

December 20 , 2017

RECEIVED
DEC 21 2017
CITY CLERK

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 1508 7th Street E

Dear Marcia Moermond:

Enclosed please find a repurchase application received from David L. Och, Personal Representative for the Estate of Clara R. Och, the owner at the time of forfeiture, for the property located at 1508 7th Street E. The property forfeited to the State of Minnesota on August 1, 2017 and is comprised of several large tracts of residential land under one tax description. 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 \$ 10,462.97.

County Board adopted a revised policy on October 24, 2017 regarding a city's review of a repurchase application. The revised policy states that "the affected city will be notified of the pending repurchase at least three weeks before County Board action to consider the request to allow the city to provide comments or concerns about the repurchase, if any." The city is no longer required to provide a recommendation by resolution, however if the city chooses to, it may.

The following documents are enclosed to assist you:

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

Please send any comments or concerns relevant to this property 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: 27-29-22-34-0007
Legal Description: Lot 3, Block 4, Cruickshank's Garden Lots, except part thereof lying South of the North Boundary line of Lot 3, Block 3 of Homan's Subdivision of Lot 4, Block 4 of Cruickshank's Garden Lots produced to its intersection with the East line of said Lot 3, Block 4, Cruickshank's Garden Lots, including any portion of any street or alley adjacent thereto, vacated or to be vacated.
Address: 1508 7th Street E
Forfeiture Date: August 1, 2017

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 Tax, Records and Election Services, Attn: Tax Forfeited Lands Section,
PO Box 64097, St. Paul, MN 55164-0097

Application to Repurchase after Forfeiture

Applicant Name: David L. Och

Applicant's relationship to the property: Personal Representative of the Estate of Decedent Clara Och, owner of the property

Mailing Address: 9515 83rd Street North

City, State, Zip: Stillwater, MN 55082

Signature: David L. Och Date: 12/13/2017

Phone: (651) 269-1110

E-mail Address: coolgates12@gmail.com & davidoch@live.com

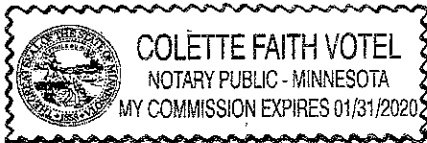
The foregoing instrument was acknowledged before me this 3rd day of December, 2017 by David L. Och, a Single Individual.

Given under my hand and official seal of this

3rd day of December, 2017

Colette Faith Votel
Signature of Notary Public

NOTARY STAMP/ SEAL



Notary Commissioner Expires 01-31-2020

PIN: 27-29-22-34-0007
Address: 1508 7th Street East, Saint Paul, MN

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

Applicant David L. Och is 74 years old. His mother, Clara Och, died in 1979. David was appointed Personal Representative of Clara's estate on March 31, 1981. David was not represented by an attorney at the time. David was unaware of the process required to transfer real estate into his name through the probate process. David did what he could at the time but he was overwhelmed and confused by the probate process. David did not realize that he did not properly transfer the real estate at issue into his name.

David was unaware that he owed taxes on the property until this past year (2017). David is hard of hearing and is not married. David is a very trusting person, and someone told him that the real estate was contaminated and that he would need to pay \$2 million to clean the land in order to sell it. David was afraid to do anything with the land because he did not have \$2 million to clean up the land. He was afraid that if he did anything with the property, it would cost him a lot of money that he did not have.

David learned this year that the State of Minnesota now owns the property. David told his son Tom Och about the situation and Tom immediately started looking for an attorney to handle the repurchase process. Tom and David have been working with an attorney this Fall to repurchase the property. David was able to locate the Letters of General Administration (Letters Testamentary) establishing that he is the Personal Representative of Clara's estate and that he has the authority to apply to repurchase the property.

Clara was the rightful owner of the real estate at issue. David, as her Personal Representative, should now be the owner. David apologizes for his delinquency in paying real estate taxes and kindly asks that the County give him the opportunity to repurchase the property by granting his application.

David is ready and able to pay all delinquent real property taxes, penalties, interest, costs, special assessments, and administrative fees that the County requires in order to repurchase this property.

David directs the County to contact his attorney Courtney Sebo (612.360.0680 / csebo@excelsiorlawfirm.com) with any questions. David thanks the County for their assistance with this very important matter.

