

## Vang, Mai (CI-StPaul)

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**From:** Moermond, Marcia (CI-StPaul)  
**Sent:** Wednesday, March 9, 2022 4:29 PM  
**To:** Hanson, Nicholas; Harr, Stephanie (CI-StPaul); Majeske, Abby; Vang, Mai (CI-StPaul); Zimny, Joanna (CI-StPaul); Magner, Steve (CI-StPaul)  
**Cc:** Wolf, Michael D; Rosenthal, Nicholas; Bestler, Heather; FawverNelson, Penny J  
**Subject:** RE: Discuss 702 Wilson Ave Repurchase

Hi Nick, Can you please forward the repurchase application to complete our record and any copies of the title work which supports the summary you provided? Thank you, Marcia

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**From:** Hanson, Nicholas <Nicholas.Hanson1@CO.RAMSEY.MN.US>  
**Sent:** Wednesday, March 9, 2022 2:16 PM  
**To:** Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>; Harr, Stephanie (CI-StPaul) <Stephanie.Harr@ci.stpaul.mn.us>; Majeske, Abby <Abby.Majeske@CO.RAMSEY.MN.US>; Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>; Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>  
**Cc:** Wolf, Michael D <Michael.D.Wolf@CO.RAMSEY.MN.US>; Rosenthal, Nicholas <nicholas.rosenthal@CO.RAMSEY.MN.US>; Bestler, Heather <Heather.Bestler@CO.RAMSEY.MN.US>; FawverNelson, Penny J <Penny.FawverNelson@CO.RAMSEY.MN.US>  
**Subject:** RE: Discuss 702 Wilson Ave Repurchase

**Think Before You Click: This email originated outside our organization.**

Good afternoon Marcia,

I want to thank you and your team again for taking the time to discuss with us this property's disposition options.

Below please find what we were able to pull together for the chain of title for 702 Wilson. The title is full of defects with many gaps of ownership, so these notes are really just high-level observations and do not in any way constitute a "legal title opinion".

After meeting with the County Recorder's office, it seems the last clear transfer of ownership on the property dates to the 1970's to a Mary McCall, aka Mary Anderson, aka Mary Bentley. Since her original ownership, there were many contracts for deed, quit-claim deeds, and contract cancellations recorded against the property with no clear ownership resolve recorded against the property. This has created an abundance of possible ownership interests with the last one of record to the now-deceased Robert Wicker. Robert Wicker's interest in the property in one form or another goes back to 2010 and he is most likely the responsible party for the property issues the neighborhood and City have suffered through for the last 12 years or so.

The current repurchase applicant (Resolution Home Buyers, LLC) has provided recently acquired (July 2021) quit-claim deeds from Mary McCall and Citizen's State Bank, which establishes the entity's eligibility to repurchase as an interested party. As the applicant's interest in the property was not established prior to July 2021, the nuisance and blight issues of record were neither caused nor allowed by the applicant and should not detrimentally reflect upon this applicant's repurchase application. If the current applicant is approved for the repurchase, completes the code compliance conditions, and obtains certificate of occupancy, the state deed will then be ordered in the name of the last recognized ownership interest of Robert Wicker. The applicant would then need to clear the title via quiet title action and would be fee owner on a clean title. This is essentially the same outcome as requiring the former owner, Robert Wicker

(responsible for the blight conditions), to perform a sale to a 3<sup>rd</sup> party; the only difference is the applicant in this case is the actual 3<sup>rd</sup> party.

We believe approving repurchase with conditions that: 1) the repurchase be paid in full at time of closing; and 2) the property be brought up to code within 12 months of closing, will promote the highest and best use of the property. The County will be made whole for the delinquent taxes, the property will be returned to the tax rolls, the blight conditions will be cured as the property is brought up to code, and the property will gain a responsible owner/party to provide continued upkeep and maintenance.

We sincerely appreciate your patience as we work to evolve and improve in our processes, your willingness to bring this matter before your Council again, and hope these are the seeds to a new and strengthened, collaborative relationship between our organizations.

