NEWS/ PUBLIC NOTICES

PUBLIC NOTICES

BENTON COUNTY BOARD OF COMMISSIONERS SPECIAL MEETING MINUTES DECEMBER 30, 2024

The Benton County Board of Commissioners met in special session on December 30, 2024, in the Benton County Board Room in Foley, MN. Call to order by Chair Jared Gapinski was at 8:30 AM followed by the Pledge of Allegiance to the flag. A roll call showed Commissioners Beth Schlangen, Steve Heinen, Jared Gapinski, Scott Johnson, and Ed Popp present.

County Administrator Montgomery Headley invited Benton Economic Partnership Director Amanda Othoudt to share information on the Community Energy Transition Grant Contract. Othoudt shared that Benton County was awarded a Community Energy Transition Grant for the CSAH 29 Corridor Extension Project specifically for the Relocation of Transmissions lines on October 31, 2024, from the Department of Employment and Economic Development Business and Community Development Division Office of Energy Transition. The Grant Contract Agreement outlines the obligations of the county and the use of funds. The total obligation of the State for all compensation and reimbursements to the county under this grant contract agreement will not exceed \$1,000,000. The State will disburse funds to the county on a reimbursement basis through payment requests accompanied by supporting invoices. The county will have until the expiration date of the grant contract agreement of December 31, 2026, or until all obligations have been satisfactorily fulfilled, whichever occurs first to complete the project and submit for reimbursement. Motion by Heinen and seconded by Popp to approve the Community Energy Transition Grant Contract Agreement. Motion carried unanimously.

Chair Gapinski adjourned the Special Board Meeting at 8:48 AM.

Jared Gapinski, Board Chair Benton County Board of Commissioners

ATTEST:

Montgomery Headley

Benton County Administrator.

R-6-1B

CITY OF RICE NOTICE

BUILDING INSPECTION AND RELATED SERVICES: The City of Rice, Minnesota is requesting proposals to provide building inspection and related services to the city, Proposals must be received by the city no later than 4:00 p.m. on March 10th, 2025, and should be addressed to:

City of Rice

Attn: Julie Fandel, City Clerk 205 Main St E

P.O. Box 179 Rice, MN 56367

To request a copy of the RFP please contact Julie Fandel at jfandel@ricemn.us or (320)393-2280. Each proposal submitted shall be valid for ninety (90) days.

The city is located in Benton County. The population is approximately 2,020. The city has residential and commercial construction projects therefore the candidate must be experienced in both residential and commercial inspection procedures. The candidate will assist the city in other duties as needed.

R-6-11

CITY OF SAUK RAPIDS ORDINANCE NO. 17

AN ORDINANCE AMENDING SETBACK DISTANC-ES BETWEEN SOLAR PROJECTS IN THE CITY OF SAUK RAPIDS/MINDEN TOWNSHIP ORDERLY AN-NEXATION AREA

The following is the official summary of an Ordinance approved by the Sauk Rapids/Minden Township Joint Planning Board February 4th, 2025:

On February 4th, 2025, the Sauk Rapids/Minden Township Joint Planning Board adopted an ordinance that extended the setback distance between community solar gardens to 2 ½ miles area D of the annexation area between Sauk Rapids and Minden Township.

A complete, printed copy of the Ordinance is available for inspection by any person during regular office hours at the Sauk Rapids Government Center.

R-6-1B

PUBLIC NOTICES

NOTICE OF EXACT LOCATION OF COUNTING CENTERS INDEPENDENT SCHOOL DISTRICT NO. 47 (SAUK RAPIDS-RICE), MINNESOTA

NOTICE IS HEREBY GIVEN that the election judges shall count the ballots cast at the special election that has been called and will be held in and for Independent School District No. 47 (Sauk Rapids-Rice), Minnesota, on Tuesday, February 11, 2025 between the hours of 7:00 a.m. and 8:00 p.m. at the following locations:.

