



COMMITTEE OF THE WHOLE AGENDA
Board of Commissioners, St. Louis County, Minnesota

May 1, 2012

Immediately following the Board Meeting, which begins at 9:30 A.M.
Commissioners' Conference Room, St. Louis County Courthouse, Duluth, MN

CONSENT AGENDA:

All matters listed under the consent agenda are considered routine and/or non-controversial and will be enacted by one unanimous motion. If a commissioner requests, or a citizen wishes to speak on an item on the consent agenda, it will be removed and handled separately.

Minutes of April 24, 2012

Environment & Natural Resources Committee – Commissioner Dahlberg, Chair

1. Cancellation of Contract for Purchase of State Tax Forfeited Lands – Boldrey [12-172]
2. Cancellation of Contract for Repurchase of State Tax Forfeited Lands – Duong [12-173]
3. Public Sale of State Tax Forfeited Lands on June 14, 2012 [12-174]
4. Special Sale to the City of Hibbing [12-175]

Finance & Budget Committee – Commissioner Raukar, Chair

5. Abatement List for Board Approval [12-176]
6. Free Conveyance of Surplus Fee Land, Section 23, T51N, R16W (Grand Lake Township) [12-177]
7. Amendment to Federal Railroad Administration Grant Contract between MnDOT and St. Louis County – Rail Alliance Environmental Study [12-178]

REGULAR AGENDA:

For items on the Regular Agenda, citizens will be allowed to address the Board at the time a motion is on the floor.

Public Works & Transportation Committee – Commissioner Forsman, Chair

1. **Award of Bids – Bridge Project in Industrial Township and Central Crushing Program** [12-179]

A bid opening is scheduled for April 26, 2012, and the County Board will be provided with bid results and resolutions for consideration at the May 1, 2012 Committee of the Whole meeting.

Finance & Budget Committee – Commissioner Raukar, Chair

1. **St. Louis County Heritage & Arts Center Strategic Direction, Property Management and Operation/Administration Contract** [12-180]

Resolution authorizing the appropriate county officials to finalize and execute an agreement for the operation and management of the St. Louis County Heritage and Arts Center.

Central Management & Inter-Governmental Committee – Commissioner Jewell, Chair

1. **Advertising for Applicants to the St. Louis County Planning Commission** [12-181]

Resolution authorizing the County Auditor to advertise and accept applications to the St. Louis County Planning Commission.

COMMISSIONER DISCUSSION ITEMS AND REPORTS:

At this time, Commissioners may introduce items for discussion or report on past and future activities.

ADJOURNED:

NEXT COMMITTEE OF THE WHOLE MEETING DATES:

May 8, 2012 **Commissioners' Conference Room, Courthouse, Duluth, MN**

May 22, 2012 **City Council Chambers, Hibbing, MN**

June 5, 2012 **Commissioners' Conference Room, Courthouse, Duluth, MN**

BARRIER FREE: *All St. Louis County Board meetings are accessible to the handicapped. Attempts will be made to accommodate any other individual needs for special services. Please contact St. Louis County Property Management (218-725-5085) early so necessary arrangements can be made.*

**COMMITTEE OF THE WHOLE
ST. LOUIS COUNTY BOARD OF COMMISSIONERS**

Tuesday, April 24, 2012

Location: Clinton Town Hall, Clinton Township
Present: Commissioners O’Neil, Dahlberg, Forsman, Sweeney, Nelson and Raukar
Absent: Commissioner Jewell
Convened: Chair Nelson called the meeting to order at 12:20 p.m.

CONSENT AGENDA

Sweeney/Dahlberg moved to approve the consent agenda. Commissioner Sweeney noted there are three public hearing scheduled on May 22, 2012, for liquor law violations. (6-0)

-Minutes of April 10, 2012

1. Agreement with Mesabi Academy for High Impact, Short Term Secure and Chemical Dependency Program Addendum
2. CY 2012 Forensic Psychological Services
3. Repurchase of State Tax Forfeited Land – Lehrke
4. Renewal of Contract with Short Elliot Hendrickson, Inc. for the Conservation and Management of Clean Water – Voyageurs National Park
5. Request of Easement Sponsorship across State of Minnesota Property – Stone Ridge Road Association
6. Award of Bid – Liquid Chloride Purchase and Application
7. Award of Bid – Bituminous Materials
8. Acceptance of Grant for Bridge Replacement Project – Salo Road (Waasa Township)
9. Acceptance of Grant for Bridge Replacement Project – CSAH 9, Fourth Street (Duluth)
10. Acceptance of Grant for Bridge Replacement Project – CSAH 75 (Unorganized Township 63-21)
11. Agreements with Lake County and the Cities of Eveleth and Virginia for Maintenance Striping
12. Abatement List for Board Approval
13. Upgrade of Storage Area Network Hardware and Software
14. Off-Sale 3.2 Percent Malt Liquor License – Canosia Township
15. Authorization to Apply for and Accept the 2012 Boat & Water Safety Grant
16. Amended and Renamed Joint Powers Agreement: Lake Superior Drug and Violent Crime Task Force
17. Establish Public Hearing to Consider Allegations of Liquor Law Violations – Northland Lodge – Leiding Township (Tuesday, May 22, 2012, 9:40 a.m., City Council Chambers, Hibbing, MN)
18. Establish Public Hearing to Consider Allegations of Liquor Law Violations – Polley’s Resort – Unorganized Township 63-17 (Tuesday, May 22, 2012, 9:45 a.m., City Council Chambers, Hibbing, MN)
19. Establish Public Hearing to Consider Allegations of Liquor Law Violations – Portage Inn – Portage Township (Tuesday, May 22, 2012, 9:50 a.m., City Council Chambers, Hibbing, MN)