Thank you again,

**Nicholas Hanson**

(He, him, his)

**Supervisor, Tax-Forfeited Lands**

Property Tax, Records & Election Services | *Information and Public Records*

651-266-2019

90 West Plato Boulevard, St. Paul, MN 55107



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**From:** Moermond, Marcia (CI-StPaul) <[marcia.moermond@ci.stpaul.mn.us](mailto:marcia.moermond@ci.stpaul.mn.us)>

**Sent:** Wednesday, March 9, 2022 9:55 AM

**To:** Hanson, Nicholas <[Nicholas.Hanson1@CO.RAMSEY.MN.US](mailto:Nicholas.Hanson1@CO.RAMSEY.MN.US)>; Harr, Stephanie (CI-StPaul) <[Stephanie.Harr@ci.stpaul.mn.us](mailto:Stephanie.Harr@ci.stpaul.mn.us)>; Majeske, Abby <[Abby.Majeske@CO.RAMSEY.MN.US](mailto:Abby.Majeske@CO.RAMSEY.MN.US)>; Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>; Magner, Steve (CI-StPaul) <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>

**Cc:** Wolf, Michael D <[Michael.D.Wolf@CO.RAMSEY.MN.US](mailto:Michael.D.Wolf@CO.RAMSEY.MN.US)>; Rosenthal, Nicholas <[nicholas.rosenthal@CO.RAMSEY.MN.US](mailto:nicholas.rosenthal@CO.RAMSEY.MN.US)>

**Subject:** RE: Discuss 702 Wilson Ave Repurchase

**External message alert:** This message originated from outside the Ramsey County email system. **Use caution** when clicking hyperlinks, downloading pictures or opening attachments.

Good Morning All,

Councilmember Prince is willing to bring forth another resolution on this matter. There will be a Legislative Hearing March 29 at 10AM to consider the matter and develop a recommendation for her/the Council's consideration. I would anticipate the resolution would be in front of the Council April 13 or April 20 at the latest. I look forward to receiving the application for re-purchase and other materials you think are necessary for the Council to comprehensively evaluate the re-purchase request to develop the recommendation.

Thank you! -Marcia

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**From:** Moermond, Marcia (CI-StPaul)  
**Sent:** Monday, March 7, 2022 3:22 PM  
**To:** Hanson, Nicholas <[Nicholas.Hanson1@CO.RAMSEY.MN.US](mailto:Nicholas.Hanson1@CO.RAMSEY.MN.US)>; Harr, Stephanie (CI-StPaul) <[Stephanie.Harr@ci.stpaul.mn.us](mailto:Stephanie.Harr@ci.stpaul.mn.us)>; Majeske, Abby <[Abby.Majeske@CO.RAMSEY.MN.US](mailto:Abby.Majeske@CO.RAMSEY.MN.US)>; Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>; Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>; Magner, Steve (CI-StPaul) <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>  
**Cc:** Wolf, Michael D <[Michael.D.Wolf@CO.RAMSEY.MN.US](mailto:Michael.D.Wolf@CO.RAMSEY.MN.US)>; Rosenthal, Nicholas <[nicholas.rosenthal@CO.RAMSEY.MN.US](mailto:nicholas.rosenthal@CO.RAMSEY.MN.US)>  
**Subject:** RE: Discuss 702 Wilson Ave Repurchase

Hi All, I pulled up a repurchase ap from last year. The knowledge of and permission to disclose clause (Tennyson Warning) is on page 3 of the attachment. I believe this means the entire application is public information. -Marcia



**Marcia Moermond**

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-----Original Appointment-----

**From:** Moermond, Marcia (CI-StPaul) **On Behalf Of** Hanson, Nicholas  
**Sent:** Monday, March 7, 2022 9:27 AM  
**To:** Harr, Stephanie (CI-StPaul)  
**Subject:** FW: Discuss 702 Wilson Ave Repurchase  
**When:** Monday, March 7, 2022 2:00 PM-2:30 PM (UTC-06:00) Central Time (US & Canada).  
**Where:** Microsoft Teams Meeting

-----Original Appointment-----

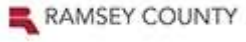
**From:** Hanson, Nicholas <[Nicholas.Hanson1@CO.RAMSEY.MN.US](mailto:Nicholas.Hanson1@CO.RAMSEY.MN.US)>  
**Sent:** Friday, March 4, 2022 11:46 AM  
**To:** Hanson, Nicholas; Majeske, Abby; Vang, Mai (CI-StPaul); Moermond, Marcia (CI-StPaul); Zimny, Joanna (CI-StPaul); Magner, Steve (CI-StPaul)  
**Cc:** Wolf, Michael D; Rosenthal, Nicholas  
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