

Ramsey County

Property Records and Revenue

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

December 12, 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 647 York Avenue

Dear Marcia Moermond:

Enclosed please find a repurchase application received from Susan Strombeck for the property located at 647 York Avenue. The property forfeited to the State of Minnesota on August 24, 2010 and is currently a registered vacant residential multiple-unit building.

Susan Strombeck, the owner at the time of forfeiture, states several hardships that contributed to the forfeiture. The property sustained significant water damage on the interior due to burst water pipes. Ms. Strombeck filed a claim with her insurance company, and after a lengthy standoff, the insurance company refused to cover the damages. She proceeded to secure funding on her own to make the repairs, hired the necessary contractors, but they did not fulfill their obligation and stole her money. She has suffered personal and financial hardship from a car accident which kept her from working because of health problems stemming from the accident and at the same time suffered the loss of her mother which affected her both physically and emotionally.

Ms. Strombeck would like the opportunity to repurchase and rehab the property to make it a positive influence in the community. Ms. Strombeck has submitted a work plan with a timeline for rehabilitation of the property, indicated a funding source for the project, as well as two letters of recommendation. All are enclosed for your review. The outstanding delinquent taxes owed at the time of forfeiture are approximately \$22,400.00.

County Board policy, No. 99-507, adopted on December 21, 1999, allows for “each repurchase application is 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
 - Work Plan
 - Letters of recommendation (2)
- Map of the parcel



Ramsey County Property Records and Revenue

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

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

Ramsey County

Fax Transmittal Memo

DATE: September 2, 2011	NO. OF PAGES (including cover sheet): 1
TO: Saint Paul Police Department Records Division	FROM: Colette Votel Ramsey County, Tax Forfeited Land Section
PHONE NO: (651) 266-5700	PHONE NO: (651) 266-2080
FAX NO: (651) 266-5711	FAX NO: (651) 266-2210

Please fax or mail any Police call records for the last 5 years on the following property:

647 York Avenue
29-29-22-42-0118

This property has a structure on it

NO Records Found
9-2-11 KB

Application to Repurchase after Forfeiture

Pin: 29-29-22-42-0118

Legal Description: Abstract: The South 42.80 feet of Lot 18, Joseph R. Weide's Subdivision of Block 27 Arlington Hills Addition to St. Paul, Minn.; Together with and subject to an easement for the protection of an existing party wall on the North 2.00 feet of the South 43.80 feet of said Lot 18; and together with an additional easement for the protection of an existing chimney on the North 4.5 feet of the South 47.3 feet of the East 3.7 feet of the West 7.4 feet of said Lot 18.

Address: 647 York Avenue

Forfeiture Date: August 24, 2010

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):

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: Susan Strombeck

Applicant's relationship to the property: previous owner

Mailing Address 165 West County Road E

City, State, Zip Shoreview, MN 55126

Signature Susan Strombeck Date 8/22/11
651-484-5609

The foregoing instrument was acknowledged before me this 22ND day of AUGUST,
2011, by SUSAN STROMBECK

Given under my hand and official seal of this

22 day of AUGUST, 2011.

Lily M. Krzyzaniak
Signature of Notary Public

NOTARY STAMP/ SEAL



Notary Commissioner Expires 01-31-11

August 22, 2011

Susan Strombeck
165 West County Road F
Shoreview, MN 55126

Property Records & Revenue
Attention Tax Forfeited Land - Colette
P.O. Box 64097
St. Paul, MN 55164-0097

To whom it may concern:

I would like to express my sincere interest in gaining back ownership of the property located at 647 York Ave. St. Paul, MN 55106.

The reason why the property got to this point is because there was a flood in the building. The water pipes burst and flooded two floors and created significant damage. It blew the whole heating system out and ruined walls and floors.

The property would be fine today if the insurance company would have covered the damages. After a long dispute with the insurance company the result was that they didn't cover the damages. This led to extreme hardship for me personally and made the project a significant challenge.

