
Sponsor: Property Tax, Records & Election Services

Meeting Date: 2/22/2022

Title: Reinstatement of a Sales Contract for Deed for a Tax-forfeited Property Located at 759 Cook Avenue East, Saint Paul, MN, 55106

File Number: 2022-102

Background and Rationale:

The subject property is located at 759 Cook Avenue East and is an unimproved, vacant residential lot in the Payne-Phalen neighborhood of Saint Paul. The property originally forfeited to the state for unpaid property taxes on August 2, 2016.

At a public auction held May 19, 2017, Ramsey County, acting on behalf of the State of Minnesota, sold the property to EH KA Nyaw Ray ("Purchaser") on a Sales Contract for Deed. That contract was cancelled by Ramsey County on April 14, 2020, pursuant to Minnesota Statutes Section 559.21, for failure of the Purchaser to pay the 2018 property taxes and assessments, and for failure of the Purchaser to pay contract installment payments and interest, conditions of default under the terms of the Sales Contract for Deed.

The Purchaser has requested a reinstatement of the Sales Contract for Deed and has agreed to pay the outstanding balance of all installments and interest that would have accrued in the absence of cancellation, together with an amount equal to all unpaid taxes, penalties, interest, fees, and maintenance costs up to the date of the reinstatement, and the taxes and assessments that would have been levied and payable but for the cancellation, in full, in accordance with Minnesota Statutes Section 282.341.

Pursuant to Minnesota Statutes Section 282.341, subd. 1, reinstatement of the Sales Contract for Deed requires approval by the County Board, as the Purchaser had paid less than 50% of the original purchase price at the time of cancellation.

The department of Property Tax, Records & Election Services has reviewed the request and recommends approval of the reinstatement of the Sales Contract for Deed if full payment is received. If the reinstatement of the Sales Contract for Deed is not paid in full within 30 days of approval of the County Board resolution, the Sales Contract for Deed will not be reinstated, and the property would remain in the tax-forfeited land inventory for future disposition.

Recommendation:

The Ramsey County Board of Commissioners resolved to:

Approve the Reinstatement of the Sales Contract for Deed with EH KA Nyaw Ray for the following tax-forfeited property, subject to the execution of a Reinstatement Contract and receipt of payment in full upon execution of the contract within 30 days of approval of this resolution:

Commissioner District 6

PIN: 29-29-22-14-0029

Property Address: 759 Cook Avenue East, Saint Paul, MN 55106

Reinstatement Amount Due to Date: \$6,860

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

Motion passed.

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

By: 

Mee Cheng, Chief Clerk - County Board