

## Request for Board Action Details

**File #:** 2021-203  
**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 353 Larch Street, Saint Paul, MN 55117  
**Sponsors:** Property Tax, Records & Election Services  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. City of Saint Paul Resolution.pdf, 2. Map of Property.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 353 Larch Street, Saint Paul, MN 55117

**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 3  
PIN: 25-29-23-43-0023  
Property Address: 353 Larch Street, Saint Paul, MN 55117  
Repurchase Amount Due to Date: \$66,800.77
- 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.

**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.

**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. This property is located in a Targeted Community, as defined by Minnesota Statutes, section 469.201, subd. 10. More than 66% of households in the North End-South Como neighborhood are non-white, as compared to only 43.3% of non-white households throughout all of Saint Paul, which makes this an area more racially diverse than most of Saint Paul. Investments made in this community can positively impact racial equity.

**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