



## MINNESOTA OFFICE OF ADMINISTRATIVE HEARINGS

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May 30, 2014

Laureen Bodin  
City Assistant Administrator  
Buffalo City Hall  
212 Central Avenue  
Buffalo, MN 55313

**VIA E-MAIL**  
([Laureen.Bodin@ci.buffalo.mn.us](mailto:Laureen.Bodin@ci.buffalo.mn.us))

Re: OA-1576 & OA-1576-1 Buffalo/Buffalo Township  
(Joint Resolution Signed 5-19-14/5-12-14; Life Tree Church; 9.06 acres)

Dear Ms. Bodin:

The Office of Administrative Hearings acknowledges receipt of the joint resolution for orderly annexation between the City of Buffalo and Buffalo Township. Please refer to the above-referenced docket number in any future correspondence relating to this proceeding.

As we discussed, Chapter 414 requires all proposed annexations to provide reimbursement from municipalities to townships for lost property taxes following annexation and for special assessments or debt attributable to the annexed property. For your information, Minn. Stat. Sec. 414.036 reads:

*Unless otherwise agreed to by the annexing municipality and the affected town, when an order or other approval under this chapter annexes part of a town to a municipality the order or other approval must provide a reimbursement from the municipality to the town for all or part of the taxable property annexed as part of the order. The reimbursement shall be completed in substantially equal payments over not less than two nor more than eight years from the time of annexation. The municipality must reimburse the township for all special assessments assigned by the townships to the annexed property and any portion of debt incurred by the town prior to the annexation and attributable to the property to be annexed but for which no special assessments are outstanding, in substantially equal payments over a period of not less than two or no more than eight years. (Emphasis added.)*

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Several options for bringing your proposed annexation into conformity with Minn. Stat. 414.036: (1) the City and Township can amend the joint resolution to include a reimbursement provision consistent with the statutory requirements; (2) the City and Township can provide written information on the reimbursement provision; or (3) the City can provide this office with the reimbursement information, and meeting the requirement of "...completed in substantially equal payments over not less than two nor more than eight years from the time of annexation."

In addition, please indicate whether any special assessments are due and what the payout schedule for those obligations should be.

Upon receipt of the reimbursement information, this matter will be scheduled for review. If you have any questions, please contact this office.

Sincerely,



Starlene J. Holman  
State Program Administrator, Senior  
Municipal Boundary Adjustment Unit  
[star.holman@state.mn.us](mailto:star.holman@state.mn.us)  
651-361-7909

c: Tom Kleist, Buffalo Township Clerk