REGULAR AGENDA

Nelson/Raukar moved to approve a sub-allocation of the Qualified Energy Conservation Bond (QECCB) Volume Cap to the City of Gilbert. Administrator Kevin Gray said the QECCB program is similar to the Recovery Zone Economic Development Bond Program, noting the very low interest rate for the city. City of Gilbert Mayor Don Bellerud thanked the board for their support. The new Gilbert City Clerk, Susan Harper, was introduced to the board. (6-0)

Raukar/Nelson moved to approve award of purchase of fleet vehicles to the lowest bid. Administrator Gray said the request is for 51 vehicles for various departments. Senior Buyer Donna Viskoe said only two vehicles are being purchased by state contract with the rest going to St. Louis County vendors, which is attributed to the \$300 difference implemented by the board. Senior Buyer Viskoe said \$117,614.20 of the purchase is being awarded to local vendors due to the \$300 policy. The total amount of the purchase is \$962,165.60, which includes sales tax in the amount of \$48,244.38. (6-0)

Public Works Director Jim Foldesi was present and reviewed the Public Works bids, and responded to commissioner questions on the various projects.

O'Neil/Sweeney moved to award a bid for a bridge project in the City of Duluth CSAH 9 (4th Street) between 13th and 15th Avenue East, to Hovland Inc. Hermantown, MN, on their low bid of \$352,884.00 (36.62% below the engineers estimate). (6-0)

Forsman/Nelson moved to approve a bid for a bridge project on CSAH 75, Unorganized Township 63-12, to Redstone Construction Co. Inc., Mora, MN, on their low bid of \$667,876.00 (13.80% below the engineers estimate). (6-0)

Raukar/Forsman moved to approve a bid for a bridge project over Spring Ridge Creek, Waasa Township, to Landwehr Construction, Inc. St. Cloud, MN, on their low bid of \$164,866.44 (45.34% below the engineers estimate). (6-0)

Nelson/Sweeney moved to approve award of bid for a paving project on County Roads (CR) 275 and 294, Fredenberg Township, to Ulland Brothers, Inc. Cloquet, MN, on their low bid \$522,212.77 (2.08% over the engineers estimate). (6-0)

Raukar/Forsman moved to approve award of a bid for a paving project on CSAH 74, Willow Valley Township, to KGM Contractor's Inc., on their low bid for \$1,277,538.24 (12.14% below the engineers estimate).

Nelson/Sweeney moved to approve award of a bid for a paving project on CR 629, Fayal Township, to KGM Contractors, Inc. Angora, MN, on their low bid of \$837,943.41 (16.45% below the engineers estimate). (6-0)

Nelson/Raukar moved to award a contract for Crush, Screen and Stockpile Aggregate Crushing for North St. Louis County 2012 to Hammerlund Construction, Inc. Grand Rapids, MN, on their low bid of \$263,500.00 (9.91% below the engineers estimate). (6-0)

O'Neil/Sweeney moved to approve two appointments to the Public Health and Human Services (PHHS) Advisory Committee and advertise for three vacancies. Administrator Gray said the Eric Elmquist and Amber Madoll are the two appointments, with two vacancies in Commissioner District 5 and one vacancy in Commissioner District 3. (6-0)

Sweeney/O'Neil moved to approve a new job class, Lead Electronic Systems Technician, in the Sheriff's Office and increasing the Sheriff's complement by 1 FTE for the new position. (6-0)

Nelson/Raukar moved, without recommendation to the May 22, 2012, board meeting, a resolution to restructure the financial reporting and supervisory structure of the PHHS Department. Commissioner Sweeney offered a friendly amendment to strike the following language from the last sentence in the third whereas, "who could assume the role of the open Accountant Supervisor position".