Combined Polling Place:	Precincts Served
The Sauk Rapids Government Center	Head Election Judges: Amy Durant and Todd Blum
250 Summit Avenue North	This combined polling place serves all territory in Independent School
Sauk Rapids, MN 56379	District No. 47 located in
	City of Sauk Rapids, Precinct 2;
	City of Sauk Rapids, Precinct 4;
	City of Sauk Rapids, Precinct 5; and
	City of Sauk Rapids, Precinct 6
	In Benton County, Minnesota.
Riverside Terrace	Head Election Judges: Amanda Johnson and Jessica Nelson-
195 River Avenue South	Rademacher
Sauk Rapids, MN 56379	This combined polling place serves all territory in Independent
	School District No. 47 located in
	Minden Township, Precinct 1;
	Minden Township, Precinct 2;
	City of Sauk Rapids, Precinct 1;
	• St. Cloud, Ward 2-Precinct 1; and
	• St. Cloud, Ward 2-Precinct 4
	In Benton County, Minnesota.
Discovery Church	Head Election Judges: Marlene Haider and Jessica Macy
700 18th Street North West	This combined polling place serves all territory in Independent
Sauk Rapids, MN 56379	School District No. 47 located in
	City of Sauk Rapids, Precinct 3;
	Sauk Rapids Township; and
	City of Sartell, Precinct 2
	In Benton County, Minnesota.
Watab Town Hall	Head Election Judges: Kathy Sauer and John Olson
660 75th Street North West	This combined polling place serves all territory in Independent
Sauk Rapids, MN 56379	School District No. 47 located in
	Watab Township; and
	Mayhew Lake Township
	In Benton County, Minnesota.
Rice City Hall	Head Election Judges: Julie Fandel and Peggy Herman
205 Main Street East	This combined polling place serves all territory in Independent
Rice, MN 56367	School District No. 47 located in
	• City of Rice;
	Langola Township; and
	Graham Township
	In Benton County, Minnesota.
41 4 D II 4	

Absentee Ballots:

Sauk Rapids-Rice District Office 1833 Osauka Road NE Sauk Rapids, MN 56379 Benton County Auditor-Treasurer's Office 531 Dewey Street Foley, MN 56329

Dated: February 8, 2025. BY ORDER OF THE SCHOOL BOARD
/s/ Lisa Loidolt, Clerk

PUBLIC NOTICES

BENTON COUNTY BOARD OF COMMISSIONERS REGULAR MEETING MINUTES **JANUARY 21, 2025**

The Benton County Board of Commissioners met in regular session on January 21, 2025, in the Benton County Board Room in Foley, MN. Call to order by Chair Ed Popp was at 9:00 AM followed by the Pledge of Allegiance to the flag. A roll call showed Commissioners Pam Benoit, Jared Gapinski, Scott Johnson, and Ed Popp present. Commissioner Steve Heinen was absent. Chair Popp noted Heinen's absence ex-

County Administrator Montgomery Headley requested to amend the agenda by adding the Resolution regarding Legislator attendance as the last item under County Administrator at 9:05 AM. Motion by Johnson and seconded by Benoit to approve the amended agenda. Motion carried unanimously.

No one was present to speak under Open Forum.

Motion by Gapinski and seconded by Benoit to approve Consent Agenda items 1 – 10: 1) approve the Regular Board Meeting Minutes of January 7, 2025 and authorize the Chair to sign; 2) approve the Park Commission appointments; 3) approve the appointments to Boards and Commissions for 2025; 4) accept and file the 2025 Pay Equity Compliance report; 5) approve the 2025 Tobacco License applications; 6) approve the 2025 contract for the purchase of Guardianship/Conservatorship Services for Professional Guardianship Services MN and authorize the Chair to sign; 7) approve the coordinator services contract between Benton County Human Services and the CommUNITY AMHI and authorize the Chair to sign; 8) approve the legal and fiscal contract between Benton County Human Services and the CommUNITY AMHI for 2025 and authorize the Chair to sign; 9) approve the 2024 Federal Equitable Sharing Agreement and Certification and authorize the Chair to sign; 10) accept and file the Veteran Service Officer's Quarterly Report. Motion carried unanimously.

Next, Headley invited Sauk Rapids/Rice Schools Superintendent Brad Bergstrom to share information on the upcoming referendum election. This item was for informational pur-

Next, Deputy Auditor-Treasurer Christina Whiting provided a Culture Team update to the County Board. This item was for informational purposes only.

