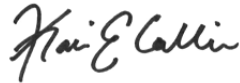


ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 3/27/2017
Item No.: 7.a

Department Approval



City Manager Approval



Item Description: Consider Application for Repurchase of 1319 Larpenteur Avenue (dba "Al's Billiards")

BACKGROUND

On September 20, the property located at 1319 Larpenteur Avenue W., also known as Al's Billiards, was forfeited to Ramsey County for failure to pay property taxes. The property owner has applied to repurchase the property back from Ramsey County. Ramsey County's process for the repurchasing of tax-forfeited properties is to have the municipality review the request and document whether the property has excessive police calls, building and health code violations, or illegal activities within the past five years. The County has asked that the City make a recommendation via Resolution whether the County Board should approve or deny the repurchase application.

City staff has reviewed the code enforcement files and police calls and have found several property code violations that were addressed in a timely manner. There were also calls for police service identified but nothing to a degree that staff, or the Police Department, deemed excessive.

Community Development staff sent a letter to residents within 500' of the property informing them of the status, and the repurchase request made by the property owner. Two resident emails were received and are included in the packet as Attachment C.

BUDGET IMPLICATIONS

As part of the repurchase process, the City will receive payment for the back taxes that have not been paid to date.

STAFF RECOMMENDATION

Staff recommends adopting a Resolution recommending approval of the repurchase application to the Ramsey County Board for the property at 1319 Larpenteur Avenue W.

REQUESTED COUNCIL ACTION

Motion to adopt a Resolution recommending approval of the repurchase application to the Ramsey County Board for the property at 1319 Larpenteur Avenue W.

Prepared by: Kari Collins, Community Development Director, 651-792-7071
Attachments: A: Application for Repurchase
B: Resolution
C: Emails from Residents

September 20, 2016

City of Roseville
Attention: Pat Trudgeon, City Administrator
2660 Civic Center Drive
Roseville, MN 55113

Re: Repurchase application relating to a tax-forfeited property at 1319 Larpenteur Avenue W.

Dear Pat Trudgeon:

Enclosed please find a repurchase application received from Alvah J. Welsh, the owner at the time of forfeiture, for the property located at 1319 Larpenteur Avenue W., currently known as Al's Billiards. The property forfeited to the State of Minnesota on August 2, 2016 and is a non-operating commercial building. 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 \$91,109.77.

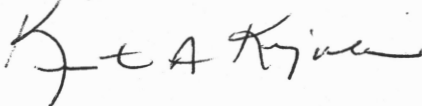
County Board policy, No. 99-507, adopted on December 21, 1999, allows for "each repurchase application to be referred to the municipality in which the property is located. The municipality will document whether the property is considered a municipal problem based on documented police, building code, 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

NOTICE PERTAINING TO APPLICATION TO REPURCHASE TAX FORFEITED PROPERTY

In making application to repurchase tax-forfeited property you will be asked to supply information to the Ramsey County Department of Property Records and Revenue that is considered public data under Minn. Stat. § 13.03, subd. 1. Some of the information may be of a personal nature. That information includes the personal circumstances of the owner(s) that led to the property being forfeited to the State of Minnesota, and could include financial, medical or disability information

This information will be part of the documentation provided to the Ramsey County Board of Commissioners for their review at a public meeting in considering your application to repurchase property. The information you provide will be considered public data.

I have read the above NOTICE. With full knowledge of its intended use I have voluntarily provided information as part of the application to repurchase tax-forfeited property and agree to its use solely in supporting my application for repurchase. I understand that the information I have provided in the application will be public information.

Dated: 8/17/16

Alvah Welsh

Signature

ALVAH WELSH

Printed Name

Application to Repurchase after Forfeiture

Pin: 15-29-23-43-0038
Legal Description: The East 107 feet of the West 340 feet of that part of the Southwest 1/4 of the Southeast 1/4 of Section 15, Township 29, Range 23, lying South of the Plat Gottfried Plat 2
Address: 1319 Larpenteur Avenue W
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):

Please see attached sheet.

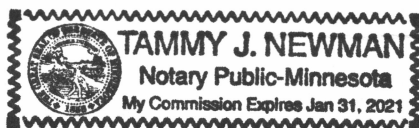
Return application to: Department of Property Records and Revenue, Attn: Tax Forfeited Lands Section,
PO Box 64097, St. Paul, MN 55164-0097

Application to Repurchase after Forfeiture

Applicant Name: ALVAH WELSH
Applicant's relationship to the property: owner
Mailing Address 3544 Edmund BLVD.
City, State, Zip Mpls, MN 55406
Signature Alvah Welsh Date 8/17/16
Phone: 612-839-6887 ; 651-646-9508
E-mail Address: ALSBILLIARDS@GMAIL.COM

The foregoing instrument was acknowledged before me this 17TH day of August,
2016, by Alvah J Welsh.

