



Ramsey County

Property Records and Revenue

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

November 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 640 Central Avenue W

Dear Marcia Moermond:

Enclosed please find a repurchase application received from Rayford L Dixon, acting as Attorney-in-Fact on behalf of Luther Whitehead, for the property located at 640 Central Avenue W. The property forfeited to the State of Minnesota on August 2, 2011 and is an upper/lower duplex in various stages of repair and renovation.

Mr. Rayford Dixon, Attorney-in-Fact, and Mr. Odell Johnson, property manager for Luther Whitehead, have made a written statement as to the reason why the property taxes weren't paid and the property forfeited to the state. Please see the attached "Repurchase Application Addendum." The outstanding delinquent taxes owed are approximately \$9,700.00.

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 assist you:

- Police history summary
- Copy of Application to Repurchase after Forfeiture
 - Repurchase Application Addendum
- 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: 640 CENTRAL AV W
Incident date from 01/01/2006 to
09/02/2011 (Sector 1, Grid 108)

Total Records: 60

Complaint #	Occur Date & Time	House No	Incident Type	Dispo	Apt#
11174151	08/21/2011 17:25:38	640	DISTURBANCE-SUSPICIOUS PERSON, CAR, ACTIVITY	ADV	
11172616	08/19/2011 16:19:29	640	DISTURBANCE-FIGHTS	ADV	
10273705	12/23/2010 08:00:31	640	ASS-ASSIST CITIZEN CALLS. ALL	ADV	
10253185	11/23/2010 09:14:30	640	DISTURBANCE-SUSPICIOUS PERSON, CAR, ACTIVITY	Unfou	
09194471	09/10/2009 11:42:06	640	POLICE VISIT-PROACTIVE POLICE VISIT	ADV	
08218752	10/20/2008 11:24:45	640	ASS-ASSIST CITIZEN CALLS. ALL	ADV	
08175399	08/24/2008 09:41:45	640	DOMESTICS	SNR	UP
08175241	08/24/2008 01:04:14	640	DRUNKENNESS	ADV	UP
08128416	07/03/2008 22:13:23	640	LOST MISS PROP LOST/MISSING PROPERTY	ADV	
08125694	06/30/2008 23:24:44	640	WEAPONS-WEAPONS	ADV	UPPR
08123378	06/28/2008 01:21:55	640	DRUNKENNESS	ADV	
08112648	06/15/2008 14:20:02	640	DOMESTICS	ADV	
08112611	06/15/2008 13:15:05	640	DOMESTICS	GOA	UP
08103936	06/04/2008 19:23:00	640	INVESTIGATE-AND ALL OTHER	RR	
08085243	05/10/2008 20:33:24	640	911 HANGUP	ADV	2
08039178	03/05/2008 04:11:51	640	DOMESTICS	ADV	WALK
08037852	03/03/2008 04:13:23	640	DOMESTICS	ADV	BSMT
08013883	01/24/2008 22:30:55	640	DOMESTICS	ADV	2
07251940	12/22/2007 18:22:37	640	DOMESTICS	ADV	UP
07251817	12/22/2007 16:23:05	640	DOMESTICS	SNR	UP
07235586	11/27/2007 22:27:24	640	DOMESTICS	RR	LWR
07222633	11/06/2007 18:30:00	640	RUNAWAY	ADV	2
07213753	10/25/2007 00:02:15	640	OTHER ASSAULTS	ADV	BACK
07176847	09/03/2007 09:00:46	640	OTHER ASSAULTS	CAN	2
07148994	07/29/2007 17:51:47	640	911 HANGUP		
07128931	07/04/2007 17:00:00	640	DOMESTIC-OTHER ASSAULTS.ALL DOMESTIC RR OPPOSITE SEX		
07128512	07/04/2007 02:16:25	640	DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV	
07128128	07/03/2007 18:46:05	640	DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	CAN	1
07122975	06/27/2007 17:12:00	640	DRUGS-POSS OF COCAINE	RR	
07122928	06/27/2007 17:12:44	640	WARRANT ARREST-WHERE NO CN IS REF ON ADV WARRANT		
07122437	06/27/2007 00:15:24	640	DOMESTICS	ADV	UPPR