Next, Headley asked Board Members to consider a municipal representative to the Region 7W Transportation Policy Board. MNDOT has requested a new municipal appointee from Benton County for the Region 7W Transportation Policy Board. That position was previously held by former Foley Mayor Jack Brosh. Headley will contact the City of Foley and will provide an update on a recommended appointee at a future Board Meeting.

Next, Headley requested the County Board to consider a new career ladder for Highway Engineering Technicians. In response to continued challenges in recruiting and retaining Highway Engineering Technicians, the Administrator's Office and Highway Department conferred with our compensation consultant (DDA) on a new career ladder system. Currently, Highway has three authorized Engineering Technician positions. Those positions can occupy either an entry level position or a senior level position.

Two positions are currently vacant (and the third will be vacant by January 24th). The proposed career ladder addresses three main objectives: 1) provide more rapid advancement opportunities (retention), 2) provide more flexibility to hire employees across a broader range of pay grades and minimum qualifications (attraction), and 3) provide higher pay grades in the upper-level positions to address current labor market conditions (both attraction and retention). Motion by Gapins-

ki and seconded by Benoit to approve a new career ladder system for Highway Department Engineering Technicians. Motion carried unanimously.

Next, Headley requested the County Board to consider allocating additional funding to the Benton Economic Partnership in 2025. Motion by Gapinski and seconded by Johnson to allocate an additional \$20,000 from the Board Contingency Fund to BEP as a one-time contribution. Motion carried unanimously.

Next, Headley requested the County Board to consider the Resolution regarding Legislator attendance. The Resolu-

WHEREAS, Representatives Dan Wolgamott, Tim O'Driscoll, and Isaac Schultz are duly elected members of the Minnesota House of Representatives representing Benton County; and

WHEREAS, it is the duty of duly elected members of the House of Representatives to represent their constituents on the floor of the House and engage in legislative work as required by their office: and

WHEREAS, Minnesota Statute 3.05 stated that "At noon of the day appointed for convening the legislature, the members shall meet in their respective chambers... As each is called, the persons claiming to be members from each shall present their certificates to be filed. All whose certificates are so presented shall then stand and be sworn" and

WHEREAS, article IV, Section 8 of the Minnesota Constitution states that "Each member and officer of the legislature before entering upon his duties shall take an oath or affirmation to support the Constitution of the United States, the constitution of this state, and to discharge faithfully the duties of his office to the best of his judgement and ability"; and

WHEREAS, the first week of a legislative session is critical for setting the agenda, introducing legislation, and ensuring the priorities of Benton County residents are represented in state government; and

WHEREAS, the absence of any elected representative during the first week of session is a dereliction of their duties and deprives Benton County residents of their voice in critical early legislative deliberations; and

WHEREAS, the lack of participation in legislative proceedings undermines the democratic process and erodes public trust in the ability of these representatives to fulfill their obligations: and

BE IT RESOLVED, that the Benton County Board calls upon these representatives to uphold their responsibilities by ensuring they are present and actively engaged in future legislative sessions; and

BE IT FINALLY RESOLVED, that the Benton County Board affirms its commitment to holding all elected officials accountable to the constituents they serve. Adopted this 21st day of January 2025.

/ss/Edward D. Popp Chair, Benton County Board of Commissioners

/ss/Montgomery Headley County Administrator

Motion by Johnson and seconded by Gapinski to approve the Resolution regarding Legislator attendance. Motion car-

Next, Human Services Director Sandi Shoberg requested the County Board to consider the 2025 contract for the purchase of Guardianship/Conservatorship for Lutheran Social Services (LSS) of Central Minnesota. This initial agreement is to allow to contract for Guardianship/Conservatorship services for vulnerable adults between LSS and Benton County Human Services. They are a good standing provider, and they do well to meet the needs of clients while maintaining

effective communication with county employees. LSS agrees to the rates and parameters being offered to current providers. This will allow an additional service option should the need arise due to high placement demands. Motion by Johnson and seconded by Benoit to approve the Guardianship/Conservatorship services contract effective 1/01/2025 with LSS. Motion carried unanimously.

