



Board of County Commissioners Agenda Request

26
Agenda Item #

Requested Meeting Date: 9/12/2017

Title of Item: Application to repurchase tax-forfeited land - Rick & Kelly Olson

<input type="checkbox"/> REGULAR AGENDA <input checked="" type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	Action Requested: <input type="checkbox"/> Approve/Deny Motion <input checked="" type="checkbox"/> Adopt Resolution (attach draft) <i>*provide copy of hearing notice that was published</i>	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing*
Submitted by: Land Commissioner		Department: Land Department
Presenter (Name and Title): Mark Jacobs		Estimated Time Needed: n/a
Summary of Issue: MN Statute 282.241 allows the previous owners of tax forfeited lands to apply to repurchase the property for back taxes, penalties and fees within 6-months of forfeiture. Rick and Kelly Olson of Palisade, MN have made application to repurchase Plat of Palisade Lot 9 and 10 Block 5; which forfeited on 8/1/2017 The attached draft resolution contains the required provisions for application to repurchase and the required fee of \$11,014.36 has been submitted.		
Alternatives, Options, Effects on Others/Comments:		
Recommended Action/Motion: I recommend approval of the repurchase application as being in the best interest of Aitkin County.		
Financial Impact: Is there a cost associated with this request? <input type="checkbox"/> Yes <input type="checkbox"/> No What is the total cost, with tax and shipping? \$ Is this budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Please Explain:</i>		

By Commissioner: xx

20170912-0xx

Repurchase Application - Olson

WHEREAS, Rick J and Kelly J. Olson, the former owner has made and filed an application with the County Auditor for the repurchase of the hereinafter described parcel of tax forfeited land, in accordance with the provisions of Minnesota Statutes 1945, Section 282.241, of amended, which land is situated in the County of Aitkin, Minnesota and described as follows, to-wit:

Plat of Palisade – Lots 9 and 10 Block 5 Property ID – 60-1-008500

and, **WHEREAS**, said applicants have set forth in their application that:

a) a hardship and injustice has resulted because of forfeiture of said land, for the following reasons, to-wit:

The hardship and injustice are: While operating the business at 303 Main Street in Palisade there was an extreme financial collapse to the economy. While I (Kelly Olson) took day to day control of operating the business, my husband took care of our personal finances. He however lost his job and was laid off for two years. During this time our home went into default and we lost that. His only job opportunity came from the Twin Cities and we had no other choice of closing our business and relocating to the cities. It took almost two years for me to find a part-time position.

After 5 years of this property being on the market, and multiple times dropping the price down from the initial asking of \$235,000 to \$30,000. We were finally able to obtain a purchase offer. During the spring of 2013 we had an auction to pay our taxes; we sold on auction approx. (estimated value) of \$60,000 of equipment and only made approx. \$3,000 for this attempt to settle our debts. This was the last time we had any money to send towards our tax debt to Aitkin County.

We live day to day and paycheck to paycheck to afford our daily living expenses; and we will most likely never recover from this loss.

b) that the repurchase of said land by me will promote and best serve the public interest, because

After 5 years of the building being on the market, we finally received a purchase agreement for the building and are paying cash.

The family who has made this offer would like to put an establishment into this location as they understand that a good business structure helps the whole community.

c) Type of ownership you hold on the property:

At the time of this notice we are the owners of the property; originally we purchased it with a contract-for-deed on a 3 year term and satisfied this contract in 2008. We invested an additional \$75,000 in

upgrades and equipment. The upgrades remain, the equipment does not as it was sold in previously noted auction.

and, **WHEREAS**, this board is of the opinion that said application should be granted for such reasons.

NOW THEREFORE BE IT RESOLVED, that the application of Rick J and Kelly J Olson for the repurchase of the above described parcel of tax forfeited land be and the same is hereby granted and the County Auditor is hereby authorized to permit such repurchase according to the provisions of Minnesota Statutes 1945, Section 282.241 as amended.

