



# Ramsey County Property Records and Revenue

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

November 10, 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 653 Marshall Avenue

Dear Marcia Moermond:

Enclosed please find a repurchase application received from Rayford L Dixon, acting as Attorney-in-Fact on behalf of Luther Whitehead and Dorothy Dixon, for the property located at 653 Marshall Avenue. The property forfeited to the State of Minnesota on August 2, 2011 and is a single-family dwelling.

Mr. Rayford Dixon, Attorney-in-Fact, and Mr. Odell Johnson, property manager for Luther Whitehead, have made a written statement as to the reason why the property taxes weren't paid and the property forfeited to the state. Please see the attached "Repurchase Application Addendum." Mr. Whitehead and Ms. Dixon had previously entered into a Confession of Judgment agreeing to pay the delinquent 2008 and 2009 property taxes on a payment plan. They defaulted on the agreement and the Confession of Judgment was cancelled. The property re-entered the forfeiture process in 2011 due to the default. The outstanding delinquent taxes owed are approximately \$18,300.00.

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
  - Repurchase Application Addendum
- 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

Address Search: 653 MARSHALL AV  
Incident date from 01/01/2006 to  
09/02/2011 (Sector 1, Grid 108)

Total Records: 77

Complaint #	Occur Date & Time	House No	Incident Type	Dispo	Apt#
11182961	09/01/2011 23:44:08	653	DISTURBANCE-DISTURBANCE CALLS	ADV	
11174931	08/22/2011 18:11:18	653	THEFT EXCEPT AUTO THEFT	Unfou	
11147541	07/18/2011 10:56:47	653	TRAFFIC VIOLATION-OTHER PARKING VIOLATIONS	CAN	
11136317	07/04/2011 05:28:56	653	DISTURBANCE-SUSPICIOUS PERSON, CAR, ACTIVITY	ADV	
11124839	06/20/2011 00:42:00	653	DRUNKENNESS	ADV	
11100558	05/20/2011 14:48:10	653	FAMILY/CHILDREN-CHILD ABUSE	Unfou	
11090700	05/08/2011 01:20:35	653	DISTURBANCE-DISTURBANCE CALLS	ADV	
11090573	05/07/2011 22:47:17	653	DISTURBANCE-FIGHTS	GOA	
11064145	04/02/2011 22:37:26	653	DISTURBANCE-FIGHTS	GOA	
11058269	03/26/2011 01:32:21	653	DISTURBANCE-FIGHTS	ADV	
10243843	11/09/2010 16:45:33	653	DISTURBANCE-DISTURBANCE CALLS	ADV	
10237341	10/31/2010 12:32:37	653	DISTURBANCE-DISTURBANCE CALLS	Unfou	
10226367	10/16/2010 13:03:26	653	DRUNKENNESS	ADV	
10200818	09/13/2010 20:00:27	653	ASS-ASSIST CITIZEN CALLS, ALL	ADV	
10199815	08/31/2010 17:51:55	653	DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	GOA	
10189530	08/30/2010 01:59:06	653	DISTURBANCE-DISTURBANCE CALLS	ADV	
10188129	08/28/2010 02:39:48	653	DISTURBANCE-DISTURBANCE CALLS	ADV	
10174177	08/10/2010 23:22:52	653	DISTURBANCE-DISTURBANCE CALLS	CAN	
10160590	07/26/2010 02:06:28	653	INVESTIGATE-AND ALL OTHER	Unfou	
10159960	07/25/2010 01:02:14	653	INVESTIGATE-AND ALL OTHER	ADV	
10155538	07/20/2010 01:20:51	653	INVESTIGATE-AND ALL OTHER	ADV	
10155463	07/19/2010 23:46:24	653	INVESTIGATE-AND ALL OTHER	ADV	
10153674	07/17/2010 17:27:05	653	DISTURBANCE-DISTURBANCE CALLS	ADV	
10153124	07/16/2010 23:38:33	653	DISTURBANCE-FIREWORKS	ADV	
10147555	07/10/2010 01:18:43	653	DISTURDANCE-SUSPICIOUS PERSON, CAR, ACTIVITY	GOA	
10139342	06/30/2010 22:43:18	653	INVESTIGATE-AND ALL OTHER	ADV	
10128834	06/18/2010 14:10:22	653	DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	GOA	
10124895	06/13/2010 23:04:45	653	PREVIOUS CN	PCN	
10124370	06/13/2010 01:12:09	653	DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV	A
10076240	04/14/2010 11:22:13	653	POLICE VISIT-PROACTIVE POLICE VISIT	ADV	
10076072	04/14/2010 09:26:00	653	FAMILY/CHILDREN-VIOLATION OF RESTRAINING ORDER	RR	

