



Le Sueur County, MN

Tuesday, November 1, 2016

Board Meeting

Item 6

9:30 a.m. Darrell Pettis, County Administrator / Engineer

RE: Guardian Inn Abatement

RE: TH 112 Public Information Meeting: Nov. 15th from 5-7 p.m. at the Env. Services conference room

Staff Contact:



THE FIRST NATIONAL BANK

PO BOX 160 LE CENTER, MN 56057
Phone: 507-357-2273 Fax: 507-357-6687



PO BOX 88 KILKENNY, MN 56052
Phone/Fax: 507-595-2273

RECEIVED

OCT 24 2016

October 19, 2016

Attn: Le Sueur County Commissioners
Le Sueur County Courthouse
88 South Park Ave
Le Center, MN 56057

County Administrator

Re: Guardian Inn tax abatements / Property ID# is R 20.575.0590

Dear Honorable Commissioners:

As previously agreed to with the first half of the 2016 property taxes, we request that the county continue to honor the tax abatement for the Guardian Inn property. The bank has paid the second half 2016 property taxes for this property. The First National Bank of Le Center should remain as the benefactor of the abatement. By way of carbon copy of this letter this request is concurrently being made to the city of Le Center for the city's portion of the property taxes.

We would also like to be able to extend the abatement to a potential purchaser. To be frank, \$36,078.00 in annual property taxes are excessive in comparison to the sales generated by the motel. With property taxes in that range, the motel is not a viable or sustainable business. I see that the assessed value of the property was reduced in 2016 to \$633,100 (from \$959,300), thus will lead to a reduction in 2017 taxes payable. However, the actual market value of the property is significantly less than the reduced 2016 assessed value. The Le Center market for this motel does not support that valuation. With that said, the motel remains an important asset to the city and the surrounding area. With your continued support, a purchaser will be better positioned to turn the motel into a viable business opportunity.

Should you wish to have a representative of the bank, such as myself and/or Greg Traxler present at a meeting to answer additional questions, please contact us to ensure one of us can be present.

Sincerely,

Matt Wallskog
Commercial/Ag Loan Officer

Cc: Chris Collins – Le Center City Administrator



LE SUEUR COUNTY
PAM SIMONETTE, AUDITOR-TREASURER
88 SOUTH PARK AVE
LE CENTER, MN 56057-1629
507-357-2251
www.co.le-sueur.mn.us

2016 Property Tax Statement

VALUES AND CLASSIFICATION

PROPERTY ID#: R 20.575.0590

Taxpayer: 19518
FIRST NATIONAL BANK/LE CENTER
PO BOX 160
LE CENTER MN 56057

Step
1

Taxes Payable Year Classification:	2015	2016
COMM	RES NON-HSTD	COMM RES NON-HSTD
Estimated Market Value:	959,300	959,300
Homestead Exclusion:		
Taxable Market Value:	959,300	959,300
New Improvements/Expired Exclusions*:		

Step
2

<i>Sent in March 2015</i>		
PROPOSED TAX		
Proposed Tax:		36,048.00
<i>Sent in November 2015</i>		

Step
3

PROPERTY TAX STATEMENT	
First-half Taxes:	18,039.00
Second-half Taxes:	18,039.00
Total Taxes due in 2016:	36,078.00

Tax Desc:

HORIZON ADDITION
Lot-003 Block-005 2.75 AC

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REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Taxes Payable Year:	2015	2016
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR		
Property Tax and Credits		
3. Property taxes before credits	36,104.50	35,920.50
4. A. Agricultural market value credits to reduce your property tax		
B. Other credits to reduce your property tax		
5. Property taxes after credits	36,104.50	35,920.50
Property Tax by Jurisdiction		
6. County	7,819.66	8,171.35
7. City or Town LE CENTER CITY	14,605.08	14,540.57
8. State General Tax	7,798.86	7,461.53
9. School District 2905	3,034.43	2,659.44
	2,554.13	2,774.85
	27.70	26.51
	264.64	286.25
10. Special Taxing Districts COUNTY WID WAS/LS LIB		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	36,104.50	35,920.50
Special Assessments on Your Property	157.50	157.50
13. Special assessments Int:		
2016 SOLID 157.50 Prin: 157.50		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	36,262.00	36,078.00

PAYABLE 2016 2nd HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: OCTOBER 17

If your address has changed please check this box and show the change on the back of this stub.

Property ID#: R 20.575.0590

Bill #: 18136

SECOND 1/2 TAX AMOUNT DUE: 18,039.00

Classification: COMM
RES NON-HSTD

PENALTY: TOTAL:
MAKE CHECKS PAYABLE TO:

Taxpayer: 19518
FIRST NATIONAL BANK/LE CENTER
PO BOX 160
LE CENTER MN 56057

Pam Simonette
Le Sueur County Auditor-Treasurer
88 South Park Ave.
Le Center, MN 56057-1620

RE TAX ID# 19518



No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks.

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT.

PAYABLE 2016 1st HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: MAY 16

If your address has changed please check this box and show the change on the back of this stub.

Property ID#: R 20.575.0590

Bill #: 18136

FULL TAX AMOUNT: 36,078.00

FIRST 1/2 TAX AMOUNT DUE: 18,039.00

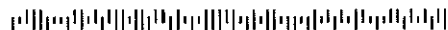
Classification: COMM
RES NON-HSTD

PENALTY: TOTAL:
MAKE CHECKS PAYABLE TO:

Taxpayer: 19518
FIRST NATIONAL BANK/LE CENTER
PO BOX 160
LE CENTER MN 56057

Pam Simonette
Le Sueur County Auditor-Treasurer
88 South Park Ave.
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RE TAX ID# 19518



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DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT.