on Premises Violation Law, as an additional tool to improve enforcement and to improve our livability standards of our community.

I believe this Administrative Law Change will finally address unacceptable behavior at Marginal properties. But more importantly, to force corrective action much earlier, so that these problems do not fester and grow out of control, with possible tragic consequences and outcomes.

Basically, the current Conduct of Premises Law has evolved into nothing more than a high stakes "Cat & Mouse" chase. In which residents hope that their Police Calls will catch the criminal activity "as it happens" and thereby resolve the problems thru many Citations and Arrests. Sometimes that works, especially in the more severe cases, but this Law has proven to be rather ineffective when addressing the ongoing unacceptable behavior exhibited by tenants at those Marginal Properties. Too much emphasis has been placed on Law Enforcement. We need to find more creative and effective ways to supplement our current law.

I will outline below key talking points for your review, but read the attached Proposed Resolution as well as Exhibits A & B. (please download attached PDF and share it with others)

1. Very simply, the Minneapolis Police Department does not issue Rental Licenses. They act in the capacity as Law Enforcement. Therefore, we need to turn our focus and attention back to the Administrative Regulatory Division that does issue Rental Licenses for better compliance.
2. Forcing compliance for ongoing unacceptable behavior can be achieved at the Administrative Level by imposing standards for each Rental License Applicant via their need to be accountable as they renew their Annual Rental Licenses.
3. Marginal properties affect our quality of life, diminish overall livability standards, impair investment and social opportunities, as well as economic growth.
4. This Administrative Law Change will help curtail these problems much earlier, so that unacceptable behavior does not fester and grow into more serious criminal activities, putting other tenants, neighbors, business owners and workers at risk.
5. The Crime Prevention Specialist ("CPS") and each Organized Neighborhood should be able to recommend Marginal Properties for evaluation and review of their Rental License, if their conduct and documented behavior patterns "Does not Comply with Neighborhood Compatibility Standards" as outlined in the Resolution. This should constitute an automatic Probationary Period to resolve the problems.
6. The tenants exhibit unacceptable behavior that is intrusive and diminishes the ability of neighbors to enjoy their residences and personal property.

7. A pattern of ongoing disturbances, disrespectful or threatening behavior and continuous Police Calls, that have all been well documented.
8. Ongoing and continuous Police Calls (based on type of 911 Calls) are in and of itself, a clear indication that a problem exists at this Rental Property. Notice will be given to the Owner/Manager to take corrective action and the Owner/Manager must comply with the CPS in a timely manner.
9. The CPS has notified the Landlord and/or Property Manager of these problems, but no corrective action has yet been taken. There has been no response or willingness to cooperate with the CPS.
10. Non-Compliance can result in Revocation of the Rental License. If revoked, all tenants must vacate the premises as soon as possible.

This Proposed Resolution is being submitted to gain your support for an Administrative Law Change. It should not be taken as a criticism of the Minneapolis Police Department, nor the good individual efforts each Precinct Crime Preventions Specialist (CPS).

To the contrary, I am addressing this issue so that the Police Department and each Precinct CPS have the proper tools necessary, available at their disposal, to be more effective in correcting these problems as soon as possible. This additional tool will serve to reduce what we call "911 Fatigue" in which people otherwise stop calling 911, when after a period of time they don't see any measurable improvement at the Marginal Property.

Finally, as Taxpayers, we do not want our Police spending time, energy and resources being called to the same problem properties over and over again, year after year. We can find more important work for them, including Landlord/Tenant and Neighborhood mediation efforts, as a better use of Police time, energy and resources.

Please download the attached PDF and circulate it to others. If you agree with the Proposed Resolution, contact your Neighborhood Leaders and City Council Members to support this Law change.

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