Saint Paul Police Department Address/Intersection Report

Address Search: 640 CENTRAL AV W
Incident date from 01/01/2006 to
09/02/2011 (Sector 1, Grid 108)

Total Records: 60

Complaint #	Occur Date & Time	House No	Incident Type	Dispo	Apt#
07100085	05/28/2007 22:38:00	640	DOMESTIC-OTHER ASSAULTS,ALL DOMESTIC RR OPPOSITE SEX		Upper
07099319	05/28/2007 23:34:27	640	DOMESTICS	ADV	
07089026	05/15/2007 00:30:31	640	911 HANGUP	SNR	A
07088003	05/13/2007 19:33:11	640	DOMESTICS	ADV	
07072406	04/21/2007 22:51:24	640	DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	DTX	
07060372	04/04/2007 02:54:23	640	DOMESTICS	ADV	A
07030863	03/03/2007 08:30:25	640	DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV	A
07038123	03/02/2007 00:00:00	640	DOMESTIC-OTHER ASSAULTS, STRANGULATION, OPP SEX	RR	DOWN
07034708	02/24/2007 00:10:00	640	CRIMINAL DAMAGE TO PROPERTY (MISDEMEANOR UNDER \$500)	RR	
07029855	02/17/2007 08:46:58	640	OTHER ASSAULTS	ADV	DOWN
07020252	02/01/2007 20:53:00	640	WARRANT-OOC WARRANT SERVED	RR	UP
07020240	02/01/2007 20:53:52	640	DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV	UP
07017461	01/28/2007 01:30:12	640	911 HANGUP	SNR	2
07013380	01/21/2007 19:35:03	640	PREVIOUS CN	PCN	
06213669	11/30/2006 10:18:33	640	INVESTIGATE-AND ALL OTHER	ADV	
06240957	11/25/2006 22:11:00	640	DOMESTIC-OTHER ASSAULTS,ALL DOMESTIC RR OPPOSITE SEX		Upper
06192670	09/18/2006 00:32:10	640	DOMESTICS	ADV	
06121403	06/19/2006 21:20:36	640	DOMESTICS	GOA	B/P
06110070	06/16/2006 19:46:27	640	DOMESTICS	ADV	
06118376	06/15/2006 21:48:36	640	DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	CAN	UP
06103066	05/28/2006 01:02:31	640	INVESTIGATE-AND ALL OTHER	ADV	
06068246	04/11/2006 23:11:11	640	911 HANGUP	CAN	2
06051322	03/18/2006 14:34:02	640	911 HANGUP	SNR	LOWE
06037561	02/26/2006 16:45:59	640	DISTURBANCE-DISTURBANCE CALLS	GOA	DOWN
06035163	02/23/2006 00:53:24	640	DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	GOA	LOWE
06033572	02/20/2006 19:53:57	640	911 HANGUP	ADV	UPPR
06023230	02/05/2006 01:52:00	640	ASS-ASSIST FIRE/AMBULANCE	RR	
06018241	01/28/2006 20:36:07	640	DOMESTICS	ADV	UPR
06011158	01/18/2006 19:20:52	640	DOMESTICS	ADV	UP

Application to Repurchase after Forfeiture

Pin: 35-29-23-41-0152
Legal Description: Butterfield Syndicate Add No. 1, Lot 6, Block 11
Address: 640 Central Ave W, Saint Paul, MN 55104-4818
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):

See attached Addendum

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: Rayford L. Dixon
Applicant's relationship to the property: Step-Son / POA
Mailing Address: 467 St Anthony Ave.
City, State, Zip: Saint Paul, Minnesota 55103
Signature: Rayford L. Dixon Date: 08/16/11

The foregoing instrument was acknowledged before me this 16th day of August, 2011, by Rayford L. Dixon.

