



# RICE COUNTY HOUSING & REDEVELOPMENT AUTHORITY

*Commissioner's Room / Government Services Bldg. / Tuesday, February 13, 2018 at 9:00 a.m.*

## HRA SPECIAL MEETING AGENDA

### **I. Call to Order**

1. Roll Call

### **II. Public Hearings**

1. Public Hearing: Resolution #18-01 Conveyance of Land Pursuant to Minnesota Statute §469.029
2. Sale of Land to Habitat for Humanity

### **III. Adjourn**

**SPECIAL NEEDS:** If you require special services to attend or participate in a public meeting, please call the County's Administration Office at 507.332.6101 or e-mail [slangevin@co.rice.mn.us](mailto:slangevin@co.rice.mn.us). TDD users can call 507.332.6248. Please call 24 hours before the meeting, if possible.



**RICE COUNTY, MINNESOTA**  
**Request For County Board Action**

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**AGENDA DATE:** February 13, 2018

**REQUEST BY:** Joy Watson, Housing

**STATE ITEM OF BUSINESS:**

Public Hearing: Resolution #18-01 Conveyance of Land Pursuant to Minnesota Statute §469.029

**BACKGROUND:**

**COUNTY BOARD ACTION REQUESTED:**

Reviewed with additional material provided: ✓ Approved  
County Administrator



# Rice County Housing and Redevelopment Authority

## Memo

To: Rice County Housing & Redevelopment Authority

From: Joy Watson, Executive Director

Date: February 13, 2018

Item # II-1 Public Hearing: Sale of Tax Forfeited Land to Habitat for Humanity

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### **BACKGROUND -**

On September 5, 2017, the HRA Board passed a motion allowing the HRA to purchase the property at 1004 Central Avenue and to sell the land to Habitat for Humanity for \$13,711.52. In order to complete the sale, the HRA must hold a public hearing regarding the sale of the property.

### **ACTION REQUESTED**

The HRA is requesting that the Rice County HRA Board pass a resolution to sell the property at 1004 Central Avenue to Habitat for Humanity for \$13,711.52.



**RICE COUNTY, MINNESOTA**  
**Request For County Board Action**

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**AGENDA DATE:** February 13, 2018

**REQUEST BY:** Joy Watson, Housing

**STATE ITEM OF BUSINESS:**  
Sale of Land to Habitat for Humanity

**BACKGROUND:**

**COUNTY BOARD ACTION REQUESTED:**  
To adopt RESOLUTION #18-01 CONVEYANCE OF LAND PURSUANT TO MINNESOTA  
STATUTE §469.029

Reviewed with additional material provided: ✓ Approved  
County Administrator

**BOARD of COMMISSIONERS  
RICE COUNTY, MINNESOTA**

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**RICE COUNTY  
HOUSING AND REDEVELOPMENT AUTHORITY**

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**RESOLUTION #18-01  
CONVEYANCE OF LAND  
PURSUANT TO MINNESOTA STATUTE §469.029**

**WHEREAS**, the Rice County Housing and Redevelopment Authority from time to time acquires property to be used in a manner consistent with its redevelopment land policy;

**WHEREAS**, the real property legally described as:

East 75 feet of Lot 9 Block 22 North Faribault

(Property) was forfeited to the State of Minnesota, which was held in trust in favor of the Rice County Auditor/Treasurer for the nonpayment of taxes;

**WHEREAS**, the Rice County Auditor/Treasurer recommended to the Rice County Board of Commissioners that the Rice County Housing and Redevelopment Authority, 320 Third Street NW, Faribault, MN 55021, be allowed to purchase the property for the cost of special assessments imposed by the City of Faribault, which totaled \$13,711.52;

**WHEREAS**, the property was conveyed by quit claim deed to the Rice County Housing and Redevelopment Authority by the Commissioner of Revenue, acting on behalf of the State of Minnesota, in Commissioner's Deed 0214689, which was recorded in the Rice County Recorder's Office on November 22, 2017 as document number A702978;

**WHEREAS**, the property identified herein previously had a single family structure, but that structure suffered fire damage and was subsequently demolished;

**WHEREAS**, the property now is a vacant lot;

**WHEREAS**, in 2013, the Rice County Housing and Redevelopment Authority established a tax-forfeited and redevelopment land policy to allow the Rice County Housing and Redevelopment Authority to acquire tax- forfeited land for the purpose of removing blight, stabilizing market values, and developing and redeveloping the tax-forfeited land in a manner consistent with the 2012 Comprehensive Rice County Housing Study;

