
Sponsor: Property Tax and Records & Election Services

Meeting Date: 1/18/2022

Title: Repurchase of a Tax-forfeited Property Located at 760
Minnehaha Avenue East, Saint Paul, MN 55106

File Number: 2021-676

Background and Rationale:

The subject property is located at 760 Minnehaha Avenue East and is an occupied single-family house located in the Dayton's Bluff neighborhood of Saint Paul. The repurchase applicant is Dustin Nguyen, fee owner at the time of forfeiture ("Repurchaser"). The property is a rental property and currently occupied by tenants of the Repurchaser. Property taxes for 2018, 2019, and 2020 were unpaid, and the property forfeited to the state on August 3, 2021.

The city of Saint Paul was notified of the pending repurchase application and provided opportunity to provide comments or concerns about the repurchase. The city reviewed the application for police, building, and property maintenance code violations within the past five years and has recommended the Board of Ramsey County Commissioners deny the repurchase application based on its determination the property is a municipal problem.

Property Tax, Records & Election Services (PTRES) has reviewed the repurchase application, supporting documentation, and comments regarding the city's recommendation, and has determined that while a municipal problem exists, the Repurchaser has experienced personal and financial hardship which eventually led to the forfeiture of the property, and that denial of Repurchaser's application in this case directly conflicts with the County Auditor's responsibility to administer repurchases remedially as mandated in Minnesota Statutes, section 282.241 and clarified by the Minnesota Supreme Court.

Based on these findings, PTRES recommends approval of the repurchase application, subject to the special conditions, 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 5
PIN: 32-29-22-11-0021
Property Address: 760 Minnehaha Avenue East, Saint Paul, MN 55106
Repurchase Amount Due to Date: \$10,937.91
2. Approve the repurchase of the above tax-forfeited property by Dustin Nguyen, 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) provide the required payment-in-full of all back taxes, interest, penalties, recording fees and costs, and maintenance costs (no installment payments allowed); and
 - b) execute a repurchase contract with the following conditions:
 - i. provide an executed assignment and assumption of the repurchase contract by a third-party buyer at arms' length (such buyer to be approved by the Department of Property Tax, Records & Election Services); and
 - ii. continue to maintain and keep the property in a secure and safe condition from the date of contract execution until the closing of the sale to and possession by a third party buyer.

A motion to approve was made by Commissioner Ortega, seconded by Commissioner McDonough. Motion passed.

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

By: 

Mee Cheng, Chief Clerk - County Board