

May 30, 2017

RECEIVED  
MAY 31 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 253 Belvidere Street E

Dear Marcia Moermond:

Enclosed please find a repurchase application received from Kristopher Capuzzi, the owner at the time of forfeiture, for the property located at 253 Belvidere Street E. The property forfeited to the State of Minnesota on August 1, 2015 and is a vacant single-family dwelling. This is the 2<sup>nd</sup> time the applicant has filed to repurchase the property. Mr. Capuzzi originally filed for repurchase on August 18, 2015, and the County Board approved the request on December 15, 2015 with the condition that Mr. Capuzzi close in 90 days. He failed to close on the property therefore his repurchase request expired.

Mr. Capuzzi recently submitted a new request to repurchase and, if the request is granted, intends to sell the property to a 3<sup>rd</sup> party buyer. The amount of delinquent taxes owed on the property at the time of forfeiture was \$6,133.42.

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: 08-28-22-43-0006  
Legal Description: Torrens: The East one-half of Lot 29, Block 12, The West St. Paul Real Estate and Improvement  
Syndicate Addition No. 1; Lot 30, Block 12, The West St. Paul Real Estate and Improvement  
Syndicate Addition No. 1.  
Address: 253 Belvidere Street E, Saint Paul, MN 55107-3140  
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):

See attached letter

# Application to Repurchase after Forfeiture

Applicant Name: Kris Capuzzi

Applicant's relationship to the property: previous owner

Mailing Address 6141 Carmen Ave east

City, State, Zip Inver Grove Heights, MN 55076

Signature [Handwritten Signature] Date May 11, 2017

Phone: 612-387-7605

E-mail Address: scapuzzi@yahoo.com

[Handwritten Signature]

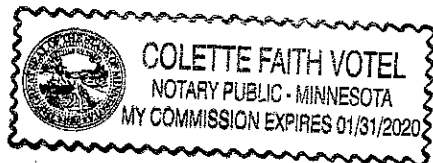
The foregoing instrument was acknowledged before me this 11th day of May 2017, by Kristopher Robert Capuzzi, Single Individual

Given under my hand and official seal of this

11th day of May 2017

[Handwritten Signature]  
Signature of Notary Public

NOTARY STAMP/ SEAL



Notary Commissioner Expires 1-31-2020

May 12, 2017

Ramsey County Assessor  
Attn: Chris Kujawa

HAND DELIVERY

RE: 253 Belvidere St. E., St. Paul, MN  
PIN: 08.28.22.43.0006

Dear Ms. Kujawa;

I am writing to explain to proceed with the repurchase of the property at 253 Belvidere St. E., St. Paul ("Property"). I purchased the property after my mother passed away in 2009. I received money from her estate I lived with her up until her death.

I have battled an addiction to alcohol for my entire adult life. My addiction has caused me continued financial problems. After purchasing the Property, I could not pay the taxes. A misunderstanding with my sister lead to the forfeiture of the Property. I understood she was paying a portion of the taxes because I was having difficulty obtaining the money to pay. The Property then forfeited.

After arranging to repurchase the Property, I again experienced financial problems because of my addiction. I did not have the money to close on the repurchase.

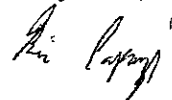
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I have now finished with treatment for my addiction, and have remained sober for approximately 6 months. I have arranged to sell the Property to my friend, Lee Neihart if I am able to repurchase it. He has agreed to pay the cost of the repurchase.

Please contact me if you need additional information.

Thank you for your consideration.

