

Request for Board Action Details

File #: 2022-464

Type: Administrative Item **Status:** Passed

In control: Board of Commissioners

On agenda: 9/6/2022 **Final action:** 9/6/2022

Title: Repurchase of a Tax-forfeited Property Located at 558 Arlington Avenue East, Saint Paul, MN 55130

Sponsors: Property Tax, Records & Election Services

Indexes:

Code sections:

Attachments: 1. Map of property located at 558 Arlington Avenue East, 2. Resolution

Date	Ver.	Action By	Action	Result
9/6/2022	1	Board of Commissioners	approved	Pass

Sponsor: Property Tax, Records & Election Services

Title

Repurchase of a Tax-forfeited Property Located at 558 Arlington Avenue East, Saint Paul, MN 55130

Recommendation

1. 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: 20-29-22-31-0028
Property Address: 558 Arlington Avenue East, Saint Paul, MN 55130
Repurchase Amount Due to Date: \$25,975
2. Approve the repurchase of the above tax-forfeited property by Linda Phillips, fee owner at the time of forfeiture ("Repurchaser"), subject to the Repurchaser executing a repurchase contract within 90 days of approval.

Background and Rationale

The subject property is located at 558 Arlington Avenue East and is an occupied single-family house located in the Payne-Phalen neighborhood of Saint Paul. Property taxes for 2012, 2013, 2018 and 2019 were unpaid and the property forfeited to the state on August 3, 2019. The repurchase applicant is Linda Phillips, fee owner at the time of forfeiture ("Repurchaser").

On March 24, 2020, per Resolution B2020-068, the Ramsey County Board of Commissioners reviewed and approved the repurchase application of Repurchaser, with conditions that Repurchaser execute a repurchase contract and 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 within 90 days of approval of the resolution.

Repurchaser was unable to complete the repurchase in the required 90-day timeframe. As the property was classified homestead at the time of forfeiture, and pursuant to Minnesota Statutes, Section 282.241,

subdivision 1, Repurchaser may resubmit application for repurchase up to the date the Department of Property Tax, Records & Elections Services (PTRES) conveys the property. Repurchaser resubmitted application July 10, 2022, along with certified funds in the amount of \$3,000 which exceeds the required down payment to execute the repurchase contract.

Based on these changed circumstances, PTRES recommends approval of the repurchase application, thereby correcting any undue hardship or injustice resulting from the forfeiture, subject to the Repurchaser executing a repurchase contract with 90 days of approval.

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, subdivision 10. More than 65% of households in the Payne-Phalen neighborhood are non-White, as compared to only 43% 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

PTRES informed the city of Saint Paul about the property. The Saint Paul City Council passed a resolution recommending the Ramsey County Board approve the repurchase.

☒ 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 from this sale in the Fund, after paying administration costs and assessments, are distributed 40% to the county, 40% to the Saint Paul School District # 625 and 20% to the city of Saint Paul on an annual basis.

Last Previous Action

On March 24, 2020, the Ramsey County Board of Commissioners approved the repurchase of the tax-forfeited property located at 558 Arlington Avenue East, Saint Paul, MN 55130 (Resolution B2020-068).

Attachments

1. Map of property located at 558 Arlington Avenue East