I did, after a significant effort, raise the funds to get the work completed but was ripped off by building contractors. Around the same time in my personal life, I had several other misfortunes happen simultaneously. A car accident left me unable to work for a period of time. My mother passed away during this same time, while my significant other got laid off his carpenter job because of the recession, all causing further hardship. In the meantime, the property taxes became delinquent and the county acquired the property.

I went through a lot with this property and have a personal attachment and vested interest in having my ownership reinstated. When I purchased the property, it wasn't in very good shape and I invested a lot of time and money to rehab the property. My family and many others have contributed a lot to the building rehab. This building has been in the family since 1995, 16 years, and it has always been my intention & always will be my intention to restore the property while keeping its history intact.

This is all possible now because the tables have turned for me and I can pay the property taxes & restore the property. I have worked hard to get to this point. Believe me, it was very devastating when the flood happened, going back and forth with the insurance company, getting ripped off from the building contractors, getting in a car accident, getting laid off and most of all losing my mother.

If you make the decision in my favor, I would like to start the rehab right away. I would like to pay the property tax in monthly payments with a 20% down payment, plus filing fees and pay it

off soon as possible.

I am back on track with dependable monthly income and am asking for a second chance to make the property right again. I have always been a good neighbor and I will continue to make a positive contribution to this community.

If you want any further information, need anything else or have any questions, feel free to contact me. I can be reached at 651-484-5609 and you can send letters to the address above.

Thank you for your time & consideration.

Sincerely,

A handwritten signature in cursive script that reads "Susan Strombeck". The signature is written in black ink and is positioned above the printed name.

Susan Strombeck

August 26, 2011

Susan Strombeck
165 West County Road F
Shoreview, MN 55126

Property Records & Revenue
Attention Tax Forfeited Land - Colette
P.O. Box 64097
St. Paul, MN 55164-0097

To whom it may concern:

The financing for the 647 York Ave. property will be from Lendsmart for \$200,000.

The plan of action for rehab of the 647 York property is:

4 month plan:

1st month:
take out old heating system
tear out walls for new floor plan
tear out old plumbing & electric
install stairs
install new floors
install new walls

2nd month:
install new electric
install new plumbing

3rd month:
install new heating system

4th month:
paint & misc. touch up work

If you would like more details of the plan call Bob Witt at 612-251-0519.

Thank you for your time and attention.

Sincerely,


Susan Strombeck



To whom it may concern,

Please accept this as a letter of recommendation for Susan Strombeck. Between 1986- 2000 when our business was headquartered in Minnesota, Susan was an instrumental in the operations and administrative backbone of several projects we managed over a period of 10+ years. She is well educated, friendly, and a joy to work with. During her tenure with CNP we managed several large scale music festivals, a popular and award winning cable TV series, a full service talent agency and the marketing management for St. Paul's Premier entertainment district.

Susan is a detail oriented team player, follows direction well and over the years we have grown a wonderful friendship. She has versatile skills and will add value to any organization for which she is involved. Please do not hesitate to contact me if I can provide further information or reference.

Sincerely,

Christopher Nielsen

CEO/CTO CNP Integrations

1-508-644-1553 #300

<http://www.cnpintegrations.com>

<http://www.cnpsupport.com>

<http://www.joomladesignservices.com>

8-20-2011

To whom it may concern,

Susan Strombeck has requested the property at 647 York ave in St Paul, which was taken for delinquent taxes, be returned to her.

I have known Susan for 40 years and know her to be responsible, dependable and true to her word. She is well-educated and determined to work hard.