Commissioner Sweeney said this language is too prescriptive and we have process in place to fill vacant positions. Commissioner Nelson did not accept the friendly. Sweeney/O'Neil moved to amend the resolution removing the language from the third whereas. After further discussion, Administrator Gray said the language is in the "whereas" section, not the final resolved and either way would be fine - it is safe to remove and safe to leave in the resolution. Human Resource Director Jim Gottschald recommended the following language for the third whereas, "who could assume the responsibilities presently assigned to the vacant Accounting Supervisor position". After further discussion, the amendment passed. (4-2, nays: Nelson, Raukar). Nelson/Forsman moved a second amendment adding the language recommended by Director Gottschald. David Glesener with the St. Louis County Merit Supervisor Union was present and said he will come back to the May 22, 2012, meeting to speak. After further discussion, the second amendment failed. (3-3, nays: O'Neil, Sweeney, Dahlberg) The final resolution passed, without recommendation to the May 22, 2012, board meeting. (6-0)

Raukar/Sweeney moved to approved appointments to the 2012 Special Board of Appeal and Equalization. (6-0)

COMMISSIONER DISCUSSION ITEMS

Commissioner Forsman said there will be a Grand Opening/Ribbon-Cutting Ceremony at 10:30 a.m. on Friday, April 27, 2012, for the NuMI Off-Axis Electron Neutrino Appearance (NOvA) far detector building near the Ash River Trail.

Commissioner O'Neil said the NOvA is an amazing experience, adding it comes all the way from Chicago to St. Louis County.

Commissioner Dahlberg said he could not attend the IRRRB event presented by Tony Sertich on April 10th as he was meeting with Public Works on some exciting road projects in his district.

Commissioner Sweeney said we lost a pillar of public service for St. Louis County with the recent passing of Carmen Orman, who served as an Officer for Canosia Township. She was a dedicated public servant and Commissioner Sweeney recognized her and her family. Commissioner Nelson said there is a road named after her called "Carmen's Way". Commissioner Forsman said he also knew Carmen Orman.

At 2:24 p.m., Raukar/O'Neil moved to adjourn. (6-0)

Keith Nelson, Chair of the County Board

Patricia Stolee, Clerk of the County Board

James Boldrey, Mt. Iron, MN

| | |
|-------------------------------|---|
| Legal Description | TOWN OF GREENWOOD LOTS 22, 23 and LOT 28, BLOCK 5 VERMILLION GROVE Parcel Code: 387-0430-02220, 02280 C22090120 |
| Purchase Price | \$1020.00 |
| Principal Amount Remaining | \$520.00 |
| Date of Last Payment | 10/15/2010 |
| Installment Payments Not Made | \$130.00 |
| Subsequent Del Taxes and Fees | \$164.86 |
| Amount Needed to Cure Default | \$294.86 |
| Insurance | N/A |

Cancellation of Contract for Purchase of State Tax Forfeited Land - Boldrey

BY COMMISSIONER _____

WHEREAS, the contract with James Boldrey of Britt, MN, for the purchase of state tax forfeited land is in default for nonpayment of taxes and installments; and

WHEREAS, the purchaser was properly served with Notice of Cancellation of Contract by civil process and has failed to cure the default for lands legally described as:

TOWN OF GREENWOOD
LOTS 22, 23 and LOT 28, BLOCK 5
VERMILLION GROVE
Parcel Code: 387-0430-02220, 02280
C22090120

WHEREAS, Minn. Stat. § 282.04, Subd, 2(d) and 504B.271 authorizes the County Auditor to dispose of abandoned personal property; and

WHEREAS, the previous owner(s) of the property will be notified by posting of property or by mail.

NOW, THEREFORE, BE IT RESOLVED, that the St. Louis County Board approves the cancellation of contract for the purchase of state tax forfeited land described above, according to the provisions of Minn. Stat. § 282.01, Subd. 5 and Minn. Stat. § 282.40, and according to the procedures of Minn. Stat. § 559.21.

RESOLVED FURTHER, that the County Auditor is authorized to dispose of abandoned personal property from the above described state tax forfeited property.



