



# Board of County Commissioners Agenda Request

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Agenda Item #

**Requested Meeting Date:** 11/14/2017

**Title of Item:** Repurchase of tax forfeit land application - Maudal

<input type="checkbox"/> REGULAR AGENDA <input checked="" type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	<b>Action Requested:</b> <input type="checkbox"/> Approve/Deny Motion <input checked="" type="checkbox"/> Adopt Resolution (attach draft) <small>*provide copy of hearing notice that was published</small>	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing*
<b>Submitted by:</b> Land Commissioner		<b>Department:</b> Land Department
<b>Presenter (Name and Title):</b> Mark Jacobs		<b>Estimated Time Needed:</b> n/a
<b>Summary of Issue:</b>  At the 10/24/17 meeting there was a discussion regarding allowing Mark Maudal of McGregor to repurchase County tax forfeit land (Rodenberg Plat McGregor Lot 11/12 Blk 4) on terms. The attached resolution reflects the outcome of the discussion and has been reviewed by the County Attorney.		
<b>Alternatives, Options, Effects on Others/Comments:</b>  		
<b>Recommended Action/Motion:</b> Mr. Maudal has submitted the required fees - recommend approval.		
<b>Financial Impact:</b> 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

20171114-0xx

**Repurchase of Tax-Forfeited Land - Maudal**

Whereas, Mark Maudal, 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:

Rodenberg Plat in Town of McGregor Lots 11 and 12 Blk 4

**And WHEREAS**, said applicant has set forth in his application, that

- a) *Hardship and injustice has resulted because of forfeiture of said land, for the following reasons, to-wit:* Haven't been able to find anywhere to live. I thought I was paying confession of judgment, but I wasn't.
- b) *That the repurchase of said land by me will promote and best serve the public interest, because:* I am going to get my taxes back up to date within 1 year and I will continue to keep my taxes and utilities current.

**And WHEREAS**, this board is of the opinion that said application should be granted a contract for repurchase for such reasons with the following conditions,

Total repurchase costs are: \$8,059.74 until November 1, 2017 at which time additional fees and interest will occur. Down payment paid on the repurchase amount was \$2,400.00 leaving a balance of \$5,659.74. The balance of the costs, will be paid with a monthly payment of \$500.00 until paid in full. Each payment will go to interest first and then to principal. Interest will be computed on the unpaid balance at the state rate of 10% simple interest. First payment will be due on November 30<sup>th</sup>, 2017. Payments will be due on the 30<sup>th</sup> of each month until amount is paid in full. Prepayment is allowed on the contract with no penalty.

Mr. Maudal is responsible for paying each year's real estate taxes when they become due. No special assessments (unpaid utilities with the city) can occur during this period. If during the period of this contract, any of the before mentioned items happen or payments are not made when due, the forfeiture will be enforced. Notification of the reinstatement of the forfeiture will happen upon a 30 day notice on the subject property and/or mailed to the landowner. The property will be promptly vacated, but in no case later than 11:59 a.m. on the 31<sup>st</sup> day after the posting or mailing of the notice.

Mr. Maudal is not entitled to any refund of any amounts paid towards the repurchase costs in the event of a default on the contract to repurchase. The forfeiture will be enforced unless Mr. Maudal pays the entire outstanding repurchase balance before the 30<sup>th</sup> day.

Mr. Maudal will also be required to carry a liability policy on this property during the term of this contract with Aitkin County listed as an additional insured. This liability policy must be equal or greater than the County's statutory liability caps. The Aitkin County Land Department will be provided with a copy of the binder on the policy along with a copy of the paid receipt. This will be due effective the date of the agreement on this repurchase contract. Coverage verification will be due to the County by November 7<sup>th</sup>, 2017. If the liability insurance is not received on this property, Mr. Maudal will be considered in violation of the contract to repurchase.

Mr. Maudal will not be receiving the deed in his name until the contract for repurchase is paid in full.

**NOW THEREFORE BE IT RESOLVED**, that the application of Mark Maudal for the purchase of the above described parcel of tax-forfeited land be and the same is hereby granted and the County Auditor is hereby

authorized, and directed to permit such repurchase according to the provisions of Minnesota Statutes 1945, Section 282.241, as amended upon the completion of the contract for repurchase.

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

FIVE MEMBERS PRESENT

All Members Voting Yes

**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 14<sup>th</sup> day of November 2017, and that the same is a true and correct copy of the whole thereof.

**Witness my hand and seal this 14<sup>th</sup> day of November 2017**

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Jessica Seibert  
County Administrator