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Complaint #	Occur Date & Time	House No	Incident Type	Dispo	Apt#
10070172	04/06/2010 22:32:08		653 DISTURBANCE-DISTURBANCE CALLS	ADV	
10060053	04/01/2010 14:23:00		653 DISTURBANCE-DISTURBANCE CALLS	ADV	
10053120	03/16/2010 18:39:07		653 INVESTIGATE-AND ALL OTHER	ADV	
10052964	03/16/2010 15:14:39		653 INVESTIGATE-CIVIL PROBLEM	ADV	
10030368	02/13/2010 16:13:00		653 CANCEL TAG-CANCELLATION OF TAG	RR	
10029327	02/12/2010 09:06:57		653 DOMESTICS	CAN	
10029320	02/12/2010 08:30:00		653 FAMILY/CHILDREN-VIOLATION OF RESTRAINING ORDER	RR	
10029223	02/12/2010 04:00:00		653 FAMILY/CHILDREN-VIOLATION OF RESTRAINING ORDER	RR	
09238136	11/07/2009 08:24:59		653 DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV	
09208137	09/26/2009 17:32:00		653 ARSON-ALL OTHER STRUCTURES	RR	
09204956	09/23/2009 08:18:41		653 CHECK WELFARE	ADV	
09204510	09/22/2009 17:17:20		653 DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV	
09179959	08/23/2009 10:54:41		653 DOMESTICS	ADV	
09150542	07/23/2009 09:45:07		653 DOMESTICS	ADV	
09139762	07/06/2009 23:08:03		653 DISTURBANCE-DISTURBANCE CALLS	ADV	
08250428	12/03/2008 12:23:41		653 DISTURBANCE-FIGHTS	ADV	
08174249	08/22/2008 23:54:23		653 DISTURBANCE-DISTURBANCE CALLS	ADV	
08189833	08/17/2008 18:16:31		653 DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV	
08111060	06/13/2008 18:16:52		653 DRUGS-NARCOTICS	GOA	
08100153	05/30/2008 20:44:01		653 POLICE VISIT-PROACTIVE POLICE VISIT	ADV	
08095744	05/24/2008 18:07:45		653 DISTURBANCE-DISTURBANCE CALLS	ADV	
08094357	05/22/2008 23:51:09		653 DISTURBANCE-DISTURBANCE CALLS	ADV	Union
08083530	05/08/2008 17:32:06		653 DISTURBANCE-DISTURBANCE CALLS	Union	
08058701	04/03/2008 23:42:13		653 DISTURBANCE-DISTURBANCE CALLS	ADV	
08058003	04/03/2008 01:28:57		653 DISTURBANCE-DISTURBANCE CALLS	GOA	
08050102	03/21/2008 22:16:00		653 DISTURBANCE-DISTURBANCE CALLS	ADV	
08048744	03/19/2008 22:35:10		653 DISTURBANCE-DISTURBANCE CALLS	ADV	
08048721	03/19/2008 21:59:09		653 DISTURBANCE-DISTURBANCE CALLS	GOA	
08046531	03/16/2008 16:49:16		653 DISTURBANCE-DISTURBANCE CALLS	GOA	
08036542	03/01/2008 00:20:54		653 DISTURBANCE-SUSPICIOUS PERSON, CAR, ACTIVITY	ADV	
07231308	11/20/2007 11:24:54		653 INVESTIGATE-CODE ENFORCEMENT	GOA	

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Complaint #	Occur Date & Time	House No	Incident Type	Dispo	Apt#
07226435	11/12/2007 20:37:00	653	AUTO THEFT-AUTOMOBILE	RR	
07204376	10/11/2007 10:05:00	653	ASS-OOC ASSIST	RR	
07201504	10/07/2007 00:28:15	653	ASS-ASSIST OTHER AGENCY	GOA	
07189483	09/20/2007 19:44:44	653	011 HANGUP	Unlou	
07098872	05/28/2007 11:04:20	653	INVESTIGATE-AND ALL OTHER	ADV	
07090727	05/17/2007 14:13:36	653	TRAFFIC VIOLATION-OTHER PARKING VIOLATIONS	ADV	
07078836	05/01/2007 11:03:08	653	INVESTIGATE-AND ALL OTHER	ADV	
07044711	03/12/2007 12:23:11	653	INVESTIGATE-AND ALL OTHER	ADV	
06251793	12/12/2006 08:00:00	653	CRIMINAL DAMAGE TO PROPERTY (MISDEMEANOR UNDER \$500)	RR	
06239973	11/24/2006 11:47:58	653	FRAUD	ADV	
06184831	09/05/2006 18:05:00	653	OTHER ASSAULT-DMSTIC-OTHER ASSAULTS,ALL FAMILY/CHILD	RR	
06183232	09/02/2006 21:00:00	653	RUNAWAY	RR	
06183220	09/03/2006 01:55:41	653	INVESTIGATE-AND ALL OTHER	ADV	
06095812	05/19/2006 10:35:00	653	FRAUD-IDENTITY FRAUD	RR	

