
Sponsor: Property Tax, Records & Election Services

Meeting Date: 5/28/2024

Title: Repurchase of a Tax-forfeited Property Located at 287 Cecelia Place, Saint Paul, MN 55105

File Number: 2024-182

Background and Rationale:

The subject property is located at 287 Cecelia Place and is a residential single-family home located in the Macalester-Groveland neighborhood of the city of Saint Paul. Property taxes for 2017, 2018, 2019, 2020, 2021, and 2022 were unpaid and the property forfeited to the state on August 1, 2023. The repurchase applicant is David Neel Fodor, fee owner at the time of forfeiture.

Repurchaser has submitted, along with repurchase application, down-payment in the amount necessary to enter into repurchase contract. Payments received will be deposited in the Tax Forfeited Land Sale Fund upon execution of repurchase contract.

The city of Saint Paul has reviewed the application for police, building, and property maintenance code violations within the past five years and has resolved that the Board of Ramsey County Commissioners approve the repurchase application for the property.

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

Based on these findings, PTRES recommends approval of the repurchase application, thereby correcting any undue hardships or injustices resulting from the forfeiture, subject to the Repurchaser executing a repurchase contract within 90 days of approval of the resolution.

Recommendation:

The Ramsey County Board of Commissioners resolved to:

1. Determine that by allowing a timely repurchase of the following property, any injustices or undue hardships 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 4
 - PIN: 10-28-23-12-0094
 - Property Address: 287 Cecelia Place, Saint Paul, MN 55105
 - Repurchase amount due to date: \$29,094
2. Approve the repurchase of the above tax-forfeited property by David Neel Fodor, fee owner at the time of forfeiture (Repurchaser), subject to the Repurchaser executing a repurchase contract within 90 days of approval.

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

Aye: - 7: Frethem, Martinson, McGuire, Moran, Ortega, Reinhardt, and Xiong

By: 
Mee Cheng, Chief Clerk - County Board