

Resolution to Authorize Agreement with Village of Osceola for the Acquisition and Sale of Tax
Delinquent Property Located at 130 Ridge Road in the Village of Osceola, Wisconsin In
Accordance with Wisconsin Statutes Section 75.365(3)

TO THE HONORABLE SUPERVISORS OF THE COUNTY BOARD OF THE COUNTY OF
POLK:

Ladies and Gentlemen:

WHEREAS, Sec. 75.365 of the Wisconsin Statutes provides that counties may enter into
agreements with any local municipality for the purposes, among other things, of limiting the
liability of the county in taking tax title to lands and selling to a municipality by private sale tax
delinquent properties taken by the county; and

WHEREAS, the property taxes on the property located at 130 Ridge Road in the Village of
Osceola, Wisconsin, are delinquent and Polk County has initiated tax lien foreclosure
proceedings against this parcel pursuant to Wisconsin Statute Section 75.521; and

WHEREAS the Village of Osceola has expressed interest in acquiring said property from Polk
County whereby the County shall obtain title to the property by tax foreclosure proceedings and
then convey the same to the Village of Osceola for \$88,682.37 which amount reflects the
payments made by the County to the Village of Osceola in settlement of delinquent property
taxes of record for the years 2000-2012, inclusive; and

WHEREAS, as further consideration for said property, the Village of Osceola agrees to cancel
all outstanding charges for special assessments, to assume liability for any 2013 real estate taxes
assessed against said parcel, and to indemnify, hold harmless, and defend Polk County from any
and all liability including claims, legal expenses and costs of every kind related to the taking of
tax title to the property and the sale of the property to the Village of Osceola.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to Wisconsin Statute Section 75.365(3),
the Polk County Board of Supervisors approves and authorizes the Agreement Regarding the
Acquisition and Sale of Tax Delinquent Property, attached hereto and incorporated herein,
concerning the property located at 130 Ridge Road, Village of Osceola, Wisconsin, and having
the legal description of:

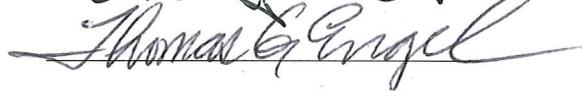
“Outlot 162, except that part, if any, located East of the right-of-
way of State Trunk Highway No. 35, in the Outlot Plat of the
Village of Osceola in Polk County, Wisconsin.

BE IT FURTHER RESOLVED that the Polk County Board of Supervisors authorizes and directs
the County Board Chair and County Clerk to enter into said attached Agreement and execute as
necessary any and all documents required to effectuate the transfer of said property consistent
with this resolution and such Agreement.

Funding Source/ Funding Amount: Village of Osceola to Pay for all costs of transfer
Date Finance Committee Advised: Not Applicable
Finance Committee Recommendation: Not Applicable
Effective Date: Upon Passage
Date Submitted to the Polk County Board: March 19, 2013
Sponsored and submitted by the Polk County Property, Forestry and Recreation Committee:

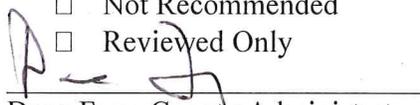




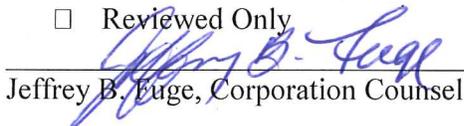
Review By County Administrator:

- Recommended
 Not Recommended
 Reviewed Only


Dana Frey, County Administrator

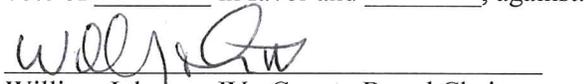
Review By Corporation Counsel:

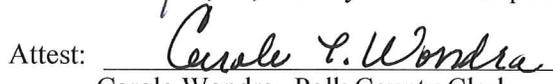
- Approved as to Form
 Recommended
 Not Recommended
 Reviewed Only


Jeffrey B. Fuge, Corporation Counsel

County Board Action:

At its regular business meeting on March 19, 2013, the Polk County Board of Supervisors adopted the above resolution, Resolution 08-13; Resolution to Authorize Agreement with Village of Osceola for the Acquisition and Sale of Tax Delinquent Property Located at 130 Ridge Road in the Village of Osceola, Wisconsin In Accordance with Wisconsin Statutes Section 75.365(3); by a vote of _____ in favor and _____, against. *by unanimous voice vote*


William Johnson, IV, County Board Chairperson

Attest: 
Carole Wondra, Polk County Clerk

OFFICE OF
POLK COUNTY CLERK

CAROLE T. WONDRA

100 POLK COUNTY PLAZA, SUITE 110
BALSAM LAKE, WISCONSIN 54810
(715) 485-9226 FAX (715) 485-9104
E-mail Address: carole.wondra@co.polk.wi.us.

