

## Vang, Mai (CI-StPaul)

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**From:** Hanson, Nicholas <Nicholas.Hanson1@CO.RAMSEY.MN.US>  
**Sent:** Thursday, February 17, 2022 12:26 PM  
**To:** Vang, Mai (CI-StPaul)  
**Subject:** RE: Ramsey County TFL - Notice of Repurchase Application - 702 Wilson Avenue

**Think Before You Click: This email originated outside our organization.**

Hello Mai,

Yes and no. We are currently developing a more comprehensive form for this notice that will provide additional property details. We will not be providing the repurchase applications anymore though. As to your question on the reason for owner's appeal, let's look to language in M.S. 282.241, Subd. 1.:

*"...and in any case only after the adoption of a resolution by the board of county commissioners **determining that by repurchase undue hardship or injustice resulting from the forfeiture will be corrected**, or that permitting the repurchase will promote the use of the lands that will best serve the public interest."*

In practice, this "correcting undue hardship" test is almost always met simply by the act of submitting a repurchase application. Further, The Minnesota Attorney General and MN Supreme Court have laid precedent that the County Auditor is responsible for administering repurchases in a remedial manner, which makes this test even easier to establish. Meeting this test is enough of a reason for the repurchaser to have their appeal approved. If we receive an application that does not meet this standard, or is not valid/timely, we will not be notifying the respective municipality because we will ultimately not be bringing the repurchase application before the County Board; thus, by providing you with notice of application, the municipality can be assured that the repurchaser has a valid reason to appeal.

Ramsey County Administrative Code addresses situations in which we would either deny an application or consider imposing special conditions. Language follows:

**SPECIAL CONDITIONS:** *"8. Factors to be considered as to whether a repurchase should be approved or approved with special conditions includes, but are not limited to, the following: 1) the record of police calls and code violations over the last five years; 2) the interior and exterior condition of the property include damage or neglect; 3) evidence of health issues or safety concerns for the occupants including gross and unsanitary conditions, infestations, pet neglect, or hoarding; and 4) evidence of health issues or safety concerns to the general public or the neighborhood."*

**DENIAL:** *"Repurchases will be denied in circumstances where there is a history of willful or flagrant disregard (as opposed to an inability to perform due to financial or mental illness reasons) of city requests to correct or remedy conditions that create public safety risks for the community. A history of serious police calls reflecting a danger to the community if caused, allowed or facilitated by the repurchaser may also be a cause for denial."*

This is where we look to the municipalities to provide additional insight and collaborate in the repurchase administration process. And per the County Auditor's aforementioned duty to perform remedial repurchase administration, facts supporting the factors for SPECIAL CONDITIONS or DENIAL are the only items we can objectively consider if we are to maintain a transparent and equitable administrative process.

I hope this makes sense. Please let me know if further clarity is needed.

Thank you!

**Nicholas Hanson**

651-266-2019

ramseycounty.us

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**From:** Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>  
**Sent:** Wednesday, February 16, 2022 11:11 AM  
**To:** Hanson, Nicholas <Nicholas.Hanson1@CO.RAMSEY.MN.US>  
**Subject:** RE: Ramsey County TFL - Notice of Repurchase Application - 702 Wilson Avenue

Nick,  
I want to clarify. Does this mean there won't be any supporting documents besides this 1 page application? And the reason for owner's appeal?

**Mai Vang**

Pronouns: She/Her

City Council Offices – Legislative Hearings

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Legislative Hearing Appeals – [www.stpaul.gov/legislative-hearings](http://www.stpaul.gov/legislative-hearings)



**SAINT PAUL**  
**MINNESOTA**

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**From:** Hanson, Nicholas <[Nicholas.Hanson1@CO.RAMSEY.MN.US](mailto:Nicholas.Hanson1@CO.RAMSEY.MN.US)>  
**Sent:** Wednesday, February 16, 2022 10:57 AM  
**To:** Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>  
**Subject:** RE: Ramsey County TFL - Notice of Repurchase Application - 702 Wilson Avenue

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Sounds good, we'll make the change.

**Nicholas Hanson**

651-266-2019

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**From:** Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>  
**Sent:** Wednesday, February 16, 2022 7:45 AM  
**To:** Hanson, Nicholas <[Nicholas.Hanson1@CO.RAMSEY.MN.US](mailto:Nicholas.Hanson1@CO.RAMSEY.MN.US)>  
**Subject:** RE: Ramsey County TFL - Notice of Repurchase Application - 702 Wilson Avenue

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Hi Nick,  
You may send Repurchase Application to me in the future as I am the one processing for Ms. Moermond's hearing. Thank you.

**Mai Vang**

Pronouns: She/Her  
City Council Offices – Legislative Hearings  
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**From:** Hanson, Nicholas <[Nicholas.Hanson1@CO.RAMSEY.MN.US](mailto:Nicholas.Hanson1@CO.RAMSEY.MN.US)>  
**Sent:** Wednesday, February 16, 2022 4:15 AM  
**To:** Moermond, Marcia (CI-StPaul) <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)>  
**Cc:** Bestler, Heather <[Heather.Bestler@CO.RAMSEY.MN.US](mailto:Heather.Bestler@CO.RAMSEY.MN.US)>; FawverNelson, Penny J <[Penny.FawverNelson@CO.RAMSEY.MN.US](mailto:Penny.FawverNelson@CO.RAMSEY.MN.US)>; Majeske, Abby <[Abby.Majeske@CO.RAMSEY.MN.US](mailto:Abby.Majeske@CO.RAMSEY.MN.US)>; Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Subject:** Ramsey County TFL - Notice of Repurchase Application - 702 Wilson Avenue

**Think Before You Click: This email originated outside our organization.**

Good morning Marcia,

I am writing to inform that we have received repurchase application for the property located at 702 Wilson Avenue. Attached please find Notice of Application to Repurchase.

Please note that in efforts to improve service delivery to our residents, we have amended our policy on providing copies of repurchase applications in these notice letters, and have established a firm deadline for receiving any comment regarding the repurchase, as explained in the attached. Please let me know if you have any questions.

Thank you!

**Nicholas Hanson**

(He, him, his)

**Supervisor, Tax-Forfeited Lands**

Property Tax, Records & Election Services | *Information and Public Records*  
651-266-2019  
90 West Plato Boulevard, St. Paul, MN 55107



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