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**Sponsor:** Property Tax and Election Services

**Meeting Date:** 4/27/2021

**Title:** Repurchase of a Tax-forfeited Property Located at 353 Larch Street, Saint Paul, MN 55117

**File Number:** 2021-203

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**Background and Rationale:**

The subject property is located at 353 Larch Street and is an operating commercial autobody repair shop located in the North End-South Como neighborhood of Saint Paul. Property taxes for 2014, 2015, 2017 and 2019 were unpaid and the property forfeited to the state on August 3, 2020. The repurchase applicant is Anthony Costanza on behalf of CMA Investment, LLC., fee owner at the time of forfeiture, ("Repurchaser").

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.

The Department of Property Tax & Election Services ("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.

**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: 25-29-23-43-0023  
Property Address: 353 Larch Street, Saint Paul, MN 55117  
Repurchase Amount Due to Date: \$66,800.77
2. Approve the repurchase of the above tax-forfeited property by Anthony Costanza on behalf of CMA Investment, LLC., 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 McDonough.

Motion passed.

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

By: 

Abby Goldsmith, Interim Chief Clerk - County  
Board