

## Request for Board Action Details

**File #:** 2021-647

**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 2550 38th Avenue Northeast #111, Saint Anthony, MN 55421

**Sponsors:** Property Tax, Records & Election Services

**Indexes:**

**Code sections:**

**Attachments:** 1. Map of property located at 2550 38th Ave NE Unit 111.pdf, 2. 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 2550 38<sup>th</sup> Avenue Northeast #111, Saint Anthony, MN 55421

**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 2  
PIN: 31-30-23-33-0088  
Property Address: 2550 38th Avenue Northeast #111, Saint Anthony, MN 55421  
Repurchase Amount Due to Date: \$45,897.79
- Approve the repurchase of the above tax-forfeited property by Karen Greiner, 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 2550 38th Avenue Northeast #111 and is an occupied townhome-condo located in the city of Saint Anthony. Property taxes for 2016, 2017, 2018, 2019 and 2020 were unpaid, and the property forfeited to the state on August 3, 2021. The repurchase applicant is Karen Greiner, fee owner at the time of forfeiture ("Repurchaser").

The city of Saint Anthony 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 Saint Anthony declined to provide comment or recommendation about the repurchase to the Board of Ramsey County Commissioners.

The Department of Property Tax, Records & 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 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, municipal and county racial demographics provide marginal insight. Less than 18% of households in the city of Saint Anthony are non-white, as compared to 32.9% throughout all of Ramsey County, which makes the city of Saint Anthony less racially diverse than most of Ramsey County.

**Community Participation Level and Impact**

The Department informed the city of Saint Anthony about the property. The city of Saint Anthony did not provide a recommendation about the repurchase.

☒ Inform      ☐ Consult      ☐ Involve      ☐ Collaborate      ☐ Empower

**Fiscal Impact**

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

**County Manager Comments**

No additional comments.

**Last Previous Action**

None.

**Attachments**

1. Map of property located at 2550 38th Ave NE Unit 111