Next, County Engineer Chris Byrd requested the County Board to consider an Engineering Services Agreement for Inspection of Bridge Replacement projects. Benton County is planning for the replacement of 2 bridge projects this year. One of the structures is on CSAH 22 in Granite Ledge Township, and the other is on CR 51 just southeast of Foley. These bridge replacement projects are partially funded with federal money through the BROS program. To complete the final engineering and construction plans, Benton County previously hired Erickson Engineering. A certified bridge construction inspector is required during the construction of the bridge Currently the Public Works/Highway Department does not have anybody on staff that meets these requirements. Byrd asked for proposals from a couple of consultants to provide this service. Erickson Engineering responded and will provide the best overall value to provide bridge construction inspection services. Motion by Gapinski and seconded by Johnson to approve the Engineering Services Agreement with Erickson Engineering. Motion carried unanimously.

The Regular Board Meeting was recessed at 10:33 AM to conduct a Community Health Board Meeting. The Regular Board Meeting Reconvened at 11:10 AM.

Next, Board members continued to report on recent meetings they attended on behalf of Benton County.

There were no additional comments by Commissioners. Johnson/Gapinski to set the Committee of the Whole Meetings: Monday, February 3, 2025, Monday, May 5, 2025, Monday, August 4, 2025 and Monday, November 17, 2025 Quarterly Human Services/Public Health meetings, Benton County Human Services 3rd Floor Conference Room, 8:30 AM; Tuesday, February 11, 2025 1) meet with St. Cloud Regional Airport Authority, 2) Government Center project discussion with GLT Architects and Contegrity, 3) discuss Human Services Deputy Director position, Benton County Boardroom, Foley, 8:30 AM; Tuesday, February 18, 2024, Tuesday, June 17, 2025 and Tuesday, October 7, 2025 Employee Forums, Benton County Boardroom, Foley, 8:15 AM; Wednesday, February 26, 2025 thru Thursday, February 27, 2025 Association of Minnesota Counties Legislative Conference, InterContinental Hotel, 11 East Kellogg Blvd, St. Paul, MN 55101; Tuesday, March 4, 2025 Employee Years of Service Awards Ceremony: 7:00 AM Sheriff's Office, 7:30 AM Highway Department, 8:00 AM Human Services Third Floor Conference Room, 8:30 AM Benton County Boardroom; Tuesday, April 29, 2025 thru Friday, May 2, 2025 National Association of County and City Health Officials 2025 Preparedness Summit, San Antonio, TX, 8:00 AM; Thursday, March 13, 2025 TIF and TAF Training 101, St. Cloud State

University Atwood Center, 720 4th Ave S, St. Cloud, MN 56301, 1:00 PM. Motion carried unanimously. Chair Popp adjourned the Regular Board Meeting at 11:42 AM.

Edward D. Popp, Board Chair Benton County Board of Commissioners

ATTEST: Montgomery Headley Benton County Administrator

THAT

ORDER

UNDER

582.032,

AMONG

THINGS

WITH

NOT

IN

DWELLING OF

ABANDONED."

Dated: January 21, 2025

Lakeview Loan Servicing,

PROPERTY

STATUTES

R-6-1B

AND IDENTITY ORIGINAL CREDITOR WITHIN THE PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in conditions of described following

DATE OF MORTGAGE: December 20, 2019

MORTGAGOR: Gabriel T. Pageant, a married man. M O R T G A G E E:

Electronic 190022400 Registration Systems, Inc., as nominee for Guaranteed Rate Affinity, LLC, its successors and assigns.

DATE AND PLACE OF Recorded RECORDING: January 16, 2020 Benton (now City) of Sauk Rapids, County Recorder, Document No. 440839.

ASSIGNMENTS MORTGAGE: Assigned to: Lakeview Loan Servicing, LLC. Dated June 13, 2023 Recorded June 14, 2023, as Document No. 466549.

