



Ramsey County Property Records and Revenue

Taxpayer Services – Tax Forfeited Lands · PO Box 64097 · Saint Paul, MN 55164-0097

November 5, 2014

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

RECEIVED
NOV 06 2014
CITY CLERK

Re: Repurchase application relating to a tax-forfeited property at 474 Curtice Street E

Dear Marcia Moermond:

Enclosed please find a repurchase application received from Fred T. Vanderbeek, owner at the time of forfeiture, for the property located at 474 Curtice Street E. The property forfeited to the State of Minnesota on August 1, 2014 and is an occupied single family dwelling. 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 \$15,436.60.

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

Fred's home was labeled vacant before the Fred purchased it in November 2008. After the purchase, Fred

Application to Repurchase after Forfeiture

Pin: 08-28-22-44-0033
Legal Description: Lots 2 & 3, Block 4, Paul Martin's 1st Addition to the City of St. Paul
Address: 474 Curtice Street E, Saint Paul
Forfeiture Date: August 1, 2014

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):

Fred is a United States Veteran who served his country proudly and has recently run into trouble with the property taxes on his home he purchased with cash in November of 2008. Fred is a hard working sheet-metal worker who belongs to Local 10 Union. He has struggled through difficult times with alcoholism but he been sober for many years and regularly attends AA meetings.

Fred's home was labeled vacant before the Fred purchased it in November 2008. After the purchase, Fred immediately had a contractor come out to have a new furnace installed and replace the pipes. The city then turned on the water, natural gas, and electric and Fred began to live in his home.

(Continued on Next Page)

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

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Fred submitted his first homestead application in December 2008, at that time he was denied homestead because he had a P.O. Box on his driver's license rather than his physical address. Fred submitted several subsequent homestead applications that were also denied for a variety of reasons. With the help of McDonald law firm, Fred was able to achieve homestead status and get the vacant status removed from his property for tax year 2014. From 2008 to 2013, Fred accumulated a large tax bill because the property was being treated as vacant and not homesteaded.

From 2009 to 2013, Fred entered into two payment programs to get his back taxes paid. He discontinued making the payments because he felt they were unfair due to being denied homestead status and the property still being listed as vacant.

Until the Great Recession, Fred always had steady work and was frugal with his money – this is how he paid cash for the home when he purchased it. When the recession hit, Fred lost his job like many other Americans. For several years, work was very scarce and Fred went on unemployment. Because Fred is a member of the Local 10 Union, the rules are very strict about which jobs Fred is permitted to take thus limiting his ability to take work outside of the union.

With the economy recovering, the Vikings stadium construction, and the Mall of America expansion Fred is very optimistic about steady employment in the future. Fred has also seen a dramatic increase in the amount of work available in the last six months although it has not reached a full-time workload.

Application to Repurchase after Forfeiture

Applicant Name: Fred T Vanderbeek

Applicant's relationship to the property: Owner

Mailing Address 474 Curtice St E

City, State, Zip Saint Paul, MN 55107

Signature *Fred T Vanderbeek* Date 3 Sep 2014

Phone: 651-224-0118

E-mail Address: riveroflight@gmail.com

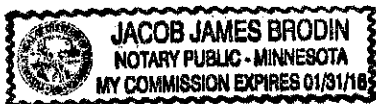
The foregoing instrument was acknowledged before me this 3rd day of September,
2014, by Jacob Brodwin *[Signature]*

Given under my hand and official seal of this

3rd day of September, 2014

[Signature]
Signature of Notary Public

NOTARY STAMP/ SEAL



Notary Commissioner Expires _____

