

Moermond, Marcia (CI-StPaul)

From: Barnett, Andy (CI-StPaul)
Sent: Monday, November 09, 2015 4:41 PM
To: Moermond, Marcia (CI-StPaul); Magner, Steve (CI-StPaul); Xiong, Mai Chong (CI-StPaul)
Subject: 870 Fuller

I spoke to Edna Diane Smith today. She is physically unable to attend tomorrow's. I will appear on her behalf, but I thought it might simplify things if I provided an update in advance.

After the 10/26 hearing, I contacted multiple legal aid and pro bono legal services. Neither SMRLS or the volunteer lawyers network will work on probate issues. The Wm Mitchell law clinic is booked until next semester. The Ramsey County Bar Association can provide discounted services, and this might be an option to pursue.

I did meet with a real estate attorney who is reviewing the title work to confirm that there are no other issues to address. He contacted some colleagues who were probate specialists. They suggested that a "formal probate" process was what was needed in this situation. This would involve one, maybe two, hearings, and public notification. He estimated the process to cost around \$5,000. I expect this will take several months. Ms. Smith was interested in meeting with the attorney to discuss this option. The Home Fund could potentially offset some of the cost and possibly get a reduced price through the bar association. I would need to get board approval for this kind of expenditure. We are likely looking at a month to have the initial consultation with the attorney, follow up with the bar association regarding their discount program, and confirm that the Home Fund can front the cost of legal services.

Alternatively, the property will forfeit to the state for delinquent taxes in three years and be eligible for sale to the HRA in August 2018 or at auction in Spring 2019. I would like to meet with the Ramsey TFL staff and understand how accelerated tax forfeiture is affected by the unsettled estate of Juanita Oliver.

Both of these paths are considerably longer than is ideal given the buildings condition, so I wonder if it is possible to identify and address just those issues that push the property from a CAT2 to a CAT3, so that the property can remain vacant in a more stable condition.

Thanks for your ongoing commitment to problem solving this matter. See you tomorrow.

Yours,
Andy