

December 14, 2016

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

RECEIVED
DEC 14 2016
CITY CLERK

Re: Repurchase application relating to a tax-forfeited property at 677 Thomas Avenue

Dear Marcia Moermond:

Enclosed please find a repurchase application received from William Jansen and Wendy Wenzel, the owners at the time of forfeiture, for the properties located at 677 Thomas Avenue/610 St. Albans St. N. The property site contains two structures: 677 Thomas Ave., an occupied duplex, and 610 St. Albans St. N., a vacant single-family house. The property forfeited to the State of Minnesota on August 2, 2016. The applicants have explained the circumstances that led to the forfeiture on the attached application. Ms. Wenzel cites the loss of their homestead status as the cause of their delinquent tax situation. I thought it might be helpful to fill in some of the missing details of this situation. Ms. Wenzel and Mr. Williams originally lived at 610 St. Albans St. North. Prior to 2008 they moved into 677 Thomas Ave. The Homestead Department noticed that the couples' mailing address did not match their previously listed property address on their homestead application. The Homestead department asked for clarification. No response was received therefore the homestead classification was removed from this property. The amount of delinquent taxes owed on the property at the time of forfeiture was \$21,557.09.

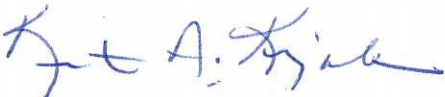
County Board policy, No. 99-507, adopted on December 21, 1999, allows for "each repurchase application to be referred to the municipality in which the property is located. The municipality will document whether the property is considered a municipal problem based on documented police, building code, 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: 35-29-23-11-0200
Legal Description: Lot 16, Chute Brothers Division No. 4 Addition to the City of St. Paul, Minn.
Address: 677 Thomas Avenue and 610 St. Albans Street N, Saint Paul
Forfeiture Date: August 2, 2016

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 paper

Application to Repurchase after Forfeiture

Applicant Name: William Jansen Wendy Wenzel

Applicant's relationship to the property: Owners

Mailing Address 677 Thomas Ave #1

City, State, Zip ST Paul MN 55104

Signature William Jansen Wendy Wenzel Date 11-16-2016

Phone: 612-461-1375 wendy 651-352-9048 William

E-mail Address: rlgauster@gmail.com

The foregoing instrument was acknowledged before me this 16th day of November

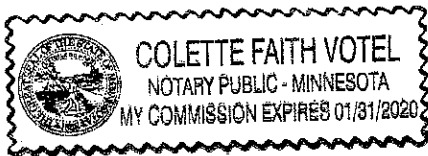
2016, by William Jansen and Wendy Wenzel
married to each other

Given under my hand and official seal of this

16th day of November, 2016

[Signature]
Signature of Notary Public

NOTARY STAMP/ SEAL



Notary Commissioner Expires 01/31/2020

My name is Wendy Jansen and we live at 677 Thomas Ave. We own a house and duplex on the same lot. We really started having money troubles after the city kicked our nephew out of 610 St Albans at that time we then lost that income and then our other tenants would not pay the rent on time or give us all of money at the same time. Also we had our house home steaded and some one took it off with out our permission. Our taxes were 1200 Hundred dollars a year we always had enough money for taxes and other things we needed. Then it looks like about 2006 - 2007 they took us off. Then are taxes just got higher and higher. We then had interest and penalties that made ever thing go up. Our house should never been taking off. And if we get our house back we will

never let that happen again.

We feel like we our being treated unfair we our not criminals.

I have never had no police record as Adult or Kid. We our very quit people. We dont have much compamy, We dont have police comming to our house. We just keep to our selfs. My mom comes over ever Sunday to have dinner but she is our only person we see alot. So please dont make us move we have no where to go we will be on the street, And my dogs would have to be put down and they are the only children that i ever had.

St Paul Intervention Thank you
Project.

Wendy Jansen

Also we have family friend that is going to cosign for ~~our~~ back taxes. She is a advpcate for human services and is providing us with resorce. Robin Gauster
651 263 5225 651 714-8699



CD 3 35-29-23-11-0200 677 Thomas Avenue and 610 St. Albans Street N

Lafond Ave

40	40	40	40	40
5	4	3	2	1
(161)	(160)	(159)	(158)	(157)
40	40	40	40	40
26	27	28	29	30
(183)	(184)	(185)	(186)	(187)
40	40	40	40	40

53.87	40	40	40	40	40	40	40	40	40	40	40	40	40	40
15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
(199)	(198)	(197)	(196)	(195)	(194)	(193)	(192)	(191)	(190)	(240)	(240)	(240)	(240)	(188)
40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
(200)	(201)	(202)	(203)	(204)	(205)	(206)	(207)	(208)	(209)	(210)	(211)	(212)	(213)	(214)
40	40	40	40	40	40	40	40	40	40	40	40	40	40	40

16	15	14	13
(224)	(225)	(225)	(188)
5	5	5	5
35	35	35	40
40	40	40	40
16	17	18	19
(190)	(191)	(191)	(19)
36.36	35	40	40

Thomas Ave

40	40	40	40	40
5	4	3	2	1
(33)	(32)	(31)	(30)	(29)
40	40	40	40	40
26	27	28	29	30
(35)	(36)	(37)	(38)	(39)
40	40	40	40	40

34.06	40	40	40	40	40	40	40	40	40	40	40	40	40	40
15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
(13)	(12)	(11)	(10)	(9)	(8)	(7)	(6)	(5)	(4)	(3)	(242)	(242)	(242)	(1)
40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(24)	(25)	(26)	(27)
34.21	40	40	40	40	40	40	40	40	40	40	40	40	40	40

15	14	13
(133)	(132)	(13)
5	5	5
40	40	40
16	17	18
(135)	(136)	(13)
572	572	572
(134)	(134)	(134)

Edmund Ave