



Board of County Commissioners Agenda Request



Requested Meeting Date: January 5, 2021

Title of Item: City of Palisade Request for Parcel in City Limits

<input checked="" type="checkbox"/> REGULAR AGENDA <input type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	Action Requested: <input type="checkbox"/> Approve/Deny Motion <input type="checkbox"/> Adopt Resolution (attach draft) <i>*provide copy of hearing notice that was published</i>	<input checked="" type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing*
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Submitted by: Rich Courtemanche	Department: Land
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Presenter (Name and Title): Rich Courtemanche, Land Commssioner	Estimated Time Needed: 10 min
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Summary of Issue:

The City of Palisade requests three tax forfeited properties to be conveyed to the city to be used to construct senior housing (attached letter).

The laws that govern tax forfeited lands (MS 282.01 Sub1a) allow "Conveyances to Public Entities" for such a purpose:

ACLD is seeking County Board direction

Alternatives, Options, Effects on Others/Comments:

Options: a) Sell the property for a reduced amount (e.g., \$1), b) sell the property directly to the city for the appraised value of \$12,400, or c) reject the city's request and sell the property on the next public land auction.

Recommended Action/Motion:

Provide direction to ACLD on for how the County Board wishes to proceed.
 Land Commissioner recommends: Sell the property to the City of Palisade for a County Board determined amount such as one dollar (\$1).
 Formal request and resolution to follow at a later County Board meeting.

Financial Impact:

Is there a cost associated with this request? Yes No

What is the total cost, with tax and shipping? \$ TBD

Is this budgeted? Yes No *Please Explain:*

Donation of the property would provide financial impact as a possible loss to the tax forfeited trust fund



AITKIN COUNTY LAND DEPARTMENT

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December 29, 2020

Aitkin County Board of Commissioners

Re: Conveyance of Tax Forfeited Property
to the City of Palisade; County Board
Request for Direction

The Aitkin County Land Department (ACLD) has worked with the city of Palisade to clean up a burned and blighted structure on tax forfeited lots in the City of Palisade (Parcels 60-1-007900, 008000, and 008200). In 2017, ACLD paid \$26,408 to demolish the structure and to clean up the lot.

The current 2020 assessed value of the properties is \$12,400 (Aitkin County GIS Map: [Link](#)).

The City of Palisade requests this land to be conveyed to the city to be used to construct senior housing (attached letter).

The laws that govern tax forfeited lands (MS 282.01 Sub1a) states that:
Subd. 1a. Conveyance to public entities.

(d) Non-conservation tax-forfeited lands may be sold by the county board to an organized or incorporated governmental subdivision of the state or state agency for less than their market value if:
(1) the county board determines that a sale at a reduced price is in the public interest because ... the reduced price will lead to the development of affordable housing; and
(2) the governmental subdivision or state agency has documented its specific plans ... developing affordable housing, and the specific law or laws that empower it to acquire real property in furtherance of the plans.

The City of Palisade would have three years to put the land to the intended use or the property reverts back to the County: MS 282. Sub1d (a)

ACLD is seeking County Board direction on how it wishes to proceed.

Sincerely,

Rich Courtemanche
Land Commissioner



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

VFW Property Palisade

0 140 280 ft 1 inch = 369 feet rpc



Date: 12/29/2020



City of Palisade

Resolution for Use of Former VFW Property

December 7, 2020

The City of Palisade does hereby request the property formerly know as the VFW Property in the City of Palisade be transferred to the City for the purpose of developing housing for at risk elderly individuals.

The need for Senior Housing was identified via a five year plan adopted by the City of Palisade in 2019 with the assistance of the Arrowhead Regional Development Corporation. Planning was a series of meetings over months with an active group of individuals, business owners, City Council, neighboring townships and support professionals.

The City of Palisade does hereby resolve to pursue Senior Housing with the possibility of adding office space which would support social, legal, medical, advocacy services to the residents and community at large.

The City Council of the City of Palisade met on December 7, 2020 to approve the request and resolve to commit to actively pursuing the above work within the 2 year deadline.

Signed and witnessed on this date by"

Pamela Nordstrom, Mayor

Maureen M. Mishler –

City Clerk - Treasurer