# Application to Repurchase after Forfeiture

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Pin: 35-29-23-44-0072  
Legal Description: Swifts Subdivision of Lots 10, Except alley, Lot 17, Block 3  
Address: 653 Marshall Ave, Saint Paul, MN 55104-6645  
Forfeiture Date: August 2, 2011

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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 Addendum*

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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: Rayford L. Dixon  
Applicant's relationship to the property: son / POA  
Mailing Address 467 St. Anthony Ave.  
City, State, Zip Saint Paul, Minnesota 55103  
Signature Rayford L. Dixon Date 08/16/11

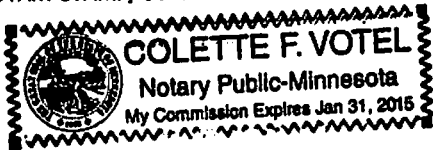
The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of August  
2011, by Rayford L Dixon

Given under my hand and official seal of this

16<sup>th</sup> day of August  
Colette F. Votel

Signature of Notary Public

NOTARY STAMP/ SEAL



Notary Commissioner Expires 1-31-2015

## **Repurchase Application Addendum**

**653 Marshall Ave., St. Paul, MN  
640 W. Central Ave., St. Paul, MN  
758 Charles Ave., St. Paul, MN**

### **(History & Resolution Plan)**

#### **History/How Did the Properties Get Forfeited?**

**These properties are owned by Luther Whitehead & Dorothy Dixon who are 75 years old and 74 years old respectively. They have lived as husband and wife for the past 44 years and have resided in St. Paul, Minnesota for the past 50 years, moving from Mississippi. Mr. Whitehead worked at Control Data for 19 years and Whirlpool for 21 years. He retired in 1991. Ms Dixon worked at Southview HealthCare Home for 33 years and retired in 1994. During this time, they purchased the properties listed above. Since that time, they have utilized the income from these properties, coupled with their retirement income, to maintain the properties and sustain themselves. Mr. Whitehead, being head of the household, handled the bulk of the business affairs. Unfortunately, over the course of the past 3 years, Mr. Whitehead has been diagnosed with dementia which has escalated within the past year. Ms Dixon has been attempting to handle what she could of the business affairs, however given her 8<sup>th</sup> grade education level, most detailed situations need outside interpretation for clarity.**

**Specifically, with regard to the unpaid property taxes, Ms Dixon was of the understanding that Mr. Whitehead was paying them as he always has. Yet, Mr. Whitehead was under the delusional understanding that their "tax lady" handled all the taxes. It has been determined that the taxes the "tax lady" files/prepares only their income taxes. Upon realizing the severity of the situation, Mr. Whitehead, Ms Dixon, Mr. Rayford Dixon & Mr. Odell Johnson began trying to secure the funds needed to initiate payment plans for all 3 properties. The amount required was \$12,300.00. The funds were secured, but did not arrive by mail until August 5, 2011 (4 days past the forfeiture/redemption date).**

#### **Repurchase Plan of Action**

**The first step was to designate someone to oversee their business affairs. Mr. Rayford Dixon, Ms. Dorothy Dixon's son agreed to assume this role and is currently acting in that capacity. This authority includes but is not limited to their housing/property matters, purchase & sale of real estate & monthly financial budgeting. In addition to Mr. Dixon, Mr. Odell Johnson will continue to provide the housing management/maintenance aspects to the plan. His 18 years of experience & training as Housing Director for the St. Paul Urban League, coupled with his current working knowledge of Housing & Building Code regulations, Fire & Safety requirements and Section 8 (HUD) processes has proven extremely valuable in the past and we anticipate in the future as well.**

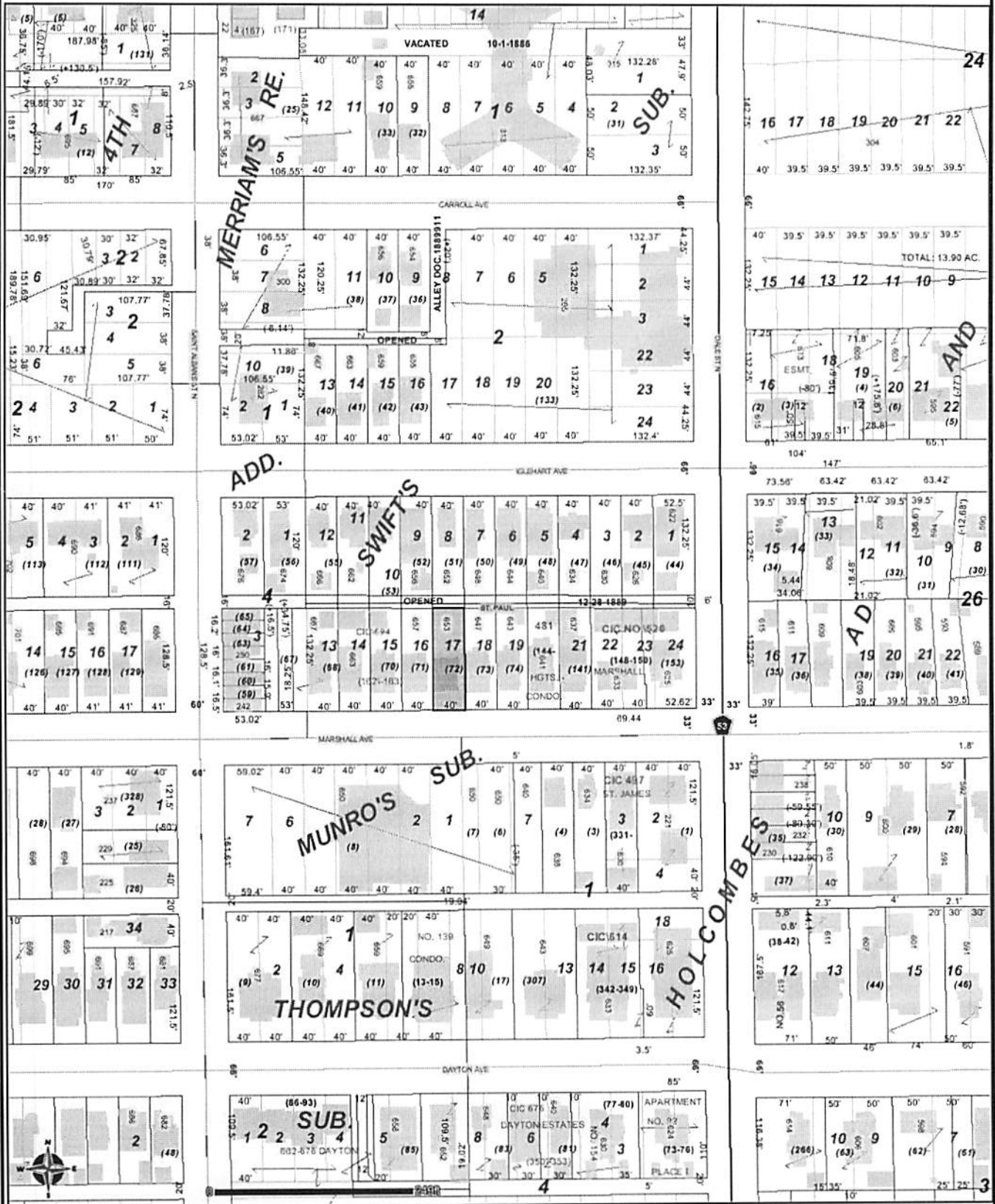
**It is the intent of Mr. Whitehead and Ms. Dixon to repurchase all three (3) properties that they have previously paid for and continue to utilize them as rental income properties. Recognizing that these properties are going to require work, they have already, with the guidance of Mr. Dixon and Mr. Johnson, begun to seek available financing (banks, mortgage companies, investors, and government & neighborhood resources). It should also be noted that steps have been taken to sell their planned “get away” property in Pine City. This property is currently listed with Coldwell Realty and all proceeds from the sale will go into the repurchase/rehab plan. Unfortunately, at this time, the amount needed for the sited repairs is unavailable to the family pending inspection by St. Paul Housing & Building Code Enforcement. In preparation for the required work determined by the City of St. Paul, Mr. Johnson has contacted and will immediately secure bids from numerous (4) licensed, insured and bonded contractors to restore these properties to ensure safe, descent & clean housing for the residents and the community.**

**We recognize the deficiencies of the past and accept full responsibility for this situation. We are determined to do whatever is required to repurchase these properties, committed to the task of providing safe housing and determined to see to it that this situation never occurs again.**



# CD 4 653 Marshall Ave

35-29-23-44-0072



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