NOTARY STAMP/ SEAL



Given under my hand and official seal of this

17TH day of August, 2016

Tammy J. Newman
Signature of Notary Public

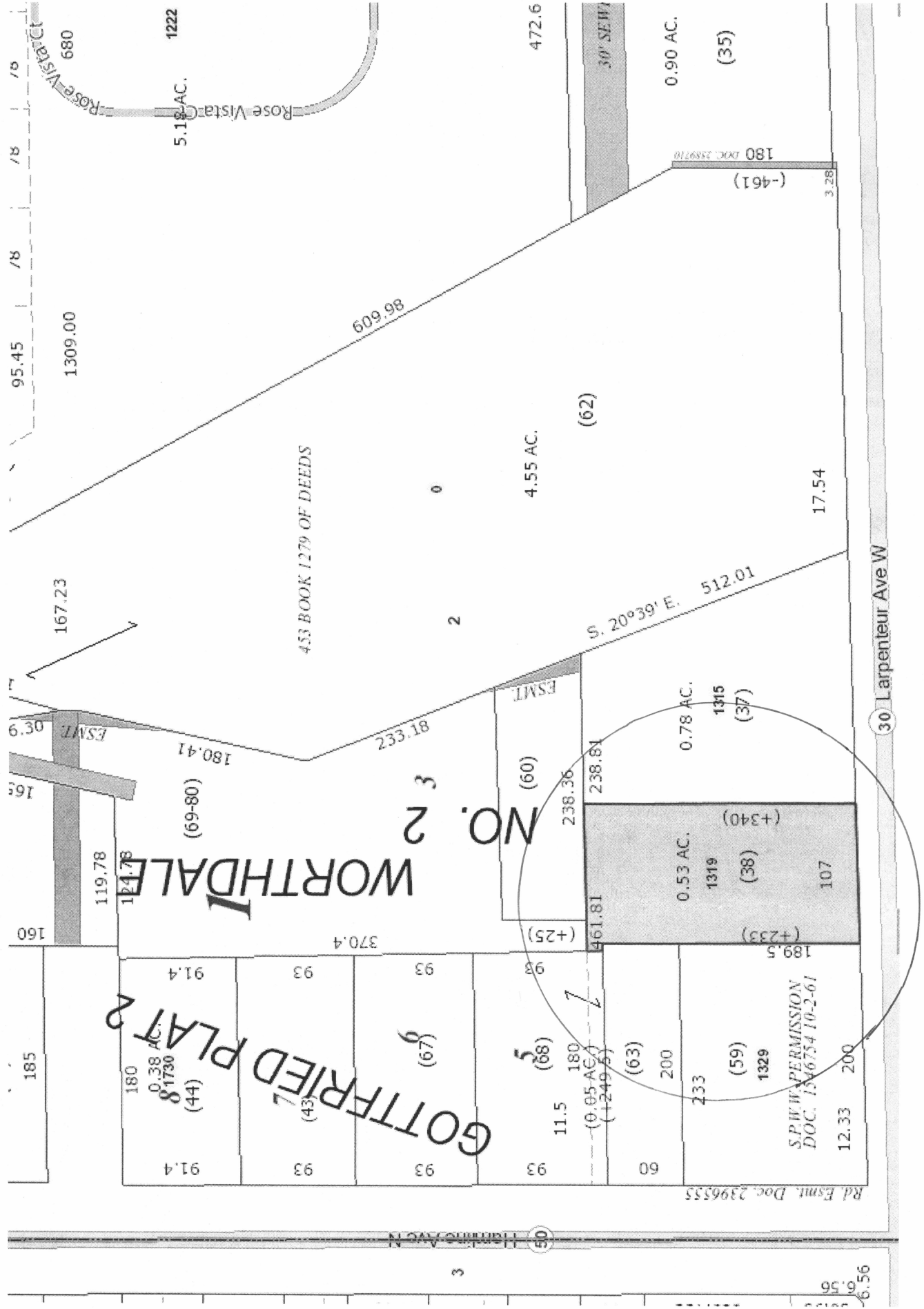
Notary Commissioner Expires January 31, 2021

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

This building was built in 1979 for a billiard room business that started in 1963. I bought the business, as the third owner since 1963, on 6/1/89. I purchased the building on a contract for deed in 1994. I paid it off in 2014. Business was very good in the nineties. But in the mid 2000's, with the economic downturn and increased popularity of the internet, poker, Netflix etc., the billiard business was affected. The smoking ban further cut business by 35%. Being a single dad with two minor teens (still have one that is 17 yrs.), it was important for me to provide for them, and the business further suffered. I admittedly made poor decisions letting the property tax get behind. Of course accrued penalties and interest got away from me. As my kids are older, I am now able to better focus more on the business. I do have plans to rather re-invent things and build the business back up. This is the only billiard room East of Minneapolis. We are not licensed for alcohol, therefore we have many AA customers. As this business (along with my social security) is our only means of income, I hope to be able to repurchase.



