

Received 8/5/15
1:50pm

July 25, 2015

City of Coon Rapids - City Council / Board of Adjustments

To Whom It May Concern:

I am submitting this letter as our official written request of appeal in the matter of three (3) Citation Fees for Late Rental License Renewal at the following properties.

- PIN# 08-31-24-42-0040 → 12912 Marigold St.
- PIN# 08-31-24-21-0063 → 3749-123rd Lane ✓
- PIN# 05-31-24-14-0011 → 11990 Orchid St.

We admit the lateness of our renewal licenses fee's but wish to give an explanation. Our hope is that with a full understanding of the extenuating circumstances that lead to our mistake will give us both forgiveness and mercy from fees. We have a good record and are in good standing with our three rental units and have not had past issues with our tenants or with paying rental licensing fees in a timely fashion. We are not a huge property management company. Our son, Ben Emmrich, does our management for us as we currently live in Edenton, NC. Him and his family experience a series of unfortunate events that led up to this failure. It was not done maliciously or with the intent to circumvent the Rental License process. The total fees are \$900 and this will take a very large cut out of our already small margin of money it makes in order for us to cover expenses. Ben has already agreed to pay the fines out of his own pocket but we know this will be a hardship on top of hardship for his family.

Ben has agreed to be present and give his testimony on October 1, 2015 before the City Council. He is listed on our Rental License as the Property Manager and is also our son. We have given him permission to act on our behalf as well as his own in handling this situation and whatever outcome it has. He is also signing this letter as agreement of its content and to show his full cooperation with your final decision.

We thank you for your time and consideration.

Sincerely,

Jeff & Gloria Emmerich

Jeff & Gloria Emmerich



Ben Emmrich



Property Report

Report Date: 8/28/2015

PIN: 083124210063

OPEN

PROPERTY ADDRESS: 3749 123RD LN

Work Order #17513

Rental Renewal

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
LICENSE RENEWAL DUE Crime Free Training		3/31/11 5/17/10	THOMTON, TERRY	Ben Emmrich completed the Crime Free Training at a Plymouth/Maple Grove location on 4/20/10.
Next Inspection Due		6/16/11		renewal sent 170.00
Information Sent		2/15/11	DRABCZAK, LEYA	PD \$170 CK NO 5438
Fee Paid		2/28/11	POSCH, MICHELLE	INSPECTION 03/16/2011 @ 3:30P W/BOB - 0 POINTS
RENTAL INSPECTION		3/31/11	POSCH, MICHELLE	
LICENSE ISSUED		3/31/11	POSCH, MICHELLE	
LICENSE RENEWAL DUE		8/1/12		
NEXT INSPECTION DUE		3/5/14		
INFORMATION SENT		1/26/12	DRABCZAK, LEYA	renewal sent 100.00
CITATION ISSUED		7/10/12	DRABCZAK, LEYA	COMPLIANCE 7/24/2012 OBTAIN RENTAL LICENSE 300.00
FEE PAID		8/1/12	POSCH, MICHELLE	PD \$100 CK NO 5556
LICENSE ISSUED		8/1/12	POSCH, MICHELLE	
LICENSE RENEWAL DUE		8/6/13		
INFORMATION SENT		2/15/13	DRABCZAK, LEYA	renewal sent 100.00
EDUCATIONAL MATERIAL		3/7/13	HINTZE, CINDY	Background Check letter sent. See attachments for letter.
INFORMATION SENT		6/11/13	POSCH, MICHELLE	spoke to Ben and emailed renewals \$100
FEE PAID		8/5/13	POSCH, MICHELLE	No changes made to renewal form. Paid \$100 check 5592
LICENSE ISSUED		8/6/13	HINTZE, CINDY	
LICENSE RENEWAL DUE		3/5/14		
FEE PAID		2/26/14	HINTZE, CINDY	No updates to contact info. Paid \$170 check 6010
RENTAL INSPECTION	3/20/14	3/20/14	POSCH, MICHELLE	2 POINTS
LICENSE ISSUED		3/20/14	POSCH, MICHELLE	
LICENSE RENEWAL DUE		6/11/15		
INFORMATION SENT	4/1/15	2/10/15	HINTZE, CINDY	Renewal Sent \$100
CITATION ISSUED		4/22/15	DRABCZAK, LEYA	renew expired rental license, property is currently unlicensed.
ASSESSMENT		6/2/15	DRABCZAK, LEYA	300.00 FORWARDED TO FINANCE DEPT NO RESPONSE FROM OWNER, NO CHANGE IN ANOKA CO RECORDS. MAIL NOT RETURNED.
CITATION ISSUED		6/2/15	DRABCZAK, LEYA	600.00 NON RENEWAL OF RENTAL LICENSE

