



Ramsey County
Property Records and Revenue

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

September 23, 2014

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

RECEIVED
SEP 24 2014
CITY CLERK

Re: Repurchase application relating to a tax-forfeited property at 536 Clay Street

Dear Marcia Moermond:

Enclosed please find a repurchase application received from Todd A. Kormanik for the property located at 536 Clay Street. The property forfeited to the State of Minnesota on August 1, 2013 and is a non-operating commercial car wash, previously known as the West 7th Street Car Wash. The owner at the time of forfeiture, Todd A. Kormanik, is the repurchase applicant. 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 \$ 87,160.79.

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,

Kristine A. Kujala, Supervisor
Tax Forfeited Lands

Application to Repurchase after Forfeiture

Pin: 12-28-23-22-0114
Legal Description: Stinson, Brown and Ramsey's Addition to St. Paul, except the West 120 feet of the North 110 feet of the Southwest 1/4 of Block 13
Address: 536 Clay Street, Saint Paul, MN
Forfeiture Date: August 1, 2013

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):

Divorce

Financial Hardships

Personal & Family Problem

Health Issues

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: TODD A. KORMANIK
Applicant's relationship to the property: Owner
Mailing Address 2479 185th STE / P.O. BOX 635
City, State, Zip Prior Lake MN 55372
Signature [Handwritten Signature] Date 7/31/14
Phone: 952 452 6950
E-mail Address: None

The foregoing instrument was acknowledged before me this 31 day of July 2014,
by Todd Anthony Kormanik

Given under my hand and official seal of this

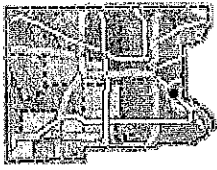
31 day of July, 2014

[Handwritten Signature]
Signature of Notary Public

NOTARY STAMP/ SEAL



Notary Commissioner Expires 1-31-19



Legend

- Schools
- Recreational Centers
- Parcel Points
- Parcel Boundaries
- Parcel Lines
- Land Ties

Notes

Enter Map Description

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

339.3 Feet

169.65

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