



Ramsey County
Property Records and Revenue

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

October 31, 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 1595 Van Buren Avenue

Dear Marcia Moermond:

Enclosed please find a repurchase application received from Steve McCluskey on behalf of McCluskey Stoll Investments LLC, for the property located at 1595 Van Buren Avenue. The property forfeited to the State of Minnesota on August 2, 2011 and is rental property consisting of three residential units. The property was purchased by McCluskey Stoll Investments LLC in 2007 and completely remodeled in 2008.

According to Steve McCluskey the reason for the property forfeiting to the state is because the tax department was using an old mailing address from 2007 for all correspondence. He did not know that he was responsible for sending notification to the department to change his address when he moved in 2008. Since he preferred to pay his property taxes online, he didn't bother with the fact that he wasn't receiving paper bills. When the property taxes for payable 2009 went unpaid, the property became subject to forfeiture and scheduled to forfeit in 2011. Mr. McCluskey did not know this since he was not receiving any notifications from the tax department due to the incorrect mailing address on file. He was not aware of the actual forfeiture until he tried to make an online payment and his money was returned. Mr. McCluskey has the necessary funds in reserve in a bank to pay the outstanding delinquent property taxes in full. The outstanding delinquent taxes owed are approximately \$11,000.00

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."

SAINT PAUL POLICE DEPT.
214107420

Saint Paul Police Department Address/Intersection Report

Address Search: 1595 VANBUREN AV
Incident date from 01/01/2006 to
09/02/2011 (Sector 1, Grid 84)

Total Records: 12

Complaint #	Occur Date & Time	House No	Incident Type	Dispo	Apt#
11123542	06/18/2011 00:56:17	1595	DISTURBANCE-DISTURBANCE CALLS	ADV	3
10220607	10/09/2010 04:39:00	1595	DOMESTIC-OTHER ASSAULTS,ALL DOMESTIC RR OPPOSITE SEX		3
10029045	02/11/2010 22:31:18	1595	DOMESTICS	ADV	3
09183303	08/03/2009 15:11:57	1595	TRAFFIC VIOLATION-OTHER PARKING VIOLATIONS	GOA	
09162592	08/02/2009 15:52:24	1595	DISTURBANCE-SUSPICIOUS PERSON, CAR, ACTIVITY	ADV	
08226805	10/31/2008 00:01:00	1595	AUTO THEFT-ALL OTHER VEHICLES	RR	
08168975	08/16/2008 13:48:01	1595	DRUNKENNESS	ADV	
08131053	07/04/2008 12:00:00	1595	AUTO THEFT-ALL OTHER VEHICLES	RR	
06111202	06/13/2008 21:09:27	1595	POLICE VISIT-PROACTIVE POLICE VISIT	ADV	
06186120	09/07/2006 10:22:51	1595	TRAFFIC VIOLATION-OTHER PARKING VIOLATIONS	ADV	
06012727	01/21/2006 00:34:08	1595	DRUGS-NARCOTICS	ADV	
06004905	01/08/2006 22:30:00	1595	ROBBERY-HIGHWAY,STRONG ARM	RR	

Application to Repurchase after Forfeiture

Pin: 33-29-23-11-0005
Legal Description: Hopkins Second Addition to St. Paul, vacated alley adjacent Lots 4 and 5 on the West and except the West 15 feet for alley, Lot 6, Block 1
Address: 1595 Van Buren Avenue, Saint Paul, MN 55104-1819
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

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: McCluskey Stoll Investments, LLC. - Steve McCluskey

Applicant's relationship to the property: owner

Mailing Address 801 Washington Ave N #321

City, State, Zip Minneapolis, MN 55401

Signature [Signature] Date 8/16/2011

The foregoing instrument was acknowledged before me this 16th day of August, 2011, by Steve McCluskey.

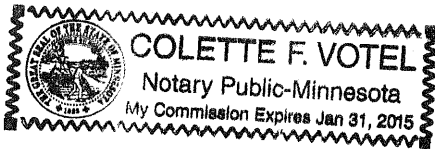
Given under my hand and official seal of this

16th day of August, 2011

[Signature]

Signature of Notary Public

NOTARY STAMP/ SEAL



Notary Commissioner Expires 1-31-2015

Re: PIN 33.29.23.11.0005 also good standing 35.30.22.23.0201

Dear County Auditor and County Board,

It has come to my attention today August 15th, 2011 by the 1st phone call from one of your representatives that one of our two properties to which McCluskey Stoll Investments, LLC., solely owns has passed the Redemption Period for delinquent taxes for part of 2009 and all of 2010. As the owner and operator I feel this is entirely in error by the process in which our organization was contacted and also our own internal process to bi-annually pay property taxes. Since our conversation with your representative today we changed our internal process to which we pay property taxes from annual to bi-annual according to state designated dates. We can pay all fees and past due amounts in full today!

The reason for this error: The address where all notices were being sent to was an old outdated address which dates back to October 2008. Today all utilities/mortgage documents/tax returns are sent to the new address at either 801 Washington Ave N ste 321, Minneapolis, MN 55401 or the rental property office at 1595 Van Buren Ave ste H, 55104.

Why this should be cancelled and reduce any further damage: To this date our business carries over \$10,000 balance after bills are paid in TCF Business Account #4438434630 as a reserve for taxes and any maint. the properties may endure which we have paid every year since 2007. On page 2 is an email from the Vice President of North Star Bank confirming we have not been late or delinquent in over 3 years and our mortgage on 1595 Van Buren is current as of August 1, 2011. I must also note Xcel Energy (gas/electric) and Saint Paul Water is all up-to-date as of August 1, 2011 for 1595 Van Buren Ave (concerned property) and our other property at 3435 Michael Ave, White Bear Lake, MN.

Keep in mind: Since all bills except state taxes were sent to the correct addresses they all got paid on-time and this issue is not an aspect of insufficient funds, it is an issue of not knowing when the total bill was due. Our last state tax payment for 1595 Van Buren was November 2010, and prior to that we have paid the taxes once per year which have now resulted in this issue due to internal processes, I will take responsibility for that. As I previously mentioned we have since changed that policy and will now continue to pay bi-annually on the State of Minnesota's designated dates. I must mention our other property at 3435 Michael Ave is fully up-to-date with taxes and that Property ID is: 35.30.22.23.0201.

During my conversation with your representative today they told me they were going to refund my previous payment of \$4,000 that I paid last week, I informed the representative I will drive down with



August 16, 2011

To Whom It May Concern:

A loan to McCluskey Stoll Investments, LLC was originated on July 2, 2008. The loan proceeds were used to purchase a homestead at 1595 Van Buren Avenue, St. Paul, MN. The payments have been made as agreed since the inception of the loan. The borrower and guarantors have always been very prompt in providing financial information to the Bank. The borrower and guarantors have always expressed great pride in the ownership of this home.

If you have any questions regarding this letter or the performance of the borrower on their loan, please don't hesitate to contact me.

Best regards,

A handwritten signature in black ink, appearing to read "Garrett S. Jensen", written over a horizontal line.

Garrett S. Jensen, Vice President
North Star Bank

CD 4 1595 Van Buren Ave

33-29-23-11-0005



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