

RECEIVED
JUN 13 2016
CITY CLERK

June 13, 2016

City of Saint Paul, City Council Research
Attn: Marcia Moermond
15 Kellogg Blvd W Suite 310
Saint Paul, MN 55102

Re: Repurchase application relating to a tax-forfeited property at an assigned address on Mechanic Avenue

Dear Marcia Moermond:

Enclosed please find a repurchase application received from Kenneth P. Hamblin, owner at the time of forfeiture, for the property located at an assigned address on Mechanic Avenue. The property forfeited to the State of Minnesota on August 1, 2015 and is a vacant residential lot. The applicant has explained the circumstances that led to the forfeiture on the attached application. The amount of delinquent taxes owed on the property at the time of forfeiture was \$2,273.49.

County Board policy, No. 99-507, adopted on December 21, 1999, allows for "each repurchase application to be referred to the municipality in which the property is located. The municipality will document whether the property is considered a municipal problem based on documented police, building code, illegal activity, or health violations within the past five years. The municipality, by resolution, shall recommend that the County Board approve or deny the repurchase application and return the repurchase application to Ramsey County along with the resolution and documentation of any violations."

The following documents are enclosed to assist you:

- Copy of Application to Repurchase after Forfeiture
- Map of the parcel

Please send a certified copy of the city council resolution and all relevant documents to the Tax Forfeited Land office for final processing. If you have any questions regarding the enclosed documents or require further information, please do not hesitate to contact me at (651) 266-2081.

Sincerely,



Kristine A. Kujala, Supervisor
Tax Forfeited Lands

Application to Repurchase after Forfeiture

Pin: 27-29-22-24-0059
Legal Description: The North 150 feet of Lot 4, Block 3, Ames Out Lots, except the West 25 feet thereof
Address: Mechanic Avenue
Forfeiture Date: August 1, 2015

I hereby make application to repurchase the above described parcel of land, located in Ramsey County, from the State of Minnesota, and understand that pursuant to Minnesota Statutes, section 282.241:

- The owner at the time of forfeiture, or the owner's heirs, devisees, or representatives, or any person to whom the right to pay taxes was given by statute, mortgage, or other agreement, may file an application to repurchase any parcel of land claimed by the state to be forfeited to the state for unpaid property taxes, unless sold or conveyed to a third party.
- The property may be repurchased for the sum of all:
 - Cancelled taxes, including all delinquent real property taxes, plus penalties, accrued interest and costs attributable to the taxes.
 - All property taxes plus penalties, interest and costs on those taxes for the taxes payable year following the year of the forfeiture and all subsequent years through the year of repurchase.
 - All delinquent special assessments cancelled at the time of forfeiture, plus penalties, accrued interest and costs attributable to those assessments.
 - Special assessments not levied between the date of forfeiture and the date of repurchase.
 - Any additional costs and interest relating to taxes or assessments accrued between the date of forfeiture and the date of repurchase.
 - Extra costs related to repurchase and recording of deed.
- A \$250.00 administrative service (repurchase) fee, in certified funds, is due at the time the application is submitted.
- All maintenance costs accrued on the property while under the management of Ramsey County, Tax Forfeited Land, from the date of forfeiture until the adoption of a resolution by the Ramsey County Board of Commissioners, are to be paid by the applicant.
- Applicant will take possession of the property and be responsible for its maintenance and security upon approval of the repurchase by the Ramsey County Board of Commissioners.

The reason or circumstances that led to the forfeiture of the property is (describe hardship):

Please See Attached.

Return application to: Department of Property Records and Revenue, Attn: Tax Forfeited Lands Section,
PO Box 64097, St. Paul, MN 55164-0097

Application to Repurchase after Forfeiture

Applicant Name: KEN HAMBLEN
Applicant's relationship to the property: Owner
Mailing Address 889 Euclid St S
City, State, Zip St Paul MN
Signature [Handwritten Signature] Date 5-11-16
Phone: 651-269-9717
E-mail Address: PREBUNITY@GMAIL.COM

The foregoing instrument was acknowledged before me this 11th day of May, 2016, by Kenneth P Hamblin, single individual.

Given under my hand and official seal of this
11th day of May, 2016
[Handwritten Signature]
Signature of Notary Public

NOTARY STAMP/ SEAL



Notary Commissioner Expires 01/31/2020

Dear Board,

Greetings, my name is Kenneth Hamblin. I am writing you in regards to 0 Mechanic St. In response to a tax forfeiture, I am asking your mercy for redemption due to unforeseen medical issues, family emergencies, and financial crises, which has led to delinquent taxes.

I am a native of St. Paul, home owner, single parent, and a disabled and now retired social studies teacher.

I have owned this lot for close to 20 years and have paid taxes loyally. I have owned other lots and properties with structures, managed them, renovated them and sold some, most recently a lot at 507 Central, several months ago, which will help finance this repurchase.

I have always paid my taxes and supported the city in many ways, via my non-profit, my son's nonprofits, wrote books and put on workshops partnering with the St. Paul Parks and Rec, St. Paul Fire and Police, and St. Paul Public Schools among others.

My parents spent their adult lives here, Highland Park, and are now elderly. They suffer from many illnesses and my father with end of life issues, including a heart condition which began my hardship. I am there only son and have dedicated myself to their well-being, which was unforeseen and very rocky for years but is now more stable.

My son went to college 5 years ago which also drained me financially but is now graduated from Columbia University, NY, NY. He has a full time job as a Hedge Fund Manager at one of Europe's largest investment groups, which relieves me and assets me now.

Personally, I had several surgeries including a neck fusion and a multiple laminoplasty, which are some other reasons leading to this predicament, but I am better now and tutoring again.

This is not everything but as you can see, I have had many situations and emergencies, family, personal, and medical that required my immediate attention which depleted and stressed my financial resources, but as you can also see I am on a rebound.

Through the grace of God and all good forces I am now recovering and accept the reality and responsibilities of these experiences. I am becoming financially stable which will allow me the mind and time to continue my real estate endeavors starting with recovering this lot and developing or selling it. I already have offers and partnerships.

I am asking you to allow me the opportunity to repurchase this property due to all of these hardships and circumstances.

Sincerely,

Ken Hamblin



**CD 6 27-29-22-24-0059 East of 1446 Mechanic Avenue
(Mechanic Avenue)**

