

**From:** William E Bryant CPA, CVA [<mailto:web@bryant-cpa.com>]

**Sent:** Wednesday, July 11, 2012 09:06

**To:** Gerold, Lucy **Cc:** Greeley, Donald; Krueger, Luther; May, Daniel; Ritchie, Heidi

**Subject:** RE: Meeting Request - Overview

Lucy Gerold, Lieutenant

3<sup>rd</sup> Precinct, Minneapolis Police Department

Thank you for your e-mail below. My initial request pertains to your 1<sup>st</sup> Point listed below, regarding compliance and enforcement of existing Laws. I am certainly willing to meet on either point if that would be helpful. I will touch upon my proposed resolution in this e-mail and forward to you that info, for your review and consideration as well.

As to enforcement of existing Law, I am referring to Conduct on Premises Violations. Since we gathered a 5-year history on 2535-11<sup>th</sup> Avenue South, maybe we could just use that as our Example Case Study in this discussion – see attached docs. This rental property has been a problem for more than 10 years. I only asked Don Greeley to go back 5 years. In that 5-year time period there have been 82 significant Police Calls and two Conduct on Premises Notices. There is also a list of people that when arrested, give 2535 as their residence, yet the Owner is not aware of these people, nor are they on any Lease.

This property has been a lingering problem for years. I used that information to confront the Owner about the ongoing problems that we have been experiencing at this property. It appears as though we are getting some cooperation to resolve this matter, as least for now. Time will tell.

Upon review of this history however, it became clear to us that this property should have had its Rental License revoked under current Law a long time ago. That better compliance of the current Law should have resolved this problem property much earlier in the process and that we could have avoided this ongoing nuisance (all the more need for my proposed resolution to include Regulatory Compliance based on the activity identified as a potential problem).

Let me just outline for you some Talking Points of our thoughts and concerns that we have experienced in our Block Club:

1. We need to reduce “9-1-1 Fatigue”. That is to say, when we call 911 we need to know that our calls mean something and that it will produce some type of results or resolution to a problem. We don’t want to continue making 911 Calls over and over again to the same problem properties. People will give up calling 9-1-1 if they see no results or resolution.
2. The Police Officers need to get out of their Police Cars. Nothing is more frustrating as a resident, then to call the Police, just to see them arrive 15 minutes later to yell over their loud speaker. Half the time the people just stand there, wave, then continue to start up again 15 minutes later after the Police leave the scene.
3. The physical act of Police getting out of their Police Cars changes the entire chemistry of the situation. People are approached, identified and then are asked to cooperate in a face-to-face discussion. They have to stop what they were doing and pay attention.
4. The Police need to better document the situation. Not just drive by and tell people to quiet down. Better documentation will serve to reduce future visits to the same problem.
5. We need to see some foot-Patrols or Bike Cops, or K-9 Police patrols in our area. The sight of a Police Officer on a casual basis, gives comfort and support to us, knowing that our neighborhood is watched, It gives the residents a feeling of security and may curtail problems from being initiated. In other words, we don’t just see the Officers when there is a problem. We want the Police to be Police, not “Fireman”, that we only see when there is a problem to “put out fires”. There is a better connection between the “beat cop” and the residents, if they see someone on a consistent and casual basis.
6. The use of un-marked Police Cars would be very helpful, so that they can approach a situation and experience firsthand the inappropriate activity taking place at a property.

7. There needs to be some type of intervention and mediation, thru the Police Department, probably thru the use of each Crime Prevention Specialist, to meet with Landlords and their problem tenants (at the property or at the Police Station), to discuss ways to resolve problems. Maybe the Property Owner is intimidated by the Tenants and is unable or unwilling to confront the issues created by the bad tenants. They need help.

8. We as residents and taxpayers do not want to see our Police visit the same problem property over and over again. That is not the “highest and best use” of your time, energy and resources. We perceive ongoing 9-1-1 Calls and visits to these properties as exhausting precious resources that could be better used elsewhere, not spent on lingering problems. Again, all the more reason to introduce my Administrative Resolution so that you have better “working tools” in your tool box.

We understand that there are budget constraints. We also understand that there may be security and safety concerns about Officers getting out of their Police Cars to meet people, but that is the break-point to diffuse and de-escalate a potentially bad situation, if handled properly. Let’s consider the opposite outcome; how many times should the Police visit the same property over and over again? If we can prevent a problem property from escalating into something more severe, avoiding a tragic outcome, is that not helpful and useful in our overall efforts to reduce crime and improve the neighborhoods. We need to see these problem properties resolved much earlier in their “life cycle”.

Please know that I have always been respectful of the Police and I appreciate their sincere efforts and good work. I think you should know that by now, thru my presentations at RPO Workshops, Landlord/Tenant web site development, property development and other community efforts. This e-mail is not a criticism of the Police Department. To the contrary, we need to have a respectful, but direct, conversation on creative ways to make your job easier. I feel the outlined above, along with other useful “tools” such as the proposed Administrative Resolution, will serve that purpose. We all share the same goals.

Thank you for your time and consideration in this matter.

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