



Ramsey County  
Property Records and Revenue

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

January 2, 2014

City of St. Paul  
Department of Public Works/Real Estate Division  
Attention: Bruce Engelbrekt, Real Estate Manager  
25 West 4<sup>th</sup> St. 1000 CHA  
St. Paul, MN 55102

Re: 2013 Tax Forfeiture Classification List

Dear Bruce Engelbrekt:

Enclosed is a list of properties which forfeited on August 1, 2013 for failure of the owners to pay the property taxes. Pursuant to county board resolutions 98-047 and 2010-366 delegating classification authority to Property Records and Revenue, we have reviewed and classified all of the parcels on the list as either non-conservation or conservation lands. Minnesota Statutes, section 282.01, subd. 1, requires the county to notify each city or township of the classification of the newly forfeited properties located within their boundaries for their approval or disapproval of the classification. This starts the 60-day notification period.

You may request a conveyance of a parcel of tax forfeited land during the 60-day notification period by submitting an application or written request, whichever is appropriate for the conveyance, along with a certified resolution from your governing body. You may also request that a parcel be withheld from sale or lease for a maximum of six-months. Withhold requests must be in writing and accompanied by a certified resolution stating the reason for the withhold request for each property. You are responsible for paying maintenance costs incurred during the withholding period if you acquire the property. If an application or request to acquire a property is not received within the 60-day notification period or six-month hold period, the property will become available for public sale.

If you wish to acquire any of the parcels for an authorized public use you must submit an application for a conditional "use deed" accompanied by a certified resolution of the governing body stating the public use for the property. The use must qualify as one of the eight defined uses listed in statute and outlined further below. The fee for a use deed is \$250, payable to the commissioner of revenue. Use deed forms can be obtained from our office upon request.

Please be advised that you have three years from the date of the use deed to put the land to the stated use. If you fail to do so or abandon the use, you have the option to purchase the property; otherwise it will revert back to the State. This also applies when only part of the parcel is being used for an authorized public use. Governmental subdivisions may retain title to the part that continues to be used as authorized; however, title to the part that is not being used must be purchased or re-conveyed.

In 2010, the Minnesota Legislature revised and expanded the options in which a governmental subdivision can acquire tax-forfeited properties. Some of the changes you should be aware of are the limits on the uses of a conditional use deed and new alternatives for acquiring tax-forfeited lands for less than full market value. The conveyance options are as follows:

- Purchase at market value
- Conditional “Use Deed” (free of charge) - Acceptable public uses are limited to:
  - Road or right-of-way for a road;
  - Park that is both available to, and accessible by, the public that contains amenities such as campgrounds, playgrounds, athletic fields, trails, or shelters;
  - Trails for walking, bicycling, snowmobiling, or other recreational purposes, along with a reasonable amount of surrounding land maintained in its natural state;
  - Transit facilities for buses, light rail transit, commuter rail or passenger rail, including transit ways, park-and-ride lots, transit stations, maintenance and garage facilities, and other facilities related to a public transit system;
  - Public beaches or boat launches;
  - Public parking;
  - Civic recreation or conference facilities; and
  - Public service facilities such as fire halls, police stations, lift stations, water towers, sanitation facilities, water treatment facilities, and administrative offices.
- Acquisition at no cost:
  - Outlots that developers fail to convey to local governments under development agreements.
  - Parcels that developers fail to convey to associations of common interest communities under a written agreement.
- Acquisition at a price that may be less than market value:
  - Non-Conservation land
    - Correct blight
    - Development of affordable housing

Conservation land

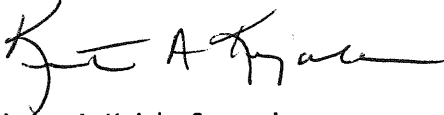
- Creating or preserving wetlands
  - Storm water management
  - Preservation or restoration of land in its natural state
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- Conveyance of a property in a targeted community

Correspondence regarding this notice may be addressed to:

**Ramsey County Property Records and Revenue  
Property Tax Services  
Attn: Tax Forfeited Lands  
PO Box 64097  
St. Paul, MN 55164-0097**

If you have any questions regarding this information please feel free to contact me at (651) 266-2081.

Sincerely,



Kristine A. Kujala, Supervisor  
Tax Forfeited Lands

Enclosures

## Options for Acquiring Tax Forfeited Land

Option	Explanation	Comments
Acquire at market value	Purchase the property at appraised market value.	
Acquire at no cost	Acquire the property free of charge if a developer fails to convey: <ul style="list-style-type: none"> <li>• a property to a local government entity (Developer Outlot)</li> <li>• a parcel to a common interest community association, as agreed upon in a written agreement.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Conveyance is by Quit Claim Deed</li> <li>▪ Deed fees and Recording costs only</li> </ul>
Acquire through Conditional Use Deed	Acquire the property with the condition that it be used for the public good. Such uses are limited to: <ul style="list-style-type: none"> <li>▪ Public Roads (or right-of-ways for future roads)</li> <li>▪ Public parks that include amenities such as campgrounds, playgrounds, athletic fields, trails, and/or shelters</li> <li>▪ Public trails for walking, bicycling, snowmobiling, etc., along with a reasonable amount of surrounding land maintained in its natural state</li> <li>▪ Public transit facilities (for buses, light rail transit, commuter rail, or passenger rail) including transitways, park-and-ride lots, transit stations, maintenance and garage facilities, etc.</li> <li>▪ Public beaches or boat launches</li> <li>▪ Public parking</li> <li>▪ Public service facilities such as fire stations, police stations, lift stations, water towers, sanitation facilities, water treatment facilities, and administrative offices</li> <li>▪ Civic recreation or conference facilities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Conditional Use Deed fee: \$250               <ul style="list-style-type: none"> <li>○ Check payable to Commissioner of Revenue</li> <li>○ If Conditional Use Deed is denied, there is a \$150 refund</li> </ul> </li> <li>▪ 3-year timeframe to establish use</li> <li>▪ Deed has reversionary clause</li> </ul>