Commissioner xx moved the adoption of the resolution and it was declared adopted upon the following vote

FIVE MEMBERS PRESENT

All Members Voting

**STATE OF MINNESOTA}
COUNTY OF AITKIN}**

I, Jessica Seibert, County Administrator, Aitkin County, Minnesota do hereby certify that I have compared the foregoing with the original resolution filed in the Administration Office of Aitkin County in Aitkin, Minnesota as stated in the minutes of the proceedings of said Board on the 12th day of September 2017, and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 12th day of September 2017

Jessica Seibert
County Administrator

132747 / M 64551-V



4061 Lexington Av North
Arden Hills, MN 55126
800-908-BANK (2265)
Bremer.com
Agent for MoneyGram

Official Check

1218003557

Date: 08/23/2017

93-541/920

REMITTER: KELLY AND RICK OLSON

\$11,014.36

PAY TO THE AITKIN COUNTY
ORDER OF

PAY ONLY 11014.36
ONE ONE ZERO ONE FOUR CTSCTS

DRAWER: MONEYGRAM PAYMENT SYSTEMS, INC.
P.O. BOX 9476 MINNEAPOLIS MN 55480
DRAWEE: FIRST INTERSTATE BANK, BILLINGS, MT.



Kevin R. Zoch

⑈ 1218003557 ⑈ ⑆042005411⑆ 0150010025017⑈

To the Honorable Board of County Commissioners of
Aitkin County, Minnesota

I, the undersigned owner-mortgagee-heir-representative of heirs Rick J. & Kelly J. Olson, at the time of forfeiture of the parcel of land situated in the County of Aitkin, State of Minnesota, described as follows, to-wit:

303 Main St
Palisade, MN 56469
Lots 9 & 10, block 5
Sec 22 TWP 49.0 Rg 25 Lot Block Acres 00
Property ID 60-1-008500

do hereby make application for the purchase of said parcel of land from the State of Minnesota, in accordance with the provisions of Minnesota Statutes 1945, Section 282.241, as amended.

In support of this application for the repurchase of said land, I make the following statement:

(a) That hardship and injustice has resulted because of forfeiture of said land, for the following reasons, to-wit:

Please See Attached explanation

(b) That the repurchase of said land by me will promote and best serve the public interest, because:

Please See Attached explanation
Also, attached Purchase agreement

Kelly J. Olson and

Paul Olson

Owner-Mortgagee-Heir-Representative of Heirs

State of Minnesota
County of Chisago

The foregoing instrument was acknowledged before me this 22nd day of August, 2017 by Kelly J. Olson and Rick J. Olson



Notarial Seal

[Signature]
Signature of person taking acknowledgement

(a) That hardship and injustice has resulted because of forfeiture of said land, for the following reasons, to-wit:

The hardship and injustice are: While operating the business at 303 Main Street in Palisade there was an extreme financial collapse to the economy. While I (Kelly Olson) took day to day control of operating the business, my husband took care of our personal finances. He however lost his job and was laid off for two years. During this time our home went into default and we lost that. His only job opportunity came from the Twin Cities and we had no other choice of closing our business and relocating to the cities. It took almost two years for me to find a part-time position.

After 5 years of this property being on the market, and multiple times dropping the price down from initial asking of \$235,000. to \$30,000. We were finally able to obtain a purchase offer. During the spring of 2013 we had an auction to pay our taxes; we sold on auction approx. (estimated value) of \$60,000 of equipment and only made approx. \$3,000 for this attempt to settle our debts. This was the last time we had any money to send towards our tax debt to Aitkin County.

We live day to day and paycheck to paycheck to afford our daily living expenses; and we will most likely never recover from this loss.

(b) That the repurchase of said land by me will promote and best serve the public interest, because:

After 5 years of the building being on the market, we finally received a purchase agreement for the building. (see attached copy of purchase offer & agreement) and are paying cash.

The family who has made this offer would like to put an establishment into this location as they understand that a good business structure helps the whole community.

(c) Type of ownership you hold on the property:

At the time of this notice we are owners of the property; originally we purchased it with a contract-for-deed on a 3 year term and satisfied this contract in 2008. We invested an additional \$75,000 in upgrades and equipment. The upgrades remain, the equipment does not as it was sold in previously noted auction.