

Request for Board Action Details

File #: 2021-644
Type: Administrative Item **Status:** Passed
In control: Board of Commissioners
On agenda: 12/14/2021 **Final action:** 12/14/2021
Title: Repurchase of a Tax-forfeited Property Located at 90 Crocus Place, Saint Paul, MN 55102
Sponsors: Property Tax, Records & Election Services
Indexes:
Code sections:
Attachments: 1. City of Saint Paul Legislative Hearing Recommendation Letter dated 29 October 2021.pdf, 2. Map of property located at 90 Crocus Place.pdf, 3. Resolution

Date	Ver.	Action By	Action	Result
12/14/2021	1	Board of Commissioners	approved	Pass

Sponsor: Property Tax, Records & Election Services

Title

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

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 4
PIN: 01-28-23-33-0013
Property Address: 90 Crocus Place, Saint Paul, MN 55102
Repurchase Amount Due to Date: \$130,096.54
- 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.

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.

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. Less than 16% of households in the Summit Hill 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. Investments made in this community can positively impact racial equity. 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 Legislative Hearing Committee recommended that the Saint Paul City Council pass resolution that the Ramsey County Board approve the repurchase.

☒ Inform

☐ Consult

☐ Involve

☐ Collaborate

☐ Empower

Fiscal Impact

Revenue from sales of tax-forfeited property located in the city of Saint Paul 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 Saint Paul School District and 20% to the city of Saint Paul on an annual basis.

County Manager Comments

No additional comments.

Last Previous Action

None.

Attachments

1. City of Saint Paul Legislative Hearing Recommendation Letter dated 29 October 2021
2. Map of Property located at 90 Crocus Place