



# Board of County Commissioners Agenda Request

5A

Agenda Item #

**Requested Meeting Date:** December 13, 2022

**Title of Item:** Palisade VFW Quit Claim Deed

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

At its January 26, 2021 Board Meeting, the Aitkin County Board of Commissioners adopted a resolution conveying three tax-forfeited lots in the City of Palisade to the City of Palisade (see attached). The conveyance was done with the condition that the City develop affordable housing on the property within three years. If the City failed to put the land to that intended use within that time frame, the property would revert back to the County. The property was conveyed on 3-29-2021.

The City has determined that it will be unable to develop affordable housing on the property as initially planned and would like to deed the property back to the County prior to the three year deadline of 3-29-2024.

**Alternatives, Options, Effects on Others/Comments:**

**Recommended Action/Motion:**  
Discussion Only.

**Financial Impact:**

Is there a cost associated with this request?       Yes       No

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

Is this budgeted?       Yes       No      *Please Explain:*



# Board of County Commissioners Agenda Request

Agenda Item #
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**Requested Meeting Date:** January 26, 2021

**Title of Item:** Conveyance of Tax Forfeited Land to Palisade

<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) <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*
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<b>Submitted by:</b> Rich Courtemanche	<b>Department:</b> Land
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<b>Presenter (Name and Title):</b> Rich Courtemanche, Land Commissioner	<b>Estimated Time Needed:</b>
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**Summary of Issue:**

The Aitkin County Land Department (ACLD) has worked with the City of Palisade to clean up three tax forfeited lots in the City of Palisade (Parcels 60-1-007900, 008000, and 008200). 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 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 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)

The County Board recommended selling the property to the City of Palisade for one dollar (\$1).

**Alternatives, Options, Effects on Others/Comments:**

**Recommended Action/Motion:**  
 Approve the attached resolution for the conveyance of the listed parcel to the City of Palisade

**Financial Impact:**

Is there a cost associated with this request?  Yes  No

What is the total cost, with tax and shipping? \$ 12,400

Is this budgeted?  Yes  No *Please Explain:*

Loss of potential revenue to the Forfeited Tax Trust.

WHEREAS, the parcels of land described as Lot 4, 5, and 6 Block 5 of the subdivision of Palisade in Section 22, of Township 49N Range 25W went tax forfeited in 2014.

WHEREAS, the Aitkin County Board of Commissioners classified the parcels of land as nonconservation at a public hearing on September 22, 2015 at 11:00am at the Aitkin County Courthouse for the classification of parcels of tax-forfeited lands,

WHEREAS, the city council of Palisade has made a formal intention for the parcels to be conveyed to the city to be used to develop senior housing the December 7, 2020 regular city council meeting at the Palisade City Hall

WHEREAS, the lot is suitable in width and location to serve as a building site

WHEREAS, the Aitkin County land commissioner finds no objection to the request

WHEREAS, the laws that govern tax forfeited lands (282.01 Sub1a) states that conveyance to public entities may be sold by the County Board to an organized or incorporated governmental subdivision of the state for less than their market value if the reduced price will lead to the development of affordable housing;

WHEREAS the City of Palisade, as a governmental subdivision, has documented specific plans for developing affordable housing, and the laws of Minnesota empower it to acquire real property in furtherance of the plans.

THEREFORE, BE IT RESOLVED that the Aitkin County Board of Commissioners agrees with the statement of facts and

BE IT FURTHER RESOLVED, the Aitkin County Board of Commissioners agrees to sell the properties to the City of Palisade for one dollar (\$1.00) for the expressed use to develop affordable senior housing.

BE IT FURTHER RESOLVED, the Aitkin County Board of Commissioners directs the Aitkin County Land Department to apply for a state deed to transfer the properties to the City of Palisade for the development of affordable housing.