

February 23, 2024

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

RECEIVED
FEB 27 2024
CITY CLERK

LH: 3/12/24
10:00 a.m.

PH 3/13/24
3:30 PM

Re: Repurchase application relating to tax-forfeited property at 1021 Minnehaha Ave E

Dear Marcia Moermond:

Enclosed please find a repurchase application received from Eagle Rock Real Estate, LLC, fee owner at the time of forfeiture, for the property located at 1021 Minnehaha Ave E. The property forfeited to the State of Minnesota on December 5, 2023 and was residential, non-homestead at the date of forfeiture. 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 \$13,862.

The County Board adopted a revised policy on October 24, 2017 regarding a city's review of a repurchase application. The revised policy states that "the affected city will be notified of the pending repurchase at least three weeks before County Board action to consider the request to allow the city to provide comments or concerns about the repurchase, if any." The city is no longer required to provide a recommendation by resolution, however if the city chooses to, it may.

The following documents are enclosed to assist you:

- Copy of Application to Repurchase after Forfeiture

*** If the city intends to provide input or recommendation, please do so by March 15, 2024. ***

Please send any comments or concerns relevant to this property 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) 266-2019.

Sincerely,

Nicholas J. Hanson, Supervisor
Ramsey County
Property Tax, Records & Election Services
Tax Forfeited Lands

Application to Repurchase after Forfeiture

PIN: 28-29-22-34-0074
Legal Description: TERRY'S ADDITION LOT 17 BLK 11
Address: 1021 Minnehaha Ave. E., St Paul, MN 55106
Forfeiture Date: 12/05/2023

I, the undersigned, 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.
 - As provided for by Minnesota Statutes, Section 282.251.
- A \$250.00 non-refundable administrative service (repurchase) fee, in certified funds, is due at the time the application is submitted plus down payment noted on cost sheet.
- 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.
- If Applicant is currently occupying the property they are responsible for its maintenance, security and utility payments throughout the repurchase process.

Contract Terms

Applicant (check which applies) Requests Does not Request contract terms as provided for by Minnesota Statutes, Section 282.261 if applicable.

Return application to: Department of Property Tax, Records and Election Services, Attn: Tax Forfeited Lands Section,
PO Box 64097, St. Paul, MN 55164-0097

Application to Repurchase after Forfeiture

All recorded documents require a marital status of the individual or individuals signing a document. Please indicate your marital status:

- Single (includes if you are single and unmarried, divorced or widowed)
- Married

Applicant Name: Eagle Rock Real Estate LLC

Applicant's relationship to the property: Owner of property pre-forfeiture

Mailing Address: 980 Inwood Ave

City, State, Zip: Oakdale, MN 55128

If a Corporation/Company – signor's official title: _____

Business type: Corporation: _____ Limited Liability Company (LLC): Other: _____

Signature: *John D. Lamey III* Date: 2-7-24

Phone: 651-209-3550

E-mail Address: jlamey@lameylaw.com

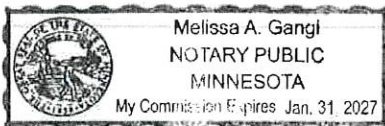
The foregoing instrument was acknowledged before me this 7th day of February,
_____, by John D. Lamey III, Chief Manager.

Given under my hand and official seal of this

7th day of February, 2024

Melissa A. Gangl
Signature of Notary Public

NOTARY STAMP/ SEAL



Notary Commissioner Expires Jan. 31, 2027

Return application to: Department of Property Tax, Records and Election Services, Attn: Tax Forfeited Lands Section,
PO Box 64097, St. Paul, MN 55164-0097