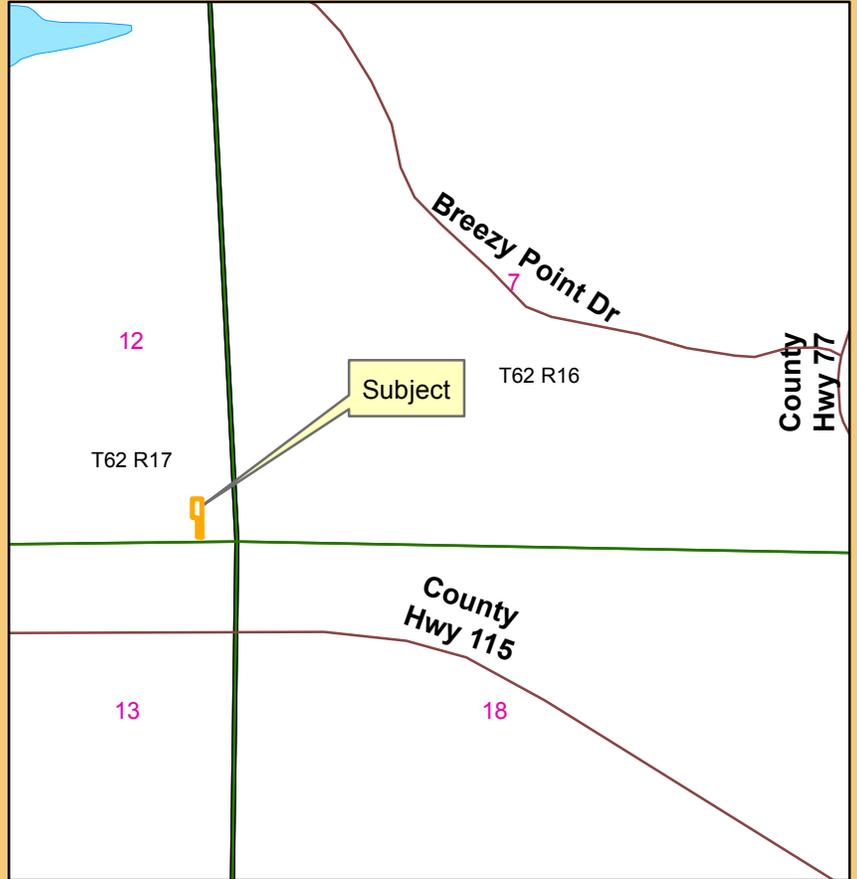
St. Louis County Land Department Tax Forfeited Land Sales

Cancellation of Contract

Legal : TOWN OF GREENWOOD
LOTS 22, 23 and 28 , BLOCK 5
VERMILLION GROVE

Parcel Code : 387-0430-02220,2280

LDKEY : 60778

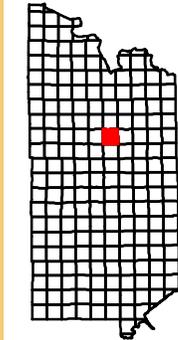


Town of Greenwood

Sec: 12 Twp: 62 Rng: 16

Commissioner District # 4

-  State Tax Forfeited Land
-  Water
-  Road
-  Area of Interest
-  Tract



St. Louis County, Minnesota

This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. This drawing is a compilation of recorded information and data located in various city, county, state and federal offices. St. Louis County is not responsible for any incorrectness herein.

St. Louis County
Land Department

May 2012



2003 NAIP Photo

BOARD LETTER NO. 12 - 173

ENVIRONMENT & NATURAL RESOURCES COMMITTEE
CONSENT NO. 2

BOARD AGENDA NO.

DATE: May 1, 2012 **RE:** Cancellation of Contract for
Repurchase of State Tax
Forfeited Lands - Duong

FROM: Kevin Z. Gray
County Administrator

Robert Krepps, Land Commissioner
Land and Minerals

RELATED DEPARTMENT GOAL:

Performing public services; financial return to the county and taxing districts.

ACTION REQUESTED:

The St. Louis County Board is requested to cancel a contract for repurchase of state tax forfeited land.

BACKGROUND:

The County Auditor has attached information in reference to a state tax forfeited land contract which has been entered into under the provisions of Minn. Stat. Chapter 282. The repurchase agreement has defaulted due to the purchaser's failure to pay the required installments and/or taxes, and/or failure to provide proof of insurance. The purchaser, Trinh Kiet Duong of Duluth, MN has been served with Notice of Cancellation of Contract by civil process but has failed to cure the default.

RECOMMENDATION:

It is recommended that the St. Louis County Board approve cancellation of this contract and authorize the disposal of abandoned personal property that may remain on the site.

Trinh Kiet Duong, Duluth, MN

| | |
|-------------------------------|---|
| Legal Description | CITY OF DULUTH LOT: 08 BLOCK: 004 MACFARLANES GRASSY POINT ADD TO DULUTH Parcel Code: 010-3140-00780 C22100056 |
| Purchase Price | \$6,111.76 |
| Principal Amount Remaining | \$5,500.58 |
| Date of Last Payment | 5/4/2010 |
| Installment Payments Not Made | \$550.06 |
| Subsequent Del Taxes and Fees | \$3,334.18 |
| Amount Needed to Cure Default | \$3,884.24 |
| Insurance | N/A |

Cancellation of Contract for Repurchase of State Tax Forfeited Land - Duong

BY COMMISSIONER _____

WHEREAS, the contract with Trinh Kiet Duong of Duluth, MN, for the repurchase of state tax forfeited land is in default for nonpayment of taxes and/or installments and/or failure to provide proof of insurance; and

WHEREAS, the purchaser was properly served with Notice of Cancellation of Contract by civil process and has failed to cure the default for lands legally described as:

CITY OF DULUTH
LOT: 08 BLOCK: 004
MACFARLANES GRASSY POINT ADD TO DULUTH
Parcel Code: 010-3140-00780
C22100056

WHEREAS, Minn. Stat. § 282.04, Subd. 2(d) and 504B.271 authorizes the County Auditor to dispose of abandoned personal property; and

WHEREAS, the previous owner(s) of the property will be notified by posting of the property or by mail.

