

August 17, 2017

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

RECEIVED
AUG 18 2017
CITY CLERK

Re: Repurchase application relating to a tax-forfeited property at 735 Margaret Street

Dear Marcia Moermond:

Enclosed please find a repurchase application received from Darius D. Denny, the owner at the time of forfeiture, for the property located at 735 Margaret Street. The property forfeited to the State of Minnesota on August 2, 2016 and is a vacant triplex. 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 \$34,794.58

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: 32-29-22-11-0017
Legal Description: Lot 23 and the West half of Lot 24, Block 2, Schurmeier and Evans Addition to St. Paul
Address: 735 Margaret Street
Forfeiture Date: August 2, 2016

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 brief attachment

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: Darius D. Denny

Applicant's relationship to the property: owner

Mailing Address 1067 Edgerton Street

City, State, Zip St Paul, MN 55130

Signature Patricia A Denny, Power of Attorney Date 07-27-17

Phone: 651 774-9154

E-mail Address: None

The foregoing instrument was acknowledged before me this 27th day of July
2017, by Patricia Ann Denny

Given under my hand and official seal of this
27th day of July, 2017

[Signature]
Signature of Notary Public



Notary Commissioner Expires Jan. 31st 2018

Application to Repurchase after Forfeiture: ATTACHMENT

Pin: 32-29-22-11-0017
Legal Description: Lot 23 and the West half of Lot 24, Block 2, Schurmeier and Evans Addition
To St. Paul
Address: 735 Margaret Street
Forfeiture Date: August 2, 2016

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

I bought the property in 1996 and, with the help of family, I was able to pay off the mortgage in 2010 despite losing a good paying job in 2003. I was in prison from 2007 to 2012 during which time I lost my homestead status, taxes doubled, a series of costly code requirements mounted; and, the building became vacant and was repeatedly vandalized.

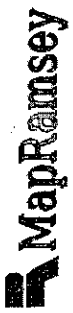
I did try desperately to maintain the taxes through two separate confessions of judgment with Ramsey County but was unable to find employment. I now have a job in real estate remodeling and a private financial backer to repair and renovate the property.

I deeply regret the circumstances that have led to my need to make this request. I respectfully ask that you consider my application and grant me the opportunity to redeem this important part of my life.

Very sincere appreciation,

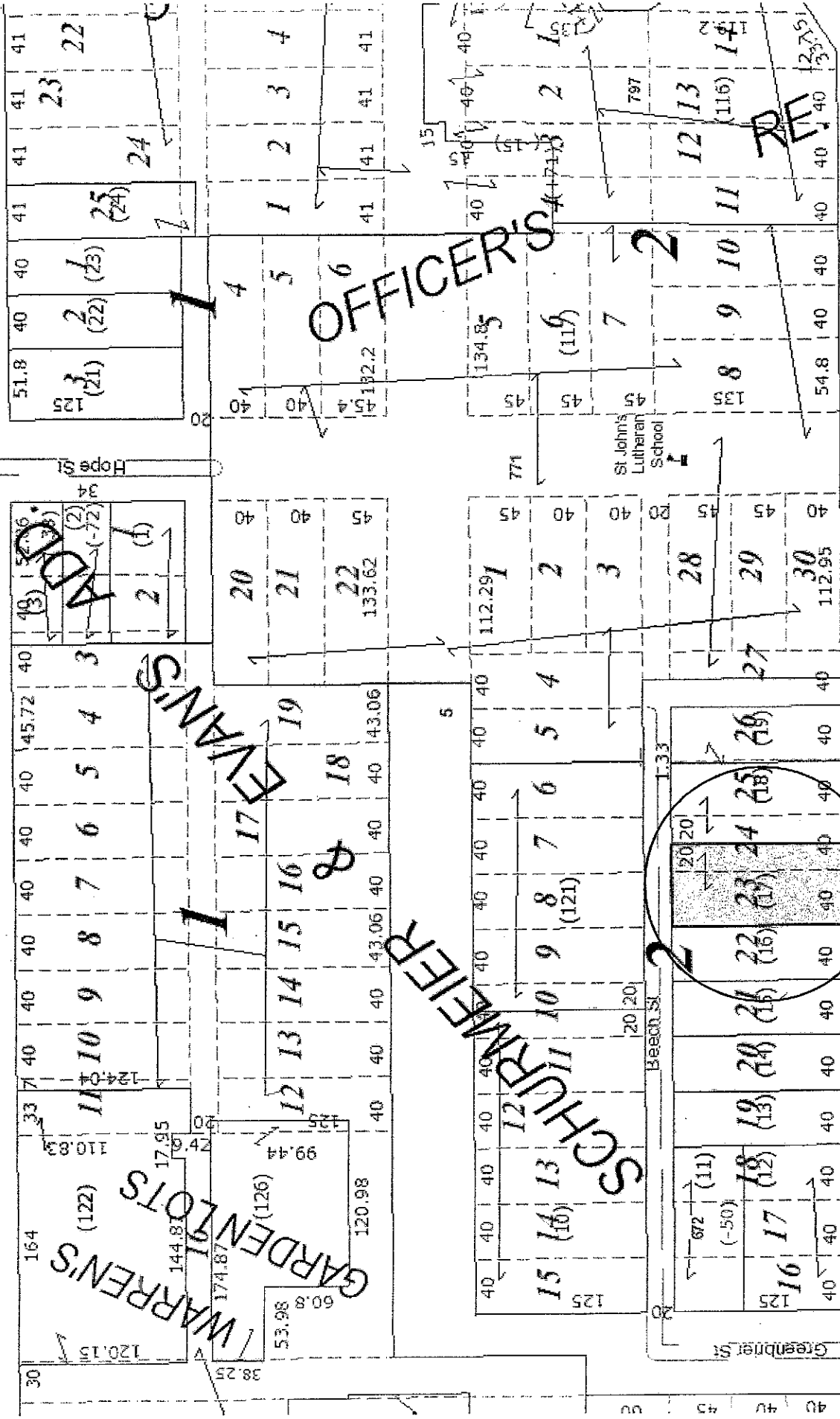


Darius Denny



CD 5 32-29-22-11-0017 735 Margaret Street

9.14



Dellwood Pl

Margaret St

3

Hope St

61