

Request for Board Action Details

File #: 2021-201
Type: Administrative Item
Status: Passed
In control: Board of Commissioners
On agenda: 4/27/2021
Final action: 4/27/2021
Title: Repurchase of a Tax-forfeited Property Located at 78 10th Street East, Unit P291, Saint Paul, MN 55101
Sponsors: Property Tax, Records & Election Services
Indexes:
Code sections:

Attachments: 1. City of Saint Paul Resolution.pdf, 2. Map of Property (003).pdf, 3. Resolution

Date	Ver.	Action By	Action	Result
4/27/2021	1	Board of Commissioners	approved	Pass

Sponsor: Property Tax & Election Services

Title

Repurchase of a Tax-forfeited Property Located at 78 10th Street East, Unit P291, Saint Paul, MN 55101

Recommendation

- 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: 31-29-22-43-1260
Property Address: 78 10th Street East, Unit P291, Saint Paul, MN 55101
Repurchase Amount Due to Date: \$830.70
- Approve the repurchase of the above tax-forfeited property by The Pointe of Saint Paul Condominium Association, an entity granted the right to pay property taxes in a recorded declaration 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

Background and Rationale

The subject property is located at 78 10th Street East, Unit P291 and is a residential condo garage parking space located in the Downtown neighborhood of Saint Paul. Property taxes for 2016, 2017, 2018 and 2019 were unpaid and the property forfeited to the state on August 3, 2020. The repurchase applicant is The Pointe of Saint Paul Condominium Association, an entity granted the right to pay property taxes in a recorded declaration 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.

County Goals (Check those advanced by Action)

☒ Well-being ☐ Prosperity ☐ Opportunity ☐ Accountability

Racial Equity Impact

While the racial equity impact of repurchasing one parcel is unclear, Targeted Community data and neighborhood racial demographics provide marginal insight. Fewer than 32% of households in the Downtown neighborhood are non-white, as compared to 43.3% of non-white households throughout all of Saint Paul, which makes this an area less racially diverse than most of Saint Paul. This property is not located in a Targeted Community, as defined by Minnesota Statutes, section 469.201, subd. 10.

Community Participation Level and Impact

The department informed the City of Saint Paul about the property. The Saint Paul City Council passed a resolution recommending the County Board approve the repurchase. The community is informed about this action through County Board documentation, which is published on the County's website at

<https://www.ramseycounty.us/your-government/leadership/board-commissioners/board-meetings-information>

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Fiscal Impact

Revenue from sales of tax-forfeited property is deposited into the Tax Forfeited Land Sale Fund.

Net proceeds in the Fund, after paying administration costs and assessments, are distributed 40% to the County, 40% to the School District and 20% to the City of Saint Paul on an annual basis.

County Manager Comments

Minnesota Statutes, section 282.241, subd. 1 requires the County Board to make a final determination of whether or not undue hardship or injustice resulting from the forfeiture will be corrected, or that permitting the repurchase will promote the use of the land that will best serve the public interest. Minnesota Statutes, section 282.261, subd. 5 requires the County Board to approve conditions on repurchase of tax forfeited lands limiting the use of the parcel subject to the repurchase.

Last Previous Action

None.

Attachments

- 1.City of Saint Paul Resolution
- 2.Map of property