PROPERTY ADDRESS: 3749 123RD LN

PIN: 083124210063

CITATION FEE APPLIED 6/2/15 DRABCZAK, LEYA \$300.00 citation fee applied. no response from owner or agent, citation mailed to both addresses.
 COMMUNICATE W OWNEF 6/5/15 SMALL, MATT Phone discussions with owner and son. Sent new renewals via e-mail to owner and explained to both that payment and renewal app must be submitted before compliance date to avoid \$600 fine.
 FEE PAID 6/11/15 SMALL, MATT Paid \$100 check 6036. No updates to contact information.
 LICENSE ISSUED 6/11/15 SMALL, MATT
 LICENSE RENEWAL DUE 4/1/16
 NEXT INSPECTION DUE 4/1/17

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 20975 12-900 Rental Dwelling License Required.	7/10/12 compliance date	300.00	DRABCZAK, LEYA	COMPLIANCE 7/24/2012 OBTAIN RENTAL LICENSE	JEFFREY EMMERICH ISSUE DATE 7/10/2012 20304 GOLDENEYE WAY ROGERS, MN 55374
Citation # 25145 12-903(1) Rental Dwelling License Required.	4/22/15 5/22/15 compliance date	300	DRABCZAK, LEYA	renew expired rental license, property is currently unlicensed.	JEFF EMMERICH ISSUE DATE 4/22/2015 PO BOX 322 EDENTON, NC 27932
Citation # 25308 12-903(1) Rental Dwelling License Required.	6/2/15 6/23/15 compliance date	600	DRABCZAK, LEYA	RENEW EXPIRED RENTAL LICENSE	JEFF EMMERICH ISSUE DATE 6/2/2015 PO BOX 322 EDENTON, NC 27932

Files attached to this work order:

- WorkOrder\17513\20120801091555320.pdf
- WorkOrder\17513\3749 123RD LN LIC 2011.doc
- Rental Database\rental insp letter\3749 123RD LN 2011.doc
- WorkOrder\17513\2013 rental license 10.pdf
- WorkOrder\17513\20140320095124720.pdf
- WorkOrder\17513\Background letter_0072.pdf
- WorkOrder\17513\2015 Rental License.pdf
- WorkOrder\17513\3749 123rd insp ltr 2014.pdf
- WorkOrder\17513\3749 123RD LN CERT 2011.doc



ADMINISTRATIVE CITATION

Citation # 17513-25145

Violation Notice

JEFF EMMERICH
PO BOX 322
EDENTON, NC 27932

ISSUE DATE 4/22/2015

Property Address: **3749 123RD LN**
COON RAPIDS, MN
PIN: 083124210063

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 4/22/15 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
05/22/2015	renew expired rental license, property is currently unlicensed.	12-903(1) Rental Dwelling License Required. -- No person shall occupy a rental unit prior to obtaining a rental license.	\$300