NOW, THEREFORE, BE IT RESOLVED, that the St. Louis County Board approves the cancellation of contract for the repurchase of state tax forfeited land described above, according to the provisions of Minn. Stat. § 282.01, Subd. 5 and Minn. Stat. § 282.40, and according to the procedures of Minn. Stat. § 559.21.

RESOLVED FURTHER, that the St. Louis County Auditor is authorized to dispose of abandoned personal property from the above described state tax forfeited property.



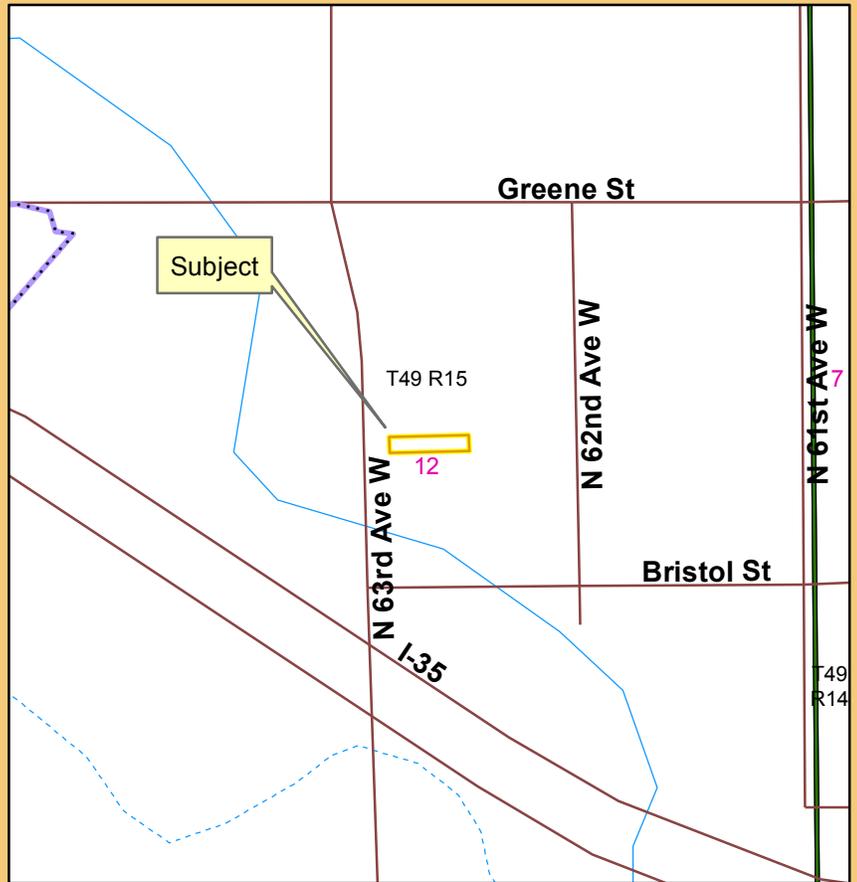
St. Louis County Land Department Tax Forfeited Land Sales