**WHEREAS**, the goal of the HRA's tax-forfeited and redevelopment land policy is to: Promote homeownership; Revitalize neighborhoods by removing blight on neglected lots; Stabilize market values; Promote affordable new housing construction; and Develop/redevelop lots in a manner consistent with the findings in the 2012 Rice County Comprehensive Housing Study, particularly for affordable housing;

**WHEREAS**, in accordance with the policy and redevelopment plan, the Rice County Housing and Redevelopment Authority may make any of its land in a redevelopment project available for use by private individuals, firms, corporations, partnerships, insurance companies, or other private interests, or by public agencies, by sale;

**WHEREAS**, any such sale may be made without public bidding but only after a public hearing, after published notice, by the Rice County Housing and Redevelopment Authority at least once not less than ten days nor more than 30 days prior to the date of the hearing upon the proposed sale;

**WHEREAS**, Rice County Habitat for Humanity, a nonprofit corporation under the laws of the State of Minnesota, 204 7<sup>th</sup> Street West, Northfield, MN 55057, (“Habitat for Humanity” or “Grantee”) has requested that the Rice County Housing and Redevelopment Authority sell the property legally described herein so that Habitat for Humanity can build affordable housing for those in need;

**WHEREAS**, the Property has an appraised value of \$19,320, which included special assessments from the City of Faribault in the amount of \$13,711.52;

**WHEREAS**, published notice of the public hearing regarding the request from Habitat for Humanity was made on February 3, 2018;

**WHEREAS**, a public hearing was held on February 13, 2018 on the request from Habitat for Humanity to purchase the Property from the Rice County Housing and Redevelopment Authority and notice of the public hearing was published at least ten days, but not more than 30 days before the public hearing on February 13, 2018;

**WHEREAS**, selling the Property in the amount of \$13,711.52 is the appropriate value considering the fair market value for the property and its use;

**WHEREAS**, selling the property described herein is consistent with the redevelopment plan of the Rice County Housing and Redevelopment Authority by: providing affordable housing for those low income families in need within the service area of the Rice County Housing and Redevelopment Authority; revitalizing the neighborhood by removing blight on the neglected lot; promoting affordable new housing construction; and stabilizing market values;

**WHEREAS**, the instrument of conveyance shall also include the terms, conditions, and specifications concerning buildings, improvements, subleases, or tenancies, maintenance and management, and any other related matters the authority may reasonably impose or approve, including provisions whereby the obligations to carry out and conform to the project area plan shall run with the land;

**WHEREAS**, the only term imposed in this instrument of conveyance by the Rice County Housing and Redevelopment Authority is that the property shall be used for a single family residence;

**WHEREAS**, Rice County Housing and Redevelopment Authority finds that it is in the public interest that Habitat for Humanity not provide any security related to this sale of the Property;

**WHEREAS**, Minnesota Statute §469.029 authorizes the Rice County Housing and Redevelopment Authority to convey by sale land it owns.

**NOW THEREFORE**, for good and valuable consideration of \$13,711.52, the amount of which has been received, and pursuant to Minnesota Statute §469.029, the Rice County Housing and Redevelopment Authority (“Grantor”) does hereby convey and quit claim to Rice County Habitat for Humanity, a nonprofit corporation under the laws of the State of Minnesota, real property in Rice County, State of Minnesota, legally described as follows:

East 75 feet of Lot 9, Block 22 North Faribault

together with all hereditaments and appurtenances belonging thereto, but excepting and reserving to the State of Minnesota, in trust of the taxing districts concerned, all mineral rights as provided by law.

*Check applicable box:*

The Seller certifies that the Seller does not know of any wells on the described real property.

A well disclosure certificate accompanies this document.

I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

**GRANTOR:**

RICE COUNTY HOUSING  
AND REDEVELOPMENT AUTHORITY

Date: \_\_\_\_\_

Steve Bauer, Board Chairperson

STATE OF MINNESOTA            )  
  ) ss.  
COUNTY OF RICE                )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018, by Steve Bauer, Chairman of Rice County, Rice County Minnesota, pursuant to the authority granted by its County Board.

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NOTARY PUBLIC

This Instrument was drafted by:  
Rice County Attorney's Office  
218 Third Street NW  
Faribault, MN 55021

Tax Statements should be sent to:  
Rice County Habitat for Humanity  
204 7<sup>th</sup> Street West  
Northfield, MN 55057