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Continued on next page

3749 123RD LN
CITATION # 17513-25145
PAGE 2

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Leya Drabczak
Housing Inspector
763-767-6420

cc: Ben Emmrich
20304 Goldeneye Way
Rogers, MN 55374



SECOND VIOLATION ADMINISTRATIVE CITATION

Citation # 17513-25308

Violation Notice

JEFF EMMERICH
PO BOX 322
EDENTON, NC 27932

ISSUE DATE 6/2/2015

Property Address: **3749 123RD LN**
 COON RAPIDS, MN

PIN: 083124210063

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 6/2/15 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
06/23/2015	RENEW EXPIRED RENTAL LICENSE	12-903(1) Rental Dwelling License Required. -- No person shall occupy a rental unit prior to obtaining a rental license.	\$600

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

3749 123RD LN
CITATION # 17513-25308
PAGE 2

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Leya Drabczak
Housing Inspector
763-767-6420

cc: Ben Emmrich
20304 Goldeneye Way
Rogers, MN 55374



Rental License Renewal Application

June 05, 2015

Jeff Emmrich
PO Box 322
Edenton, NC 27932

PAYMENT RECEIVED

JUN 11 2015
AMOUNT \$100.00
✓ 6036 MBS.

EXPIRED License:	17513
Amount Due:	\$100.00
Payment is past due.	

Please verify all information and make corrections as needed:

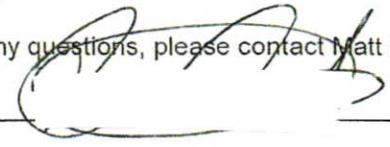
RENTAL ADDRESS	3749 123RD LN	COMPLEX NAME	
OWNER NAME	Jeff Emmrich	RENTAL TYPE	SINGLE FAMILY
OWNER ADDRESS	PO Box 322	NUMBER OF BUILDINGS	1
OWNER CITY STATE ZIP	Edenton, NC 27932	NUMBER OF UNITS	1
OWNER PHONE NO.	2	MANAGER NAME	BEN EMMRICH
OWNER DOB	1	MANAGER PHONE	
AGENT NAME	Ben Emmrich	ONSITE MANAGER	
AGENT ADDRESS	20304 Goldeneye Way	ONSITE MGR ADDRESS	
AGENT CITY STATE ZIP	Rogers, MN 55374	ONSITE MGR PHONE NO.	
AGENT PHONE NO.	7t	EMERGENCY PHONE	
AGENT DOB			
EMAIL ADDRESS	MCAST.NET		

Do you still own this property? Yes No If no, date of sale: _____

Name and address of Buyer: _____

Return this entire form with your payment made payable to the City of Coon Rapids. If an inspection is required, a letter will be sent indicating the date and time of the inspection. If no inspection is required, your Rental License will be mailed to you. Failure to renew the license may result in an Administrative Citation of \$300 or more.

If you have any questions, please contact Matt Small, Housing Inspector, at 763/767-6575.

Signature:  Date: 6/11/15



June 11, 2015

JEFF EMMRICH
PO BOX 322
EDENTON, NC 27932

Rental Dwelling License #17513

Rental Address: 3749 123RD LN

Thank you for completing the Rental Dwelling Licensing process. Enclosed is your license. A *renewal notice* will be sent prior to the license expiration.

Matt Small
Housing Inspector
763-767-6575

cc: BEN EMMRICH
20304 GOLDENEYE WAY
ROGERS, MN 55374

License Fee: \$100.00

License No. 17513



RENTAL DWELLING LICENSE



By order of the Coon Rapids City Council, a license is hereby granted to:

JEFF EMMRICH

TO OPERATE A RENTAL DWELLING AT

3749 123RD LN

in the City of Coon Rapids, County of Anoka, State of Minnesota, for the period commencing April 1, 2015 and terminating on April 1, 2016 at midnight.

This license is granted pursuant to the submitted application and payment of fees therefore. This license is subject to the laws and rules of the State of Minnesota and the City Code and regulations of the City of Coon Rapids pertaining thereto, and is subject to suspension or revocation for violation thereof. This license is non-transferable.

In testimony whereof, we have hereunto subscribed our names and affixed the seal of the City of Coon Rapids this day of June 11, 2015.

ATTEST:  _____
Matt Small, Housing Inspector