Cancellation of Contract

Legal : CITY OF DULUTH
LOT: 08 BLOCK:004
MACFARLANES GRASSY POINT
ADD TO DULUTH

Parcel Code : 010-3140-00780

LDKEY : 70357

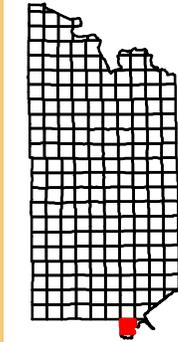


City of Duluth

Sec: 12 Twp: 49 Rng: 15

Commissioner District # 3

-  State Tax Forfeited Land
-  Water
-  Road
-  Area of Interest
-  Tract

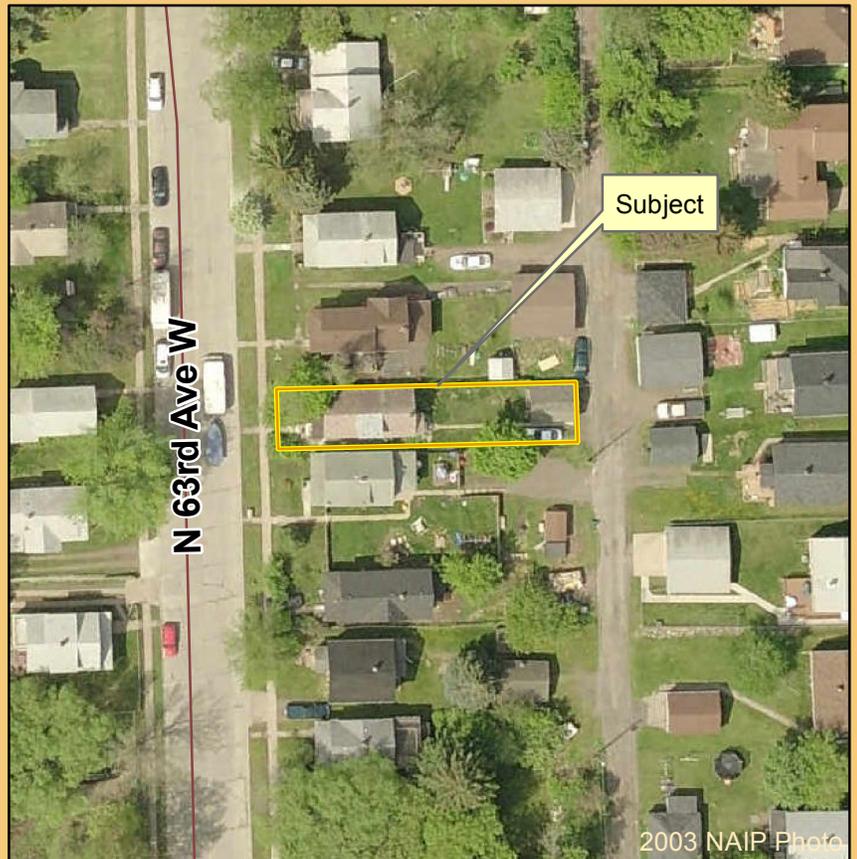


St. Louis County, Minnesota

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St. Louis County
Land Department

May 2012



2003 NAIP Photo

Public Sale of State Tax Forfeited Lands on June 14, 2012

BY COMMISSIONER _____

WHEREAS, the St. Louis County Board desires to offer for sale, as recommended by the Land Commissioner, certain parcels of land that have forfeited to the State of Minnesota for non-payment of taxes; and

WHEREAS, the parcels of land as described in County Board File No. _____ have been classified as non-conservation land as provided for in Minn. Stat. Chapter 282.01; and

WHEREAS, these parcels of land are not withdrawn from sale pursuant to Minn. Stat. § 85.012, 92.461, 282.01, Subd. 8, and 282.018, and other statutes that require the withholding of state tax forfeited lands from sale; and

WHEREAS, the Commissioner of Natural Resources has approved the sale of these lands, as required by Minn. Stat. Chapter 282.

NOW, THEREFORE, BE IT RESOLVED, that the St. Louis County Board authorizes the County Auditor to offer these lands at public sale for not less than the basic sale price in accordance with terms set forth in the Land and Minerals Department policy, and in a manner provided for by law on Thursday, June 14, 2012, at 10:00 a.m. at the Depot, 506 W. Michigan Street, Duluth, MN. Funds from the land sale are to be deposited into Fund 240 (Forfeited Tax Fund).

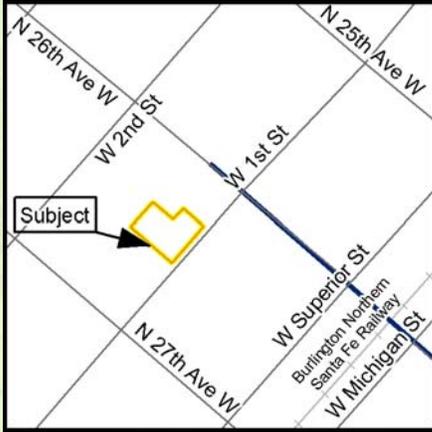


| | |
|-----------------------|--------------------|
| Land | \$18,900.00 |
| Timber | \$0.00 |
| Improvements | \$0.00 |
| Certified Assessments | \$0.00 |
| Total | \$18,900.00 |

Potential Future Assessments: \$0.00

City of Duluth Treasurer..... 218.730.5350
 City of Duluth Assessor..... 218.730.5190
 City of Duluth Building Safety.. 218.730.5300

Legal Description:
 SLY 1/2 OF ELY 28 1/2 FT OF LOT 421 & INC WLY 21 1/2 FT OF LOT 421 & INC ELY 35 1/2 FT OF LOT 423 also WLY 21 1/2 FT OF LOT 421 AND ELY 7 FT OF LOT 423 and W 28 1/2 FT OF E 35 1/2 FT and WLY 14 1/2 FT OF LOT 423 AND ELY 14 FT OF LOT 425, BLOCK 79 DULUTH PROPER SECOND DIVISION



Comments:
 ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Vacant parcel located in the Lincoln Park neighborhood of Duluth, with a low area covered with alder, ash and maple. This irregularly-shaped parcel is zoned R-2 (Residential-Urban), which requires 4,000 sq. ft. of total lot area and 30 feet of frontage to meet standards. Check for any assessments that may be pending or reinstated. Recording fee \$106.00. T#264074, T#160198, T#136431.