Attached hereto and incorporated herein is a true, accurate and complete copy of
Resolution No. 08-13:

Resolution to Authorize Agreement with Village of Osceola for the Acquisition and Sale
of Tax Delinquent Property Located at 130 Ridge Road in the Village of Osceola,
Wisconsin in Accordance with Wisconsin Statutes 75.365(3)

adopted by the Polk County Board of supervisors at its regular business meeting, held
after giving proper advance notice, on March 19, 2013.



Carole T. Wondra
Polk County Clerk

Dated: 3-21-13

AGREEMENT

REGARDING THE PURCHASE OF THE PROPERTY LOCATED AT 130 RIDGE ROAD, OSCEOLA, WISCONSIN

THIS AGREEMENT is made between the County of Polk, a political subdivision of the State of Wisconsin with its principal place of business at 100 Polk County Plaza, Balsam Lake, Wisconsin (hereinafter "County") and the Village of Osceola, a municipal corporation with its principal place of business at 310 Chieftain Street, Osceola, Wisconsin (hereinafter "Village").

1. The following described property (hereinafter "Property"), is currently subject to foreclosure by the County for unpaid taxes plus applicable interest and penalties:

130 Ridge Road, Osceola, Wisconsin
(Polk County Tax Parcel No. 165-00582-0000)

2. The County has filed for judgment vesting title to the property in the County, pursuant to Sec. 75.521, Wis. Stats, in Polk County Case No. 13 CV 53.
3. The Village would like to acquire the property from the County pursuant to the applicable provisions of Section 75.365, Wis. Stats., and has requested the County to acquire title to the property for the purpose of selling it to the Village.

THEREFORE, the Village and County agree as follows:

1. The respective governing bodies of the County and the Village have authorized this Agreement and a certified copy of each respective authorizing resolution shall be appended to this Agreement and the quit-claim deed from County to Village.
2. Upon final disposition of the foreclosure process, the County will convey to Village by quit-claim the Property in exchange for the total sum of \$88,682.37, which amount reflects the payments made by the County to the Village in settlement of the Village's local share of delinquent property taxes owed for the years 2000-2012, inclusive.
3. The Village agrees to release the County from any liability for outstanding charges for special assessments which are made post filing of the 75.721 petition, to assume liability for any 2012 and 2013 real estate taxes assessed against said parcel, and indemnify, hold harmless, and defend the County from any and all liability including claims, awards, damages, demands, settlement costs, legal expenses and costs of every kind related to the sale of the property to the Village pursuant to this Agreement.
4. The County will assume all costs necessarily incurred to acquire title to the Property pursuant to Section 75.521.
5. The Village will assume all costs to convey and transfer the Property consistent with Section 75.365 and this Agreement, for example, recording and transfer fees (if any), title

search, abstract, title commitment, survey, condition report, environmental studies, and other similar costs. The County and Village shall each pay their own professional and administrative costs.

6. This Agreement constitutes the entire Agreement between the parties with respect to the subject matter contained herein, and no Agreements or promises shall be recognized which are not embodied in this Agreement.

VILLAGE OF OSCEOLA

POLK COUNTY

By: _____

By: William Johnson, IV
William Johnson, IV, County Board Chair

Dated _____, 2013

Dated 03.21, 2013

Attest:

Attest:

By: _____

By: Carol T. Wondra
Carol T. Wondra, County Clerk

Dated _____, 2013

Dated Mar. 21, 2013

Approved as to Form:

Approved as to Form:

Name: _____
Title: _____

By: Jeffrey B. Fuge
Jeffrey B. Fuge, Corporation Counsel