

Request for Board Action Details

File #: 2021-767

Type: Administrative Item **Status:** Passed

In control: Board of Commissioners

On agenda: 1/18/2022 **Final action:** 1/18/2022

Title: Sale of a Tax-forfeited Property, Classified as Conservation Land, for Less Than Market Value to the County of Ramsey Public Works, Minnesota, a Government Agency

Sponsors: Property Tax, Records & Election Services

Indexes:

Code sections:

Attachments: 1. Ramsey County Public Works Letter of Intent.pdf, 2. Map of property.pdf, 3. Resolution

Date	Ver.	Action By	Action	Result
1/18/2022	1	Board of Commissioners	approved	Pass

Sponsor: Property Tax, Records & Election Services

Title
Sale of a Tax-forfeited Property, Classified as Conservation Land, for Less Than Market Value to the County of Ramsey Public Works, Minnesota, a Government Agency

Recommendation
Approve the sale of the tax-forfeited property, located in White Bear Lake on County Road F East (25-30-22-22-0002), to Ramsey County Public Works for \$180, with a restrictive covenant for 30 years for storm water drainage of storm water under a storm water management plan.

Background and Rationale
The subject property is a 0.54 acre, landlocked and unbuildable, parcel of land that is heavily wooded and subject to seasonal flooding. It originally forfeited to the state of Minnesota on August 1, 2014 for non-payment of property taxes. The property has been classified as conservation land pursuant to Minnesota Statutes, section 282.01, subd. 1(a). The Ramsey County Assessor’s Office has determined the property has a market value of \$100.

Ramsey County’s Public Works department is interested in acquiring the property to provide storm water management for runoff from County Road F East (CSAH 12). The use is in accordance with approved storm water management plans.

Minnesota Statutes, section 282.01, subd. 1a(h) allows for the Ramsey County Board to sell tax-forfeited land classified as conservation land, at less than market value, to a governmental subdivision of the state for the purpose of improving those lands by creating or preserving wetlands, managing storm water, or preserving, or restoring and preserving land in its natural state. Conveyances of this type must contain a restrictive covenant on the deed limiting the use of the land to the stated purpose for 30 years or the property is reconveyed to the state.

The department of Property Tax, Records and Election Services has reviewed the request and recommends the sale at less than market value to Ramsey County’s Public Works department be approved.

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, community data and neighborhood racial demographics provide marginal insight. This property is in the city of White Bear Lake, which is less racially diverse than Ramsey County as a whole. The property is not located in a Targeted Community, as defined by Minnesota Statutes, section 469.201, subd. 10.

Community Participation Level and Impact

There is no community engagement for this board request.

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 School District #624 and 20% to the city of White Bear Lake.

County Manager Comments

No additional comments.

Last Previous Action

On August 6, 2013, the Ramsey County Board adopted a policy establishing the terms and conditions to sell tax-forfeited property classified as conservation land, for less than market value, to a governmental subdivision of the state for a conservation purpose as provided in statute (Resolution B2013-213).

Attachments

1. Ramsey County Public Works Letter of Intent
2. Map of property