Very Truly Yours,

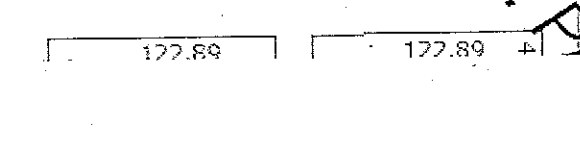
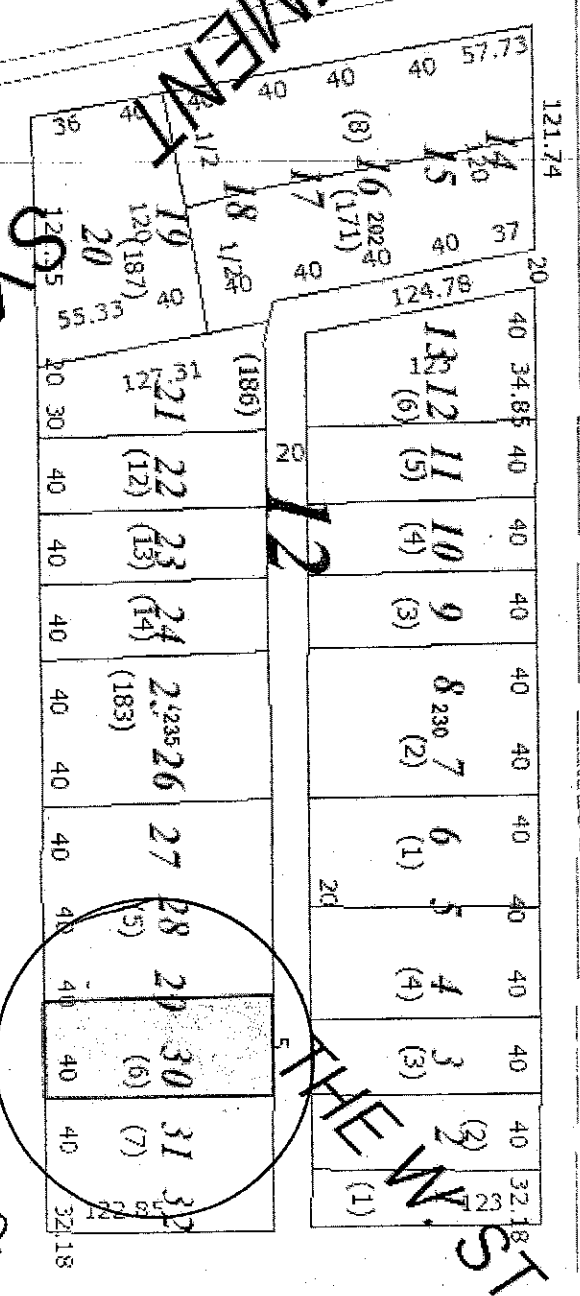
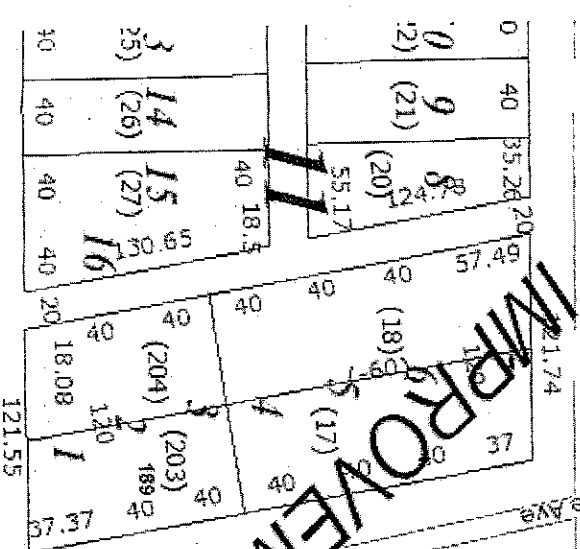
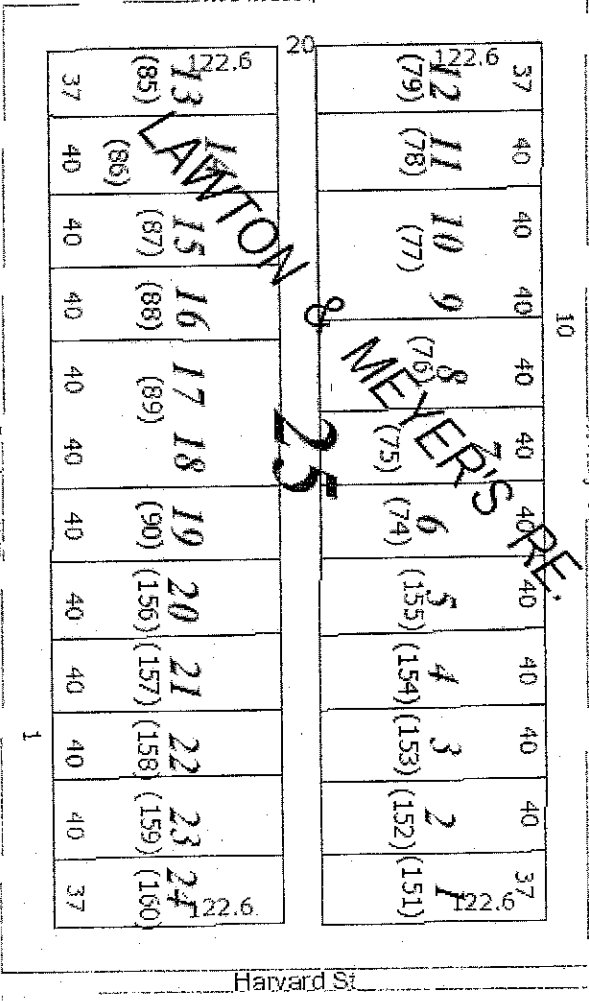
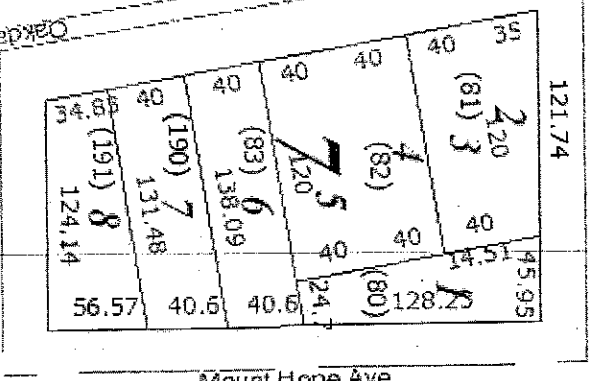
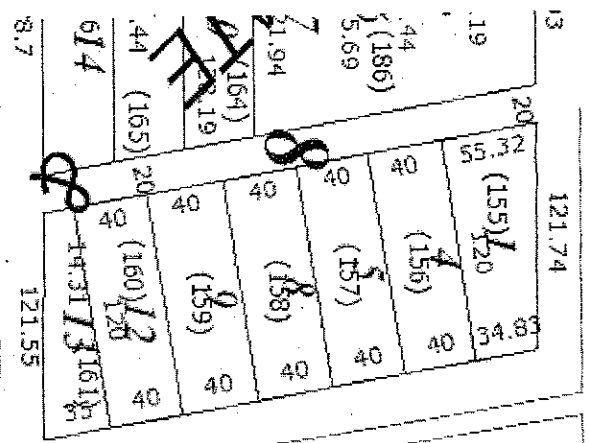


Kristopher Capuzzi

PWF:

20.49

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IMPROVEMENT

LAWTON & MEYER'S REV.

THE NEW ST. PA

