
Sponsor: Property Tax and Records & Election Services

Meeting Date: 12/14/2021

Title: Repurchase of a Tax-forfeited Property Located at 90 Crocus Place, Saint Paul, MN 55102

File Number: 2021-644

Background and Rationale:

The subject property is located at 90 Crocus Place and is an occupied single-family house located in the Summit Hill neighborhood of Saint Paul. Property taxes for 2014, 2015, 2016, 2017, and 2020 were unpaid, and the property forfeited to the state on August 3, 2021. The repurchase applicant is Margaret Mindrum, fee owner at the time of forfeiture ("Repurchaser").

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 at its October 26, 2021 legislative hearing and has recommended the Saint Paul City Council pass resolution recommending the Board of Ramsey County Commissioners approve the repurchase application. In the interest of expediting this repurchase action to allow for completion by the end of 2021, the Department of Property Tax, Records & Election Services ("Department") has determined to move forward with this recommendation.

The 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 4
PIN: 01-28-23-33-0013
Property Address: 90 Crocus Place, Saint Paul, MN 55102
Repurchase Amount Due to Date: \$130,096.54
2. Approve the repurchase of the above tax-forfeited property by Margaret Mindrum, 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