

Ramsey County Property Records and Revenue

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

October 10, 2011

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 1758 Ford Pkwy

Dear Marcia Moermond:

Enclosed please find a repurchase application received from Rabbi Solomon Bendet on behalf of Chabad Academy for the property located at 1758 Ford Pkwy. The property forfeited to the State of Minnesota on August 2, 2011 and is currently operating as an elementary school for the Jewish community. The school has a current enrollment of 65 students.

According to Rabbi Bendet, Chabad Academy has suffered financially due to the reduction in income from member contributions as a direct result of the economic downturn in the economy. Rabbi Bendet has worked out a financial plan to pay the outstanding delinquent taxes, as well as taxes assessed in the future. Please note that the school is exempt from real property taxes, but they are responsible for any special assessment charges levied to the property. The outstanding delinquent taxes owed are approximately \$5,600.00.

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 help expedite this process:

- Police history summary
- Copy of Application to Repurchase after Forfeiture
- Map of the parcel

Please send all documents to the Tax Forfeited Land office for final processing since they are included with the county board documents as part of the record. If you have any questions regarding the forfeiture or require additional information, please do not hesitate to contact me at (651) 266-2081.

Sincerely,



Kristine A. Kujala, Supervisor
Tax Forfeited Lands

Saint Paul Police Department
Address/Intersection Report

Address Search: 1758 FORD PA Incident
date from 01/01/2006 to 09/12/2011
(Sector 1, Grid 204)

Total Records: 10

Complaint #	Occur Date & Time	House No	Incident Type	Dispo	Apt#
11120400	06/14/2011 10:06:18	1758	DISTURBANCE-SUSPICIOUS PERSON, CAR, ACTIVITY	ADV	
10236419	10/30/2010 04:41:00	1758	POLICE VISIT-PROACTIVE POLICE VISIT	ADV	
09231518	10/29/2009 13:00:39	1758	POLICE VISIT-PROACTIVE POLICE VISIT	ADV	
07006198	01/10/2007 15:33:38	1758	TRAFFIC ACCIDENT-PROPERTY DAMAGE ACCIDENT	CAN	
06259029	12/22/2006 18:04:14	1758	INVESTIGATE-AND ALL OTHER	ADV	
06234906	11/16/2006 10:01:42	1758	DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV	
06090544	05/12/2006 09:44:01	1758	GRAFFITI	CAN	
06090486	05/11/2006 22:00:00	1758	GRAFFITI	RR	
05057107	03/27/2006 08:31:01	1758	PREVIOUS CN	PCN	
06057057	03/27/2006 05:30:00	1758	BURGLARY FORCED ENTRY, NIGHT, COMMERCIAL	RR	

Application to Repurchase after Forfeiture

Pin: 16-28-23-12-0085
Legal Description: Lane's Highland Park, Wheeler walk vacanted between and following Lot 13, Block 9 and except the West 7 feet of Lot 3 and all of Lots 1 and 2, Block 10
Address: 1758 Ford Pkwy, Saint Paul, MN 55116-2141
Forfeiture Date: August 2, 2011

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):

HARDSHIP WAS PRIMARILY DUE TO ECONOMIC DOWNTURN AND
A REDUCTION IN INCOME FROM CONTRIBUTIONS. FOR THE
FUTURE WE HAVE A PLAN IN EFFECT TO EFFICIENTLY
PAY ASSESSMENTS, ETC AS THEY BECOME DUE.

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: CHABAD ACADEMY, INC. / RABBI SHLOMO BENDET
Applicant's relationship to the property: OWNER
Mailing Address 1758 FORD PARKWAY
City, State, Zip S. PAUL MN 55116
Signature [Signature] Date 8/31/2011

The foregoing instrument was acknowledged before me this 31st day of August,
2011, by Solomon S Bendet.