Driving Directions:
 From I-35, turn north onto North 27th Ave. West. and travel 0.1 of a mile to 1st St. West. Turn east (right) onto 1st St. and travel for 0.5 of a block to the subject, which is located on the north (left) side of 1st St. W.

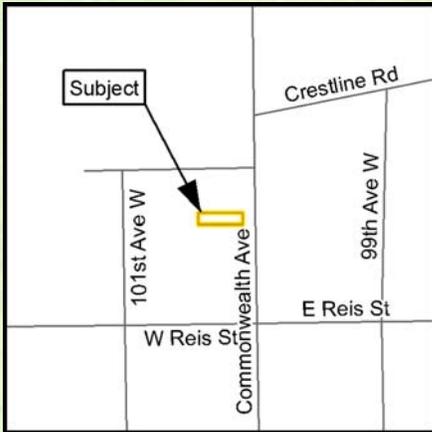


| | |
|-----------------------|-------------------|
| Land | \$4,275.00 |
| Timber | \$0.00 |
| Improvements | \$0.00 |
| Certified Assessments | \$0.00 |
| Total | \$4,275.00 |

Potential Future Assessments: \$0.00

City of Duluth Treasurer..... 218.730.5350
 City of Duluth Assessor..... 218.730.5190
 City of Duluth Building Safety.. 218.730.5300

Legal Description:
 LOT 23, BLOCK 6 GARY FIRST DIVISION DULUTH



Comments:
 ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Vacant wooded lot on the west side of Commonwealth Ave. in the Gary neighborhood of Duluth. This 25' x 100' parcel is zoned MU-N (Mixed Use Neighborhood), which requires 4,000 sq ft and 30 feet of frontage to meet standards. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:
 Travel south on Commonwealth Ave. to the Gary neighborhood of Duluth. The subject is located on the west side of Commonwealth Ave., just north of Reis St.

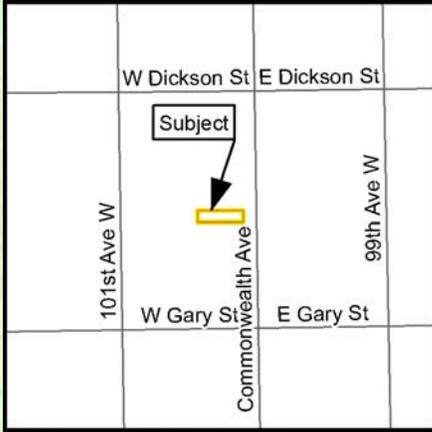


| | |
|-----------------------|--------------------|
| Land | \$8,000.00 |
| Timber | \$0.00 |
| Improvements | \$17,000.00 |
| Certified Assessments | \$0.00 |
| Total | \$25,000.00 |

Potential Future Assessments: \$0.00

City of Duluth Building Safety.. 218.730.5300
 City of Duluth Assessor..... 218.730.5190
 City of Duluth Treasurer..... 218.730.5350

Legal Description:
 LOT 22, BLOCK 26 GARY FIRST DIVISION
 DULUTH



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

A two-story brick building which offers both retail and apartment space potential located in the Gary neighborhood of Duluth. The interior of this structure was in the process of being remodeled by the previous owner. This 25' x 100' parcel is zoned MU-N (Mixed-Used Neighborhood) which requires a minimum lot width of 30 feet and 2,200 sq. ft. of total lot area to meet zoning standards. The first floor houses a large, open area that was previously used as a sales, storage and display area. The second floor contains a living room, eat-in kitchen, bathroom, and a large open area that offers the possibility for creation of bedroom spaces. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee \$46.00. (Proof of homeowners insurance for this structure is required within 30 days if purchased under contract)

Driving Directions: 1315 Commonwealth, Duluth

Travel on Commonwealth Ave. until arriving in the Gary neighborhood of Duluth. The subject is located on the west side of Commonwealth Ave. near the mid-point of the downtown area.



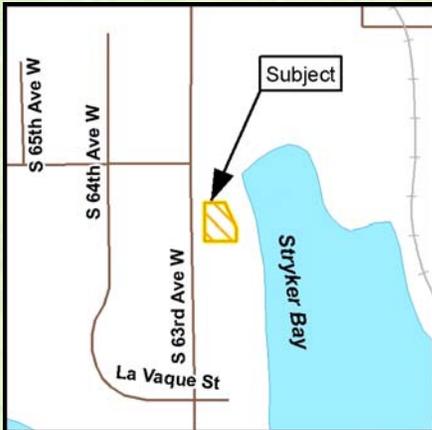
| | |
|-----------------------|--------------------|
| Land | \$42,000.00 |
| Timber | \$0.00 |
| Improvements | \$0.00 |
| Certified Assessments | \$0.00 |
| Total | \$42,000.00 |

