
Sponsor: Property Tax and Records & Election Services

Meeting Date: 12/14/2021

Title: Repurchase of a Tax-forfeited Property Located at 2550 38th Avenue Northeast #111, Saint Anthony, MN 55421

File Number: 2021-647

Background and Rationale:

The subject property is located at 2550 38th Avenue Northeast #111 and is an occupied townhome-condo located in the city of Saint Anthony. Property taxes for 2016, 2017, 2018, 2019 and 2020 were unpaid, and the property forfeited to the state on August 3, 2021. The repurchase applicant is Karen Greiner, fee owner at the time of forfeiture ("Repurchaser").

The city of Saint Anthony was notified of the pending repurchase and provided opportunity to review application for police, building, and property maintenance code violations within the past five years. The city of Saint Anthony declined to provide comment or recommendation about the repurchase to the Board of Ramsey County Commissioners.

The Department of Property Tax, Records & Election Services ("Department") has reviewed the repurchase application and supporting documentation and finds Repurchaser has experienced personal and financial hardship which eventually led to the forfeiture of the property.

Based on these findings the Department recommends approval of the repurchase application, thereby correcting any undue hardship or injustice resulting from the forfeiture due to the loss of the property and promoting the use of the land that will best serve the public interest.

Recommendation:

The Ramsey County Board of Commissioners resolved to:

1. Determine that by allowing a timely repurchase of the following property, any injustice or undue hardship caused by the forfeiture will be corrected and the repurchase will promote the use of the lands that will best serve the public interest:
Commissioner District 2
PIN: 31-30-23-33-0088
Property Address: 2550 38th Avenue Northeast #111, Saint Anthony, MN 55421
Repurchase Amount Due to Date: \$45,897.79
2. Approve the repurchase of the above tax-forfeited property by Karen Greiner, fee owner at the time of forfeiture ("Repurchaser"), subject to the following conditions that must be met within 90 days of approval of this resolution: Repurchaser will a) execute a repurchase contract; and b) provide the required down-payment or payment-in-full of all back taxes, interest, penalties, recording fees and costs and maintenance costs at the time of execution.

A motion to approve was made by Commissioner Reinhardt, seconded by Commissioner McGuire.
Motion passed.

Aye: - 7: Carter, Frethem, MatasCastillo, McDonough, McGuire, Ortega, and Reinhardt

By: 
Mee Cheng, Chief Clerk - County Board