TRANSACTION AGENT: Mortgage Electronic

Registration Systems, Inc. TRANSACTION

TO AGENT'S **VERIFICATION OF THE IDENTIFICATION DUE AS OF DATE OF** NUMBER ON MORTGAGE: 101398219002510420

> **MORTGAGE** ORIGINATOR STATED ON MORTGAGE: Guaranteed Rate Affinity, LLC

RESIDENTIAL MORTGAGE SERVICER: Assignee Bank, Flagstar Association

MORTGAGED ADDRESS: 208 8 1/2 Street North, Sauk Rapids, MN 56379

OF PROPERTY:

of Lot Nine (9), all in Block county as follows: Twenty-one (21) in the Town according to the plat and survey thereof on file and of record in the office of the County Recorder in and for

PROPERTY IS LOCATED:

AMOUNT OF MORTGAGE: \$171.816.00

AMOUNT

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE, **INCLUDING** IF TAXES, ANY, PAID LENDER OR BROKER BY MORTGAGEE: \$173,297.09

That prior to the of this commencement foreclosure mortgage Mortgagee/ proceeding Mortgagee National complied with all notice requirements as required by statute; That no action or proceeding has been instituted at law or otherwise to recover the debt secured by said

LEGAL DESCRIPTION power of sale contained in Lots Seven (7), Eight described property will be in which case it is the next (8), and the North Half (N ½) sold by the Sheriff of said weekday, and unless the

ĎATE AND TIME OF SALE: March 27, 2025 at 10:00 AM

PLACE SALE: Benton Sheriff's Office, 581 Highway if any, on said premises, and THE

MORTGAGE AND CLAIMED TO BE months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owneroccupied, single-family unless otherwise dwelling. provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed TAX PARCEL I.D. #: mortgage, or any part thereof; under section 580.23 is 11:59 PURSUANT to the p.m. on September 29, 2025, unless that date falls on a

said mortgage, the above- weekend or legal holiday, redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032. M O R T G A G O R (S)RELEASED **FROM** County FINANCIAL OBLIGATION ON MORTGAGE: None Benton County, Minnesota. 23 Northeast Foley, MN "THE TIME ALLOWED BY COUNTY IN WHICH to pay the debt then secured LAW FOR REDEMPTION by said Mortgage, and taxes, BY THE MORTGAGOR, MORTGAGOR'S ORIGINAL PRINCIPAL the costs and disbursements, P E R S O N A L including attorneys' fees REPRESENTATIVES allowed by law subject to OR ASSIGNS, MAY BE DUE redemption within six (6) REDUCED TO FIVE

WEEKS IF A JUDICIAL Mortgagee/Assignee of ENTERED Mortgagee MINNESOTA WEINGARDEN. SECTION DOBIE & BARBEE, P.L.L.P Attorneys for Mortgagee/ DETERMINING, Assignee of Mortgagee OTHER 4500 Park Glen Road #300 THE MORTGAGED PREMISES Minneapolis, MN 55416 (952) 925-6888 **IMPROVED** 92 - 25-001234 FC RESIDENTIAL EVENT BY THE LESS THAN FIVE UNITS, ARE REQUIRED THIS USED FEDERAL LAW: AGRICULTURAL IS A COMMUNICATION PRODUCTION, AND ARE **FROM** COLLECTOR.

R-4-6B

PUBLIC NOTICES

A COUNTY OF BENTON ORDINANCE ESTABLISHING A LOCAL HOUSING TRUST FUND **ORDINANCE NO. 498**

Be it ordained by the Benton County Board of Commissioners, Benton County, Minnesota:

1. PURPOSE AND AUTHORITY

- 1.1. Purpose. Benton County, Minnesota (the "County") has determined to create a Benton County Local Housing Trust Fund (the "Housing Trust Fund"). The Housing Trust Fund shall be a permanent source of funding and a continually renewable source of revenue to meet, in part, the housing needs of moderate, low-income, and very low-income households in the County. The Housing Trust Fund may also support the development, rehabilitation, or financing of housing, support housing projects, provide downpayment assistance, and home buyer counseling services, and for any other purposes authorized by law.
- 462C.16, as amended, the County is authorized to establish a local housing trust fund.
- **2. DEFINITIONS**. The following definitions apply to this Ordinance and Programs under the Housing Trust Fund, unless individual program criteria approved by the County Board specify otherwise:
- 2.1. "Affordable" means a housing unit that has an Affordable Housing Cost.
- 2.2 "Affordable Housing Cost" means an amount satis-
- 2.2.1 For owner-occupied housing, a housing payment inclusive of loan principal, loan interest, property taxes, property and mortgage insurance, and homeowner association dues which allows a moderate, low income or very low-income household to purchase a home while paying no more than thirty percent (30%) of their gross household income.
- 2.2.2 For rental or cooperative housing, a housing payment, inclusive of a reasonable allowance for heating, which allow a moderate, low income or very low-income household to rent a unit while paying no more than thirty percent (30%) of their gross household income.
- 2.3 "Area Median Income" means the income guidelines established and published annually by the U.S. Department of Housing and Urban Development, as adjusted for smaller and
- 2.4 "Assisted Unit" means a housing unit that is Affordable because of assistance from the Housing Trust Fund.
- 2.5 "Low Income" means gross household income that is at or below eighty percent (80 %) of Area Median Income, but more than fifty percent (50%) of Area Median Income
 - 2.6 "Mixed Income Housing" means a residential struc-

SECTION 00 11 13 ADVERTISEMENT FOR BIDS Sauk Rapids-Rice Middle School Fire Alarm Replacement 901 1st Street South Sauk Rapids, Minnesota 56379

Independent School District #47 will receive single prime sealed bids for Sauk Rapids-Rice Middle School Fire Alarm Replacement until 10:00 a.m. local time on February 25, 2025 at the Sauk Rapids-Rice Public Schools District Office, 1833 Osauka Road Northeast, Sauk Rapids, Minnesota56379, at which time and place all bids will be publicly opened and read

Bidding documents, including the Proposal Form, Drawings and Specifications, will be on file at the Minnesota DEBT AND IDENTITY Builders Exchange; McGraw Hill Construction/Dodge Plan Center; Reed Construction; iSqFt Plan Room (St. Paul, MN), The Blue Book Building and Construction Network; and from PlanWell at:

https://order.e-arc.com/arcEOC/x_project.as-p?de=3D882D14-80DC-4FD0-A58C-A9736E92AD37

This project includes: Replacement of the existing fire

American Reprographics Company, 4730 Park Glen

Road, St. Louis Park, Minnesota 55416 (952) 697-8800, facsimile (952) 697-8803 will provide complete downloadable sets of the Bidding Documents to prospective bidders and subcontractors. The downloads will be available on or about January 31, 2025. A deposit check in the amount of \$25 made out to ARC for each set downloaded via the internet at https:// www.e-arc.com/location/st-louis-park/ and clicking on the PlanWell icon, then the Public Plan Room icon, select Sauk Rapids-Rice Middle School Fire Alarm Replacement.

Make proposals on the bid forms supplied in the Project Manual. No oral, telegraphic or telephonic proposals or modifications will be considered. Submit with each bid, a certified check or acceptable bidder's bond payable to Independent School District #47 in an amount equal to five percent (5%) of the total bid. The successful bidder will be required to furnish satisfactory Labor and Material Payment Bond, and Performance Bond.

Bids may not be withdrawn within thirty (30) days after the scheduled time of opening bids, without the consent of the Owner. The Owner reserves the right to accept any bid or to reject any or all bids, or parts of such bids, and waive informalities or irregularities in bidding.

A pre-bid walkthrough will be held on February 14, 2025 at 10:00 AM. Attendance is not mandatory but is highly encouraged. Attendees are to enter the site from the east side of the building and meet at the loading dock area on the north side of the Middle School at 901 First Street South, Sauk Rapids, Minnesota 56379.

The Owner requires Substantial Completion of the project on or before August 15, 2025.

Board of Education Independent School District #47 END OF SECTION 00 11 13

ture that comprises differing levels of affordability, with some units at market rate and others available to low- and moderate-income households at below-market rates.

