

## Request for Board Action Details

**File #:** 2021-282  
**Type:** Administrative Item  
**Status:** Passed  
**In control:** Board of Commissioners  
**On agenda:** 6/15/2021  
**Final action:** 6/15/2021  
**Title:** Repurchase of a Tax-forfeited Property Located at 1700 Barclay Street North, Maplewood, MN 55109  
**Sponsors:** Property Tax, Records & Election Services  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map of Property.pdf, 2. Resolution

Date	Ver.	Action By	Action	Result
6/15/2021	1	Board of Commissioners	approved	Pass

**Sponsor:** Property Tax & Election Services

### Title

Repurchase of a Tax-forfeited Property Located at 1700 Barclay Street North, Maplewood, MN 55109

### 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 7  
PIN: 15-29-22-34-0022  
Property Address: 1700 Barclay Street North, Maplewood, MN 55109  
Repurchase Amount Due to Date: \$23,372.06
- Approve the repurchase of the above tax-forfeited property by Richard A. Lang, 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 1700 Barclay Street North and is an occupied residential single-family house located in the Wakefield Park subdivision in the city of Maplewood. Property taxes for 2014, 2015, 2016, 2017 and 2018 were unpaid and the property forfeited to the state on August 3, 2019. The repurchase applicant is Richard A. Lang, fee owner at the time of forfeiture, ("Repurchaser").

The City of Maplewood was notified of the pending repurchase and provided opportunity to review application for police, building, and property maintenance code violations within the past five years. The City of Maplewood declined to provide comment or recommendation about the repurchase to the Board of Ramsey County Commissioners.

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, municipal and county racial demographics provide marginal insight. Less than 31% of residents in the City of Maplewood are persons of color, as compared to 32.9% throughout all of Ramsey County, which makes the City of Maplewood less racially diverse than most of Ramsey County.

**Community Participation Level and Impact**

Click or tap here to enter text.

☒ 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.Map of property