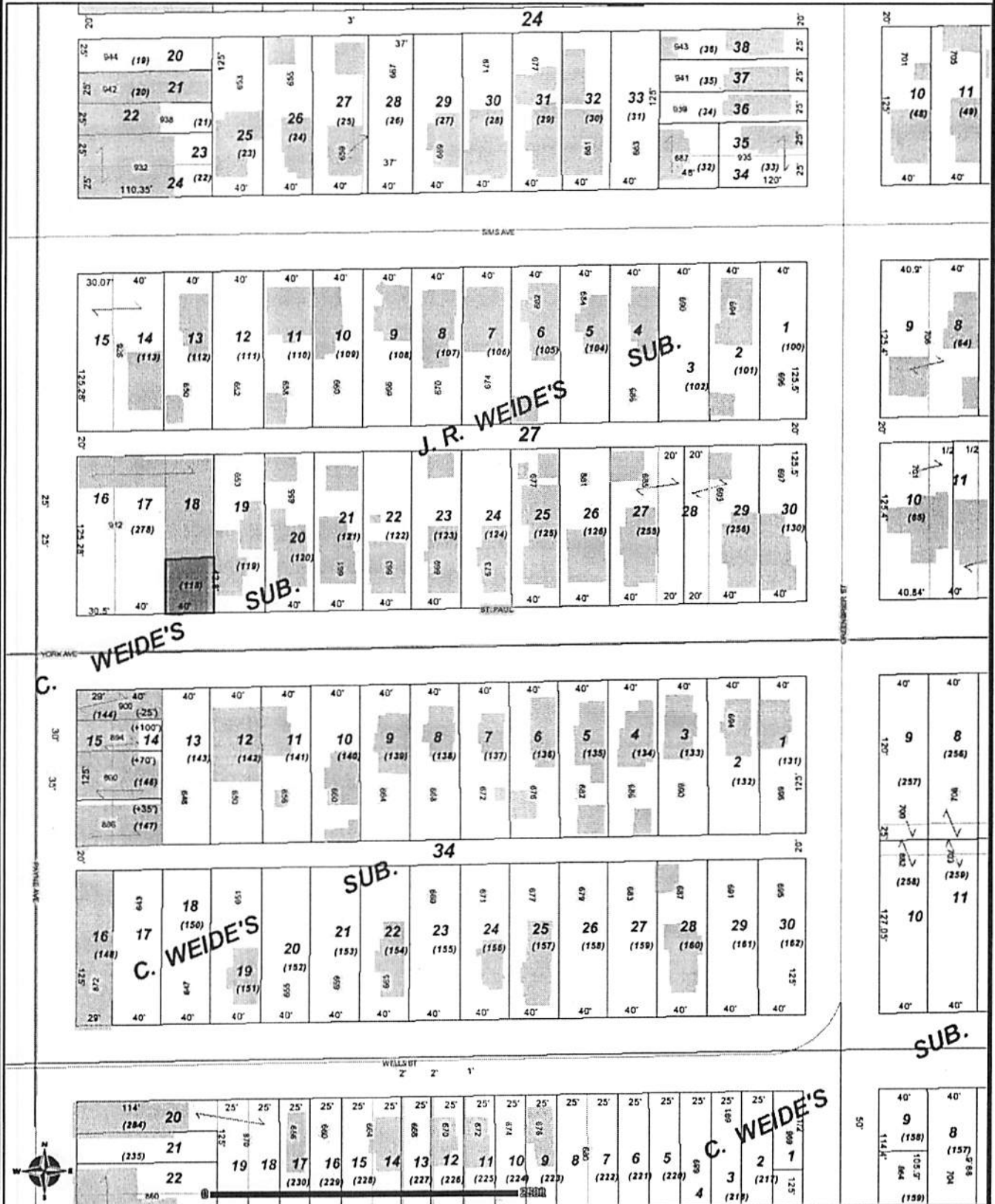
Please consider her petition favorably. I'm sure she will not disappoint you.

Sincerely,

Barbara Kofeltner

CD 6 647 York Ave

29-29-22-42-0118



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 (June 28, 2010), The Lawrence Group; June 28, 2010 for County parcel and property records data; June 2010 for commercial and