- 2.7 "Moderate Income" means gross household income that is at or below 115 percent (115%) of Area Median Income, but more than eighty percent (80%) of Area Median
- 2.8 "Nonprofit Administrator" means a nonprofit organization that enters into a contract with Benton County to administer the Housing Trust Fund and the Trust Fund Account. The Nonprofit Administrator shall encourage private charitadonations to the fund.
- 2.9 "Permanent Source of Funding" means once funds are allocated to the Housing Trust Fund those funds can only be expended for purposes outlined in section (4) of this docu-
- 2.10 "Project" may mean a single-family house (attached 1.2. Authority. Pursuant to Minnesota Statutes, Section or detached) or a multifamily property, either as owner-occupied property or rental property.
 - 2.11 "Recipient" means any homeowner, for-profit, non-profit, local unit of government, or housing developer that receives funds in the form of a loan or a grant from the Housing Trust Fund Account. A Recipient may be an individual, partnership, local unit of government, joint venture limited liability company or partnership, association, or cor-
 - 2.12 "Housing Trust Fund" means the Benton County Housing Trust Fund.

2.13 "Very Low Income" means gross household income that is at or below fifty percent (50%) of Area Median Income. 2.14 "Workforce Housing " means owner-occupied or

rental housing units that are provided to households with at least one member per unit who is gainfully employed at the time of entry into the unit.

3. ELIGIBLE ACTIVITIES

- 3.1 Pursuant to the authority granted to the County under Minnesota Statutes, Section 462C.16, the funds collected for deposit in the affordable housing trust fund may be utilized for the following housing activities:
- 3.1.1 Pay for administrative expenses, but not more than ten percent of the balance of any fund may be spent on

3.1.2 Make grants, loans, and loan guarantees for the development, rehabilitation, or financing of housing; 3.1.3 Match other funds from federal, state, county, or

- private resources for housing projects;
 - 3.1.4 Provide rental assistance;
 - 3.1.5 Provide downpayment assistance;
 - 3.1.6 Provide homebuyer counseling services; and
 - 3.1.7 Any activities otherwise authorized by law.

4. ESTABLISHING ACCOUNT, IDENTIFYING FUNDING SOURCES.

4.1 There is hereby established a Benton County Local Housing Trust Fund Account. All funds received by the County on behalf of the Housing Trust Fund shall be deposited into the Housing Trust Fund Account. Principal and interest from loan repayments, and all other income from Housing Trust Fund activities, shall be deposited in the Housing Trust Fund Account. All interest earnings from the Housing Trust Fund Account shall be reinvested and dedicated to the Housing Trust Fund Account.

4.2 The County Board may pledge to the Housing Trust Fund any money available, unless expressly prohibited by law, and such funding includes, but is not limited to, the following sources of funding:

4.2.1 Private cash donations from individuals and corporations designated for the Housing Trust Fund;

4.2.2 Payments in lieu of participation in current or future Affordable housing programs;

4.2.3 Bond proceeds;

4.2.4 Grants or loans from a state, federal, county, or local government or private sources;

4.2.5 Local government appropriations and other funds as designated from time to time by the County Board; 4.2.6 Investment earnings from the Housing Trust Fund;

4.2.7 Housing and Redevelopment Authority levy funds:

4.2.8 Local Housing Aid funds;

4.2.9 Other sources of funding approved by the County

5.1 The Nonprofit Administrator shall administer the Housing Trust Fund and the Trust Fund Account on behalf or the County.

5.2 The Nonprofit Administrator will create and administer specific programs as authorized by this Ordinance or the County Board. Such programs will be directly administered by the Nonprofit Administrator or by third-parties under a contract with the Nonprofit Administrator, provided that such contract is approved by the County Board.

5.3 The Nonprofit Administrator will create an application for funding requests for individual projects that meet the requirements of Minn. Stat. § 462C.16, subd 3. but are not programs established pursuant to Section 5.2 of this Ordinance. Individual Project Applications must be approved or denied by the County Board.

5.4 The County Board shall determine the terms and conditions of repayment of loans and grants from the Housing Trust Fund, including but not limited to, the appropriate security and interest, if any, should repayment be required. Interest on loans and grants shall be as established by the County Board from time to time or at the time of approval of a specific

5.5 The Nonprofit Administrator shall report annually to the County Board on the use of the Housing Trust Fund, including the number of loans and grants made, the number and types of residential units assisted, and the number of house holds provided rental assistance and down payment assistance. The annual report will be published on the County and the Nonprofit Administrator's public website.

