



Board of County Commissioners Agenda Request

2K

Agenda Item #

Requested Meeting Date: 10/14/14

Title of Item: Repurchase application - 1st Add Aitkin, Blk 119 Lots 8 & 9 (Rhodes)

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> REGULAR AGENDA <input checked="" type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY | Action Requested: <input checked="" type="checkbox"/> Approve/Deny Motion <input 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* |
| Submitted by: | | Department: Land |
| Presenter (Name and Title): Mark Jacobs - Land Commissioner | | Estimated Time Needed: n/a |
| Summary of Issue: <p>MS 282.241 allows application to the County Board for the repurchase of Tax-Forfeited lands by an eligible party within one-year of forfeiture. The Board may allow the repurchase if deemed that an injustice or hardship will be corrected or it will best serve the public interest.</p> <p>The request has been made to allow the repurchase in 60-120 days or until funds are available to the applicant and to enter into a rental agreement until that time.</p> | | |
| Alternatives, Options, Effects on Others/Comments: <p>The City of Aitkin issued a "clean-up" order on this property on 8/25/14 (and several previous orders). The applicant has a number of property forfeitures in the past few years.</p> | | |
| Recommended Action/Motion: <p>Past practice has required 100% of the repurchase fee at the time of application. I think that deviating from this practice could create unintended consequences for future applications.</p> | | |
| Financial Impact: <p>Is there a cost associated with this request? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>What is the total cost, with tax and shipping? \$</p> <p>Is this budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Please Explain:</i></p> <p>n/a</p> | | |

Legally binding agreements must have County Attorney approval prior to submission.

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

I, the undersigned owner-mortgagee-heir-representative of heirs BRADLEY C Rhodes, at
the time of forfeiture of the parcel of land situated in the County of Aitkin, State of Minnesota, described as follows,

to-wit: Sec 25 Twp 47 Rge 27 Plat 2
FIRST ADD AITKIN
LOTS 8 & 9 BIK 119

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: A divorce and IRS determination of \$10,000
in delinquent income tax took all my funds
during the period in question. The IRS has been
paid in full and I am again able to meet my
property tax obligations

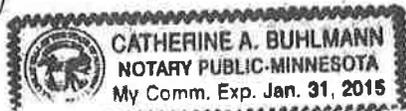
(b) That the repurchase of said land by me will promote and best serve the public interest, because:

IT will keep the property on the tax rolls without
incurring further expense to the County attendant
to such a transfer

Bradley C Rhodes
Owner-Mortgagee-Heir-Representative of Heirs

State of Minnesota
County of Aitkin

The foregoing instrument was acknowledged before me this 29th day of Sept, 2014 by
Bradley C Rhodes



Catherine Buhlmann
Signature of person taking acknowledgement

BRADLEY C RHODES
218 MN Ave So
Atkin Minn. 56431

Atkin County

To whom it may concern:

September 29, 2014

Dear Sir or Madam,

I am delinquent in taxes for property located at the above address in the approximate amount of \$10,000.00

In my attempts to raise this amount I have determined that I have ample funds in my PERA Retirement account to make this payment.

Unfortunately PERA tells me it will take between 60 and 120 days to access these funds.

I am asking for a 120 day extension to bring the arrears up to date including appropriate interest.

Further, I am asking to remain on the premises subject to a rental agreement.

I would suggest a rental fee of \$500.00 per month.

I have talked to Arden County Auditor, Kirk Poyser who can give me the exact figure owed the County on any given day.

I would of course pay these amounts immediately as my funds become available, but am asking for four months as that is the timeline represented to me by PERA as the outside parameter.

Thank you for your prompt attention to this matter

Sincerely
Bradley K. Kuder



City of Aitkin

109 First Avenue NW • Aitkin, MN 56431
218/927-2527 • Fax 218/927-1834
www.ci.aitkin.mn.us

August 25, 2014

Aitkin County
209 -2nd Street NW
Aitkin, MN 56431

RE: Property - Bradley Rhodes - 218 Minnesota Avenue South, Aitkin, MN 56431
Ardelle Rhodes - 301-4th Street SE, Aitkin, MN 56431

Dear Property Owner / Resident:

Recently, representatives of the City inspected properties in the City for violations of the Nuisance, Junk Vehicle and solid Waste Ordinances. Your property was found to be in violation of one or more of the Ordinances because of the storage on your property of accumulations of refuse or other debris, solid waste, or motor vehicles which are no longer in use.

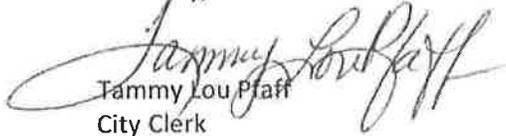
It is the decision of the City Council to take whatever action is necessary to enforce the Ordinances and eliminate the materials or motor vehicles that are stored on these properties and are in violation of the Ordinances. The purpose of this letter is to request that you take immediate action to remove the accumulations of refuse or other debris or motor vehicles from your property within two weeks of the date of this letter. We hope that you will comply with this request so that additional action will not be necessary.

The items found to be in violation are described as:

miscellaneous debris throughout property

Please cooperate with us by cleaning up your property and thus making our community clean, healthy and attractive to neighbors and to the community as a whole. Thank you for your anticipated cooperation.

Sincerely,



Tammy Lou Pfaff
City Clerk

cc Aitkin City Council
Police Chief Tim Catlin
Bradley Rhodes
Ardelle Rhodes

424213

FILED AUG 11 '14 9:14 AM

Diane M. Lafferty, County Recorder

CERTIFICATE OF FORFEITURE

State of Minnesota AITKIN COUNTY
I, KIRK PEYSAR, AITKIN COUNTY AUDITOR do hereby certify that a tax judgment was entered against the parcels of real property described below in the District Court in County of AITKIN on January 1, 2009 to enforce payment of delinquent real property taxes payable in the year 2008.
I do further certify that the said parcels of real property were bid in for the state at a tax judgment sale held in the county auditors office on May 12, 2009. The said parcels of real property could have been redeemed by paying the delinquent tax amount by August 1, 2014.
I do further certify that the time for redemption of said parcels of real property has expired, after notice was given as provided by law, without payment of the delinquent tax amount due, and that the title to the parcel has been forfeited to the State of Minnesota in trust for the local taxing districts.

Table with 2 columns: Name/Address and Description of Property. Contains 15 rows of property records with details like parcel ID, township, section, acreage, and owner information.

Witness my hand and official seal on this 8th day of August, 2014.
AITKIN COUNTY AUDITOR KIRK PEYSAR

