



# Ramsey County Property Records and Revenue

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

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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 1493 University Avenue W

Dear Marcia Moermond:

Enclosed please find a repurchase application received from Emad Yousef Abed on behalf of RKL Landholding, LLC for the property located at 1493 University Avenue W. The property forfeited to the State of Minnesota on August 2, 2011 and is a fenced commercial vacant lot.

According to Emad Yousef Abed, Chief Manager for RKL Landholding LLC, the property was damaged by vandalism and the City of St. Paul demolished the structure. The city assessed the cost for demolition to the property taxes. Due to the excessive demolition costs and no rental income being derived from the building RKL Landholding was unable to pay the delinquent property taxes. Mr. Abed has a plan to pay the delinquent back taxes and plans to rebuild the structure in the future. The outstanding delinquent taxes owed are approximately \$174,000.00.

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.”

The following documents are enclosed to assist you:

- Police history summary
- Copy of Application to Repurchase after Forfeiture
- Map of the parcel

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

**Saint Paul Police Department  
Address/Intersection Report**

Total Records: 8

Address Search: 1493 UNIVERSITY AV  
W Incident date from 01/01/2006 to  
09/02/2011 (Sector 1, Grid 85)

Complaint #	Occur Date & Time	House No	Incident Type	Dispo	Apt#
09073333	04/17/2009 02:23:00	1493	ARSON-OTHER COMM,ENDANGERING LIFE	RR	
08247536	11/29/2008 10:43:00	1493	BURGLARY	ADV	
08247486	11/29/2008 08:19:33	1493	BURGLARY	ADV	
08084269	05/09/2008 15:16:14	1493	DISTURBANCE-SUSPICIOUS PERSON, CAR, ACTIVITY	ADV	
08062775	04/09/2008 18:06:39	1493	DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	GOA	
08059592	04/04/2008 20:47:00	1493	ARSON-COMM,INDUST/MANUF,ABANDONED,OTHER	RR	
06161911	08/08/2006 07:52:00	1493	GRAFFITI (GM \$501 TO \$1000)	RR	
06033560	02/20/2006 19:42:05	1493	INVESTIGATE-AND ALL OTHER	SNR	

# CD 4 East of 1499 University Ave W (1493 University Ave W)

34-29-23-23-0130



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

## Application to Repurchase after Forfeiture

Pin: 34-29-23-23-0130  
Legal Description: Lyman D. Bairds Addition, the East 5 feet of Lot 20 and all of Lots 21, 22 and 23, Block 5  
Address: East of 1499 University Ave W (1493 University Ave W)  
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):


My property was damaged by vandalism, The City Demolished the building and assessed my property approx. \$100,000 This amount exceeded my ability to pay. because I lost my tenants.  
Plan to rebuild the building

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

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Applicant Name: RKL landholding, LLC.  
Applicant's relationship to the property: Chief Manager  
Mailing Address 110 Bank St SE suite 405  
City, State, Zip Minneapolis, MN 55414  
Signature  Date 8.3.2011

EMAD YOUSEF ABED @ Yahoo.com  
(612) 387-2863. cell #  
(612) 379-1601 fax #