

St. Louis County Land and Minerals Department

Tax Forfeited Lands on Park Point

Mission

It is the general policy of St. Louis County to encourage the best use of tax forfeited lands, recognizing that some lands should be retained in public ownership while other lands should be returned to private ownership.

The Tax Forfeited 'Trust'

- The Land and Minerals Director has a fiduciary responsibility to ensure financial return to the citizens and taxing districts of St. Louis County.
- As Trustee, the Director has an absolute duty to manage the 'Trust' for the exclusive benefit of the beneficiaries, and to return full value from the use and disposition of Trust property.

Apportionment

The net proceeds from the sale or rental of tax forfeited land must be apportioned to the taxing districts as required by Minnesota Statute 282.08. Any balance must be apportioned as follows:

40% County

20% Town or City

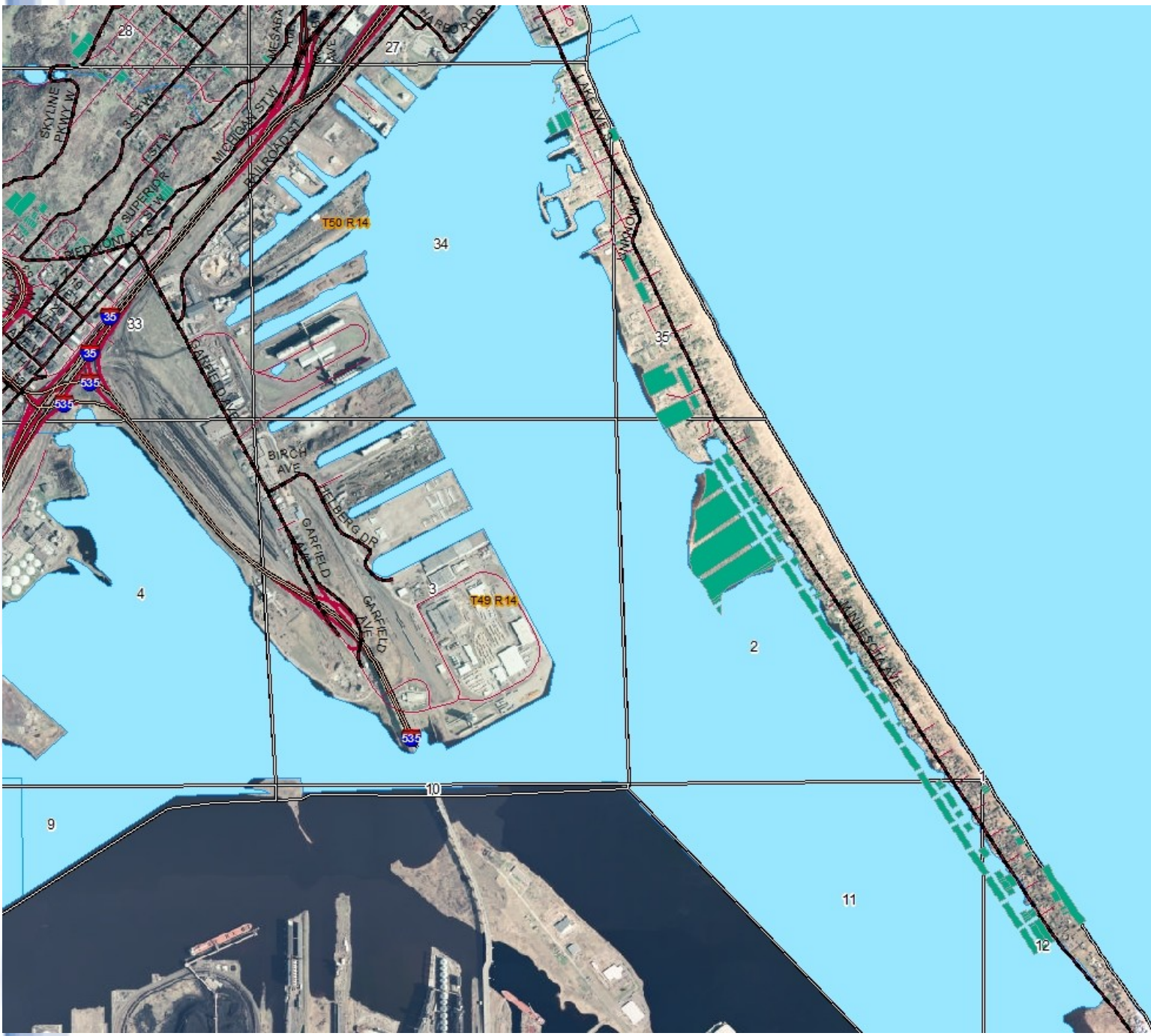
40% School District

Apportionment from sale/rental of tax forfeited lands in the City of Duluth (2010)

- ISD 709: \approx \$204, 427
- City of Duluth: \$65,965

Tax Forfeited Land – Park Point

- Parcels: ≈ 74
- Size (Min): .004 acres
- Size (max): 28.7 acres
- Size (avg): .94 acres



Tax Forfeited Lands on Park Point

- Every tax forfeited parcel on Park Point was once privately owned and was once generating tax revenue!
- Many parcels have now become a burden to taxpayers and the Trust.

How did we get here?



- The Department was encouraged by County Administration to identify and sell tax forfeited land on Park Point that is suitable for private ownership.
- Tax forfeited land on Park Point that is zoned residential may be offered for sale with the approval of the City Council, County Board and Port Authority (MN Stat. 469.074).
- Three forfeited parcels were identified that represent others in terms of size, location, frontage, and land use.

Tax Forfeited Parcels - City of Duluth



This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. This drawing is a compilation of recorded information and data located in various city, county, state and federal offices. St. Louis County is not responsible for any incorrectness herein.

Legend

-  Offered Parcel
-  Tax Forfeit Parcels





Tax Forfeited Parcels - City of Duluth



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Tax Forfeited Parcels - City of Duluth



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Questions and Concerns ?

Leases on TF land on Park Point

- County Administration directed the Department to initiate leasing on tax forfeited parcels
- Field inspections - June 2012
- Several leases have been issued
- Administration of leases is expensive, in time and resources

Leases issued on Park Point (2012)

Type	Number	Annual Revenue	Admin. Cost
Garden (\$25/yr)	3	\$75	\$150
Yard (\$150/yr)	12	\$1,800	\$250
Parking (\$20/mth/vehicle)	1	\$240	\$50
Dock (\$200/yr)	12	\$2,400	\$450
Totals:	28	\$4,515	\$900

















KW







MN 5685 EP



Questions and Concerns?