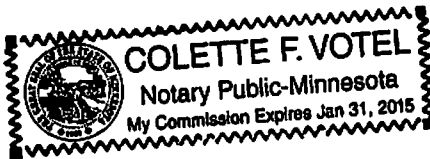
Given under my hand and official seal of this

16th day of August, 2011

[Signature]

Signature of Notary Public

NOTARY STAMP/ SEAL



Notary Commissioner Expires 1-31-2015

Repurchase Application Addendum

**653 Marshall Ave., St. Paul, MN
640 W. Central Ave., St. Paul, MN
758 Charles Ave., St. Paul, MN**

(History & Resolution Plan)

History/How Did the Properties Get Forfeited?

These properties are owned by Luther Whitehead & Dorothy Dixon who are 75 years old and 74 years old respectively. They have lived as husband and wife for the past 44 years and have resided in St. Paul, Minnesota for the past 50 years, moving from Mississippi. Mr. Whitehead worked at Control Data for 19 years and Whirlpool for 21 years. He retired in 1991. Ms Dixon worked at Southview HealthCare Home for 33 years and retired in 1994. During this time, they purchased the properties listed above. Since that time, they have utilized the income from these properties, coupled with their retirement income, to maintain the properties and sustain themselves. Mr. Whitehead, being head of the household, handled the bulk of the business affairs. Unfortunately, over the course of the past 3 years, Mr. Whitehead has been diagnosed with dementia which has escalated within the past year. Ms Dixon has been attempting to handle what she could of the business affairs, however given her 8th grade education level, most detailed situations need outside interpretation for clarity.

Specifically, with regard to the unpaid property taxes, Ms Dixon was of the understanding that Mr. Whitehead was paying them as he always has. Yet, Mr. Whitehead was under the delusional understanding that their "tax lady" handled all the taxes. It has been determined that the taxes the "tax lady" files/prepares only their income taxes. Upon realizing the severity of the situation, Mr. Whitehead, Ms Dixon, Mr. Rayford Dixon & Mr. Odell Johnson began trying to secure the funds needed to initiate payment plans for all 3 properties. The amount required was \$12,300.00. The funds were secured, but did not arrive by mail until August 5, 2011 (4 days past the forfeiture/redemption date).

Repurchase Plan of Action

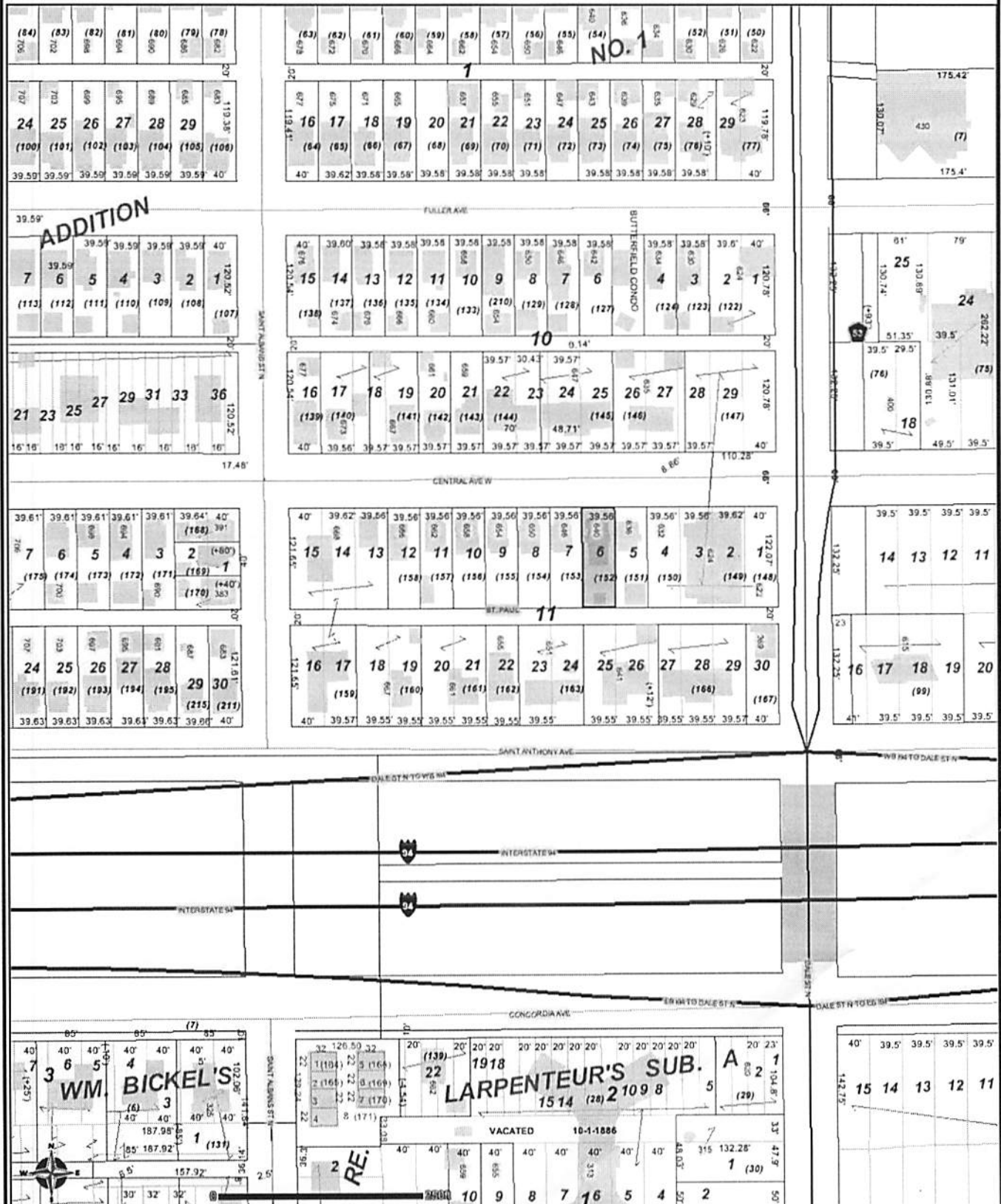
The first step was to designate someone to oversee their business affairs. Mr. Rayford Dixon, Ms. Dorothy Dixon's son agreed to assume this role and is currently acting in that capacity. This authority includes but is not limited to their housing/property matters, purchase & sale of real estate & monthly financial budgeting. In addition to Mr. Dixon, Mr. Odell Johnson will continue to provide the housing management/maintenance aspects to the plan. His 18 years of experience & training as Housing Director for the St. Paul Urban League, coupled with his current working knowledge of Housing & Building Code regulations, Fire & Safety requirements and Section 8 (HUD) processes has proven extremely valuable in the past and we anticipate in the future as well.

It is the intent of Mr. Whitehead and Ms. Dixon to repurchase all three (3) properties that they have previously paid for and continue to utilize them as rental income properties. Recognizing that these properties are going to require work, they have already, with the guidance of Mr. Dixon and Mr. Johnson, begun to seek available financing (banks, mortgage companies, investors, and government & neighborhood resources). It should also be noted that steps have been taken to sell their planned “get away” property in Pine City. This property is currently listed with Coldwell Realty and all proceeds from the sale will go into the repurchase/rehab plan. Unfortunately, at this time, the amount needed for the sited repairs is unavailable to the family pending inspection by St. Paul Housing & Building Code Enforcement. In preparation for the required work determined by the City of St. Paul, Mr. Johnson has contacted and will immediately secure bids from numerous (4) licensed, insured and bonded contractors to restore these properties to ensure safe, descent & clean housing for the residents and the community.

We recognize the deficiencies of the past and accept full responsibility for this situation. We are determined to do whatever is required to repurchase these properties, committed to the task of providing safe housing and determined to see to it that this situation never occurs again.

CD 4 640 Central Ave W

35-29-23-41-0152



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