6. EFFECTIVE DATE. This ordinance shall take effect from and after its passage by the Benton County Board of Commissioners and publication in accordance with state law. upon its

passage and publication. Adopted by the Board of Commissioners of Benton County, Minnesota, the 4th day of February, 2025.

/s/ Edward Popp, Board Chair

/s/ Montgomery Headley County Administrator

R-6-1B

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT VERIFICATION OF THE THE ORIGINAL CREDITOR WITHIN THE PROVIDED TIME LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in conditions of following described

DATE OF MORTGAGE: May 24, 2021

MORTGAGOR: Jessica Eberhardt, a single woman.

MORTGAGEE: Electronic Registration Systems, Inc., as nominee for Bank of England, its successors and assigns.

DATE AND PLACE OF Recorded DUE RECORDING: June 1, 2021 Benton County NOTICE, Recorder, Document

ASSIGNMENTS MORTGAGE: Assigned to: M&T Bank. Dated November commencement 16, 2023 Recorded November mortgage 2023, as Document No. 469191.

Registration Systems, Inc. AGENT'S

1004372-0000550511-7

RESIDENTIAL MORTGAGE SERVICER: M&T Bank MORTGAGED

PROPERTY ADDRESS: 120 4th Avenue Southeast, Saint Cloud, MN 56304 TAX PARCEL I.D. #:

170029900 LEGAL DESCRIPTION OF PROPERTY:

The North Half of Lots including St. Cloud, Benton County, redemption within six (6)

COUNTY IN WHICH PROPERTY IS LOCATED:

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$159,065.00

AMOUNT INCLUDING occupied, IF ANY, PAID dwelling, OF \$149,543.69

That prior to of proceeding Mortgagee/ Assignee Mortgagee TRANSACTION complied with all notice AGENT: Mortgage Electronic requirements as required by unless that date falls on a TRANSACTION proceeding has been instituted in which case it is the next MORTGAGE at law or otherwise to recover weekday, and unless the FEDERAL LAW: IDENTIFICATION the debt secured by said redemption period is reduced NUMBER ON MORTGAGE: mortgage, or any part thereof; to 5 weeks under MN Stat. FROM

county as follows:

DATE AND TIME OF SALE: March 27, 2025 at BY THE MORTGAGOR **PLACE** SALE: Benton County

Sheriff's Office, 581 Highway 23 Northeast Foley, MN to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements. attorneys' fees and 20, Block 22 of East allowed by law subject to months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

TIME AND DATE TO AND CLAIMED TO BE VACATE PROPERTY: If ABANDONED." AS OF DATE OF the real estate is an owner- Dated: January 24, 2025 single-family unless otherwise rovided by law, the date on or before which the mortgagor(s) LIEBO, the must vacate the property if foreclosure under section 580.30 or the Assignee of Mortgagee property is not redeemed under section 580.23 is 11:59 p.m. on September 29, 2025, statute; That no action or weekend or legal holiday, PURSUANT to the Secs. 580.07 or 582.032.

LENDER OR BROKER power of sale contained in MORTGAGOR(S) MORTGAGE said mortgage, the above- RELEASED **FROM** 0 11 13 ORIGINATOR STATED described property will be FINANCIAL OBLIGATION R-5-2B ON MORTGAGE: Bank of sold by the Sheriff of said ON MORTGAGE: None

THE TIME ALLOWED BY LAW FOR REDEMPTION MORTGAGOR'S REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE FIVE WEEKS IF A JUDICIAI **ORDER ENTERED UNDER MINNESOTA SECTION** STATUTES DETERMINING 582.032. AMONG OTHER **THINGS** MORTGAGED PREMISES **IMPROVED** RESIDENTIAL WITH DWELLING OF THAN FIVE UNITS, ARE NOT PROPERTY USED **AGRICULTURAI** PRODUCTION, AND ARE

M&T Bank Mortgagee/Assignee of WEINGARĎĔN DOBIE & BARBEE, P.L.L.P. this the mortgage is not reinstated Attorneys for Mortgagee/ 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888

37 - 25-001235 FC **EVENT** IN THE REOUIRED BY THIS IS A COMMUNICATION **DEBT** COLLECTOR.

R-5-6B