Given under my hand and official seal of this

31st day of August, 2011

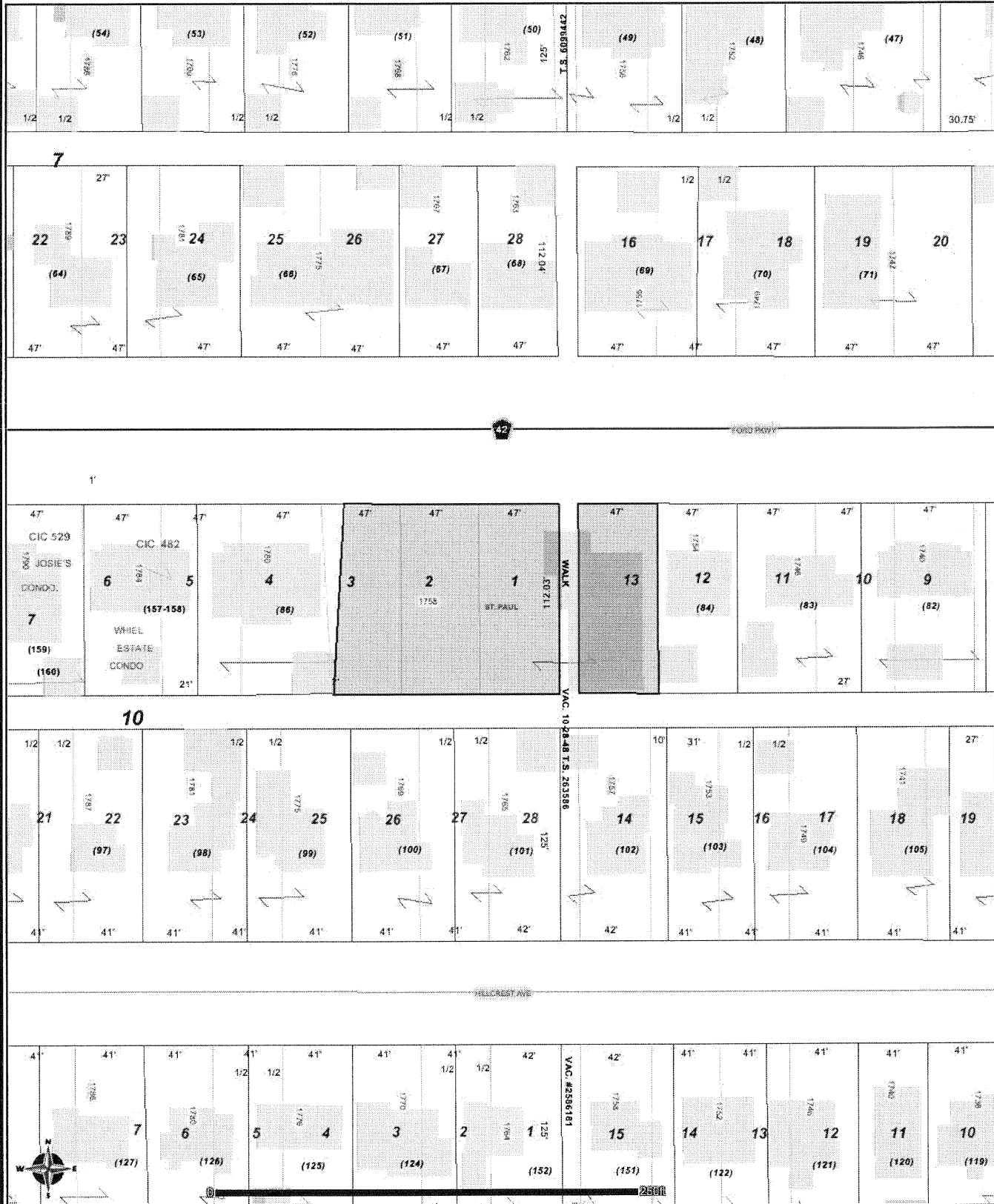
[Signature]
Signature of Notary Public

Notary Commissioner Expires January 31, 2015

651 698-0556

CD 5 1758 Ford Pkwy

16-28-23-12-0085



DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only.
 SOURCES: Ramsey County (May 31, 2011), The Lawrence Group; May 31, 2011 for County parcel and property records data; May 2011 for commercial and