Potential Future Assessments: \$0.00

City of Duluth Building Safety.. 218.730.5300
 City of Duluth Assessor..... 218.730.5190
 City of Duluth Treasurer..... 218.730.5350

Legal Description:

THAT PART OF LOTS 6 THROUGH 10 LYING WLY OF A LINE BEG AT A PT ON THE NLY LINE OF LOT 6 A DISTANCE OF 79.46 FT ELY OF NW COR THENCE DEFLECT TO THE RIGHT AND CONTINUE SELY ALONG A STRAIGHT LINE TO A PT ON NLY LINE OF LOT 10 BLOCK 23 LYING 125 FT ELY OF NW COR OF LOT 10 THENCE SELY ALONG A STRAIGHT LINE TO A PT ON SLY LINE OF LOT 16 BLOCK 23 LYING 125 FT ELY OF SW COR OF LOT 16 AND THERE TERMINATING ALSO THAT PART OF LOT 11 LYING WLY OF A LINE BEG AT A PT ON THE NLY LINE OF LOT 6 A DISTANCE OF 79.46 FT ELY OF NW COR THENCE DEFLECT TO THE RIGHT AND CONTINUE SELY ALONG A STRAIGHT LINE TO A PT ON NLY LINE OF LOT 10 BLOCK 23 LYING 125 FT ELY OF NW COR OF LOT 10 THENCE SELY ALONG A STRAIGHT LINE TO A PT ON SLY LINE OF LOT 16 BLOCK 23 LYING 125 FT ELY OF SW COR OF LOT 16 AND THERE TERMINATING REARR/BLK 23 HUNTERS GRASSY POINT ADD TO DULU



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Very nice irregularly shaped parcel located on South 63rd Ave. West, in the Irving neighborhood of Duluth. It features a fine view of Stryker Bay with the Western Waterfront Trail nestled adjacent to the east. This parcel is zoned R-1 (Traditional Residential), which requires finding the larger of 4,000 sq ft or the average of developed lots on the block face and the larger of 30 feet or the average of developed lots with similar uses on the block face. Due to its proximity to Lake Superior, this parcel is located in a Recreational Development Waters ("other lots" designation) area, which requires 15,000 sq. ft. of total lot area in order to meet requirements. The portion of this tract that contains Lot 11 (10-2350-115) is within a TIF (Tax Increment Financing) District. Call the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

From I-35 in Spirit Valley, take the Central Ave. exit and travel south on Central Ave. 0.3 of a mile until reaching Raleigh St. Turn west (right) onto Raleigh St. and travel on it 0.5 of a mile until reaching South 63rd Ave. West. Turn south (left) onto South 63rd Ave. West and follow it for 0.4 of a mile until reaching the subject, which is on the east (left) side of avenue.



| | |
|-----------------------|--------------------|
| Land | \$14,350.00 |
| Timber | \$0.00 |
| Improvements | \$0.00 |
| Certified Assessments | \$0.00 |
| Total | \$14,350.00 |

Potential Future Assessments: \$0.00

City of Duluth Treasurer..... 218.730.5350
 City of Duluth Building Safety.. 218.730.5300
 City of Duluth Assessor..... 218.730.5190

Legal Description:
 LOTS 1-16, BLOCK 30 NEW DULUTH 1ST DIVISION



Comments:
 ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Vacant and brushy +/- 140' x 433' parcel located between Bowser St. and Goodhue St., just east of 97th Ave. West. Road and utilities would have to be extended. Utilities are in 97th Ave. West. Check with the City of Duluth Treasurer's office for outstanding assessments. Check with City of Duluth Building Safety for zoning related questions. Bowser St. has been vacated between 96th and 97th Aves. W. adj Block 30. Parcel is zoned M-1(Manufacturing), which is not for residential use. Recording fee \$46.00.

Driving Directions:
 While traveling on Commonwealth Ave. near the Gary neighborhood of Duluth, turn east onto Goodhue St. The subject is located northeast of the intersection of Goodhue St. and 97th Ave. West, directly behind addresses 510, 526, and 530 97th Ave. West, respectively.

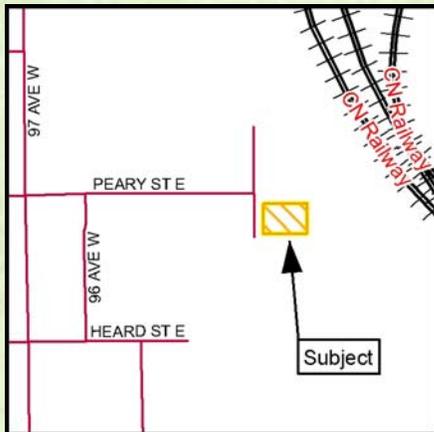


| | |
|-----------------------|--------------------|
| Land | \$20,000.00 |
| Timber | \$0.00 |
| Improvements | \$62,500.00 |
| Certified