CD 2 15-29-23-43-0038 1319 Larpenteur Avenue W



**EXTRACT OF MINUTES OF MEETING
OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE**

* * * * *

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota was duly held on the 27th day of March 2017 at 6:00 p.m.

The following members were present: , , , , and Mayor .
and the following were absent: .

Member introduced the following resolution and moved its adoption:

RESOLUTION No.

**RESOLUTION APPROVING ALVAH J. WELSH TO REPURCHASE 1319
LARPEUR FROM RAMSEY COUNTY**

WHEREAS, 1319 Larpeur Avenue West, Roseville Minnesota was forfeited to the State of Minnesota and Ramsey County for failure to pay taxes on August 2, 2016; and

WHEREAS, Alvah J. Welsh, the previous owner has filed an application with Ramsey County to repurchase the property known as 1319 Larpeur; and

WHEREAS, Ramsey County Board Policy No. 99-507 requires that each repurchase application be referred to municipality in which the property is located for a recommendation on whether the repurchase application should be approved or denied; and

WHEREAS, Policy No. 99-507 requires that the municipality document whether the property is considered a municipal problem based on documented police, building code, illegal activity, or health violations in the past five years; and

WHEREAS, the City of Roseville has reviewed their records and found documented police calls, and code enforcement issues in the past five years but that they were of an acceptable level for such business operation; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Roseville recommends that the Ramsey County Board approve the repurchase application submitted by Alvah J. Welsh for the repurchase of 1319 Larpeur Avenue West, Roseville, Minnesota.

The motion for the adoption of the foregoing resolution was duly seconded by Member ,
and upon a vote being taken thereon, the following voted in favor thereof: , , ,
, and Mayor .
and the following voted against the same: .

WHEREUPON said resolution was declared duly passed and adopted.

STATE OF MINNESOTA)
) SS
COUNTY OF RAMSEY)

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said City Council held on the 27th day of, March, 2017 with the original thereof on file in my office.

WITNESS MY HAND officially as such Manager this day of , 20

SEAL

Patrick Trudgeon, City Manager

From:
Sent: Thursday, March 16, 2017 5:57 PM
To: Kari Collins
Subject: address 1319 larpenteur

In regards to al billiards at 1319 larpenteur.

I have only lived in roseville for 8 yrs, but ever since ive moved here, ive noticed this eye sore of a property. I wash my car reg. and this place is un maintained. For the longest time i thought illegal drug activity was going on there. There was numerous times i smelt marijuana while vaccuming at first stall of car wash. Always at that time someone would be sitting on lawn chairs on side of building.

This building could actually be a nice property with the right owner. Noone mows or uses weedeater all yr. Not sure how the law works on this subject but i would like to see the city let another couple of buisnesses take over and let the property bring in the property and sales tax the city and people deserve.

Thanks for your time

Sent from my Sprint Samsung Galaxy® Note 4.

Kari Collins

From:
Sent: Monday, March 20, 2017 10:45 PM
To: Kari Collins
Subject: 1319 Larpenteur Avenue/Al's Billards

Hi my name is Thomas Huelster. living at Rosevista Apartments, I am kitty corner from that address by about half a block. Am sorry to hear the property has gone into forfeiture. As far as I know, there has been little or no trouble there and I believe he has been a good neighbor. Times have been tough for this kind of business. If my memory serves me, he used to have a downtown location across from where Minnesota Public Radio is now. Why he lost that property and moved out here, I don't know, politics, taxes, who knows. I think giving him a second chance would be helpful and desirable. Conditions to be applied would be catching up on back taxes and ability to show taxes can be paid on time in the future. If there is any way to show leniency here, it would be welcome. Thank you for your time and patience.
Sincerely Thomas Huelster

AGN	ICR	Title	Create Date	House #	St Name	Reported Date
RVPD	14000999	Narcotics	2014-01-10	1319	LARPENTEUR AV W	2014-01-10
RVPD	15007775	Code Enforcement	2015-03-30	1319	Larpenteur Ave	2015-03-30
RVPD	15012463	Fight	2015-05-16	1319	Larpenteur Ave	2015-05-16
RVPD	16004884	Assist Citizen	2016-02-20	1319	Larpenteur Ave	2016-02-20