

RLH OA 16-7



April 14, 2016

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

RECEIVED
MAY 19 2016
CITY CLERK

Re: Repurchase application relating to a tax-forfeited property at Sims Avenue

Dear Marcia Moermond:

Enclosed please find a repurchase application received from Charles Repke, on behalf of Capitol Brokerage Incorporated, the owner at the time of forfeiture, for the property located East of 1741 Sims Avenue (Sims Avenue). The property forfeited to the State of Minnesota on August 1, 2015 and is a vacant lot. 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 \$19,939.25.

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,

A handwritten signature in black ink, appearing to read 'Kristine A. Kujala'.

Kristine A. Kujala, Supervisor
Tax Forfeited Lands

NOTICE PERTAINING TO APPLICATION TO REPURCHASE TAX FORFEITED PROPERTY

In making application to repurchase tax-forfeited property you will be asked to supply information to the Ramsey County Department of Property Records and Revenue that is considered public data under Minn. Stat. § 13.03, subd. 1. Some of the information may be of a personal nature. That information includes the personal circumstances of the owner(s) that led to the property being forfeited to the State of Minnesota, and could include financial, medical or disability information

This information will be part of the documentation provided to the Ramsey County Board of Commissioners for their review at a public meeting in considering your application to repurchase property. The information you provide will be considered public data.

I have read the above NOTICE. With full knowledge of its intended use I have voluntarily provided information as part of the application to repurchase tax-forfeited property and agree to its use solely in supporting my application for repurchase. I understand that the information I have provided in the application will be public information.

Dated: 4/4/16

Charles W. Reape - Capital Brokerage

Signature

CHARLES W REAPE-CAPITAL BROKERAGE

Printed Name

Application to Repurchase after Forfeiture

Pin: 27-29-22-41-0012
Legal Description: Lot 28, Block 1, Birmingham's Park, except the Westerly 17 feet
Lots 29 and 30, Block 1, Birmingham's Park
Address: Sims Avenue
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):

Parcel has been purchased for redevelopment purposes in 2001. Those plans
fell through. Holding costs for 15 years at those rates became too much for
the non-profit parent company (NEMOL). We now are in a position to
move ahead. - We tried to give the land to the St Paul HRA prior to August
but they weren't interested in holding.

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: CHARLES REPKE - CAPITAL BROKERAGE/BROKER
Applicant's relationship to the property: PRIOR OWNER
Mailing Address: 1321 WHITE BEAR
City, State, Zip: ST PAUL, MN 55106
Signature: [Handwritten Signature] Date: 4/4/16
Phone: 651-774-2620
E-mail Address: CHARLESREPKE@AOL.COM

The foregoing instrument was acknowledged before me this 4th day of April,
2016, by Charles Repke

Given under my hand and official seal of this
4th day of April, 2016



Signature of Notary Public [Handwritten Signature]

Notary Commissioner Expires Jan. 31, 2018



CD 6 27-29-22-41-0012 East of 1741 Sims Avenue (Sims Avenue)

