
Sponsor: Property Tax, Records & Election Services

Meeting Date: 9/6/2022

Title: Repurchase of a Tax-forfeited Property Located at 558
Arlington Avenue East, Saint Paul, MN 55130

File Number: 2022-464

Background and Rationale:

The subject property is located at 558 Arlington Avenue East and is an occupied single-family house located in the Payne-Phalen neighborhood of Saint Paul. Property taxes for 2012, 2013, 2018 and 2019 were unpaid and the property forfeited to the state on August 3, 2019. The repurchase applicant is Linda Phillips, fee owner at the time of forfeiture ("Repurchaser").

On March 24, 2020, per Resolution B2020-068, the Ramsey County Board of Commissioners reviewed and approved the repurchase application of Repurchaser, with conditions that Repurchaser execute a repurchase contract and 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 within 90 days of approval of the resolution.

Repurchaser was unable to complete the repurchase in the required 90-day timeframe. As the property was classified homestead at the time of forfeiture, and pursuant to Minnesota Statutes, Section 282.241, subdivision 1, Repurchaser may resubmit application for repurchase up to the date the Department of Property Tax, Records & Elections Services (PTRES) conveys the property. Repurchaser resubmitted application July 10, 2022, along with certified funds in the amount of \$3,000 which exceeds the required down payment to execute the repurchase contract.

Based on these changed circumstances, PTRES recommends approval of the repurchase application, thereby correcting any undue hardship or injustice resulting from the forfeiture, subject to the Repurchaser executing a repurchase contract with 90 days of approval.

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 3
PIN: 20-29-22-31-0028
Property Address: 558 Arlington Avenue East, Saint Paul, MN 55130
Repurchase Amount Due to Date: \$25,975
2. Approve the repurchase of the above tax-forfeited property by Linda Phillips, 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: - 6: Carter, Frethem, MatasCastillo, McDonough, Ortega, and Reinhardt

Absent: - 1: McGuire

By: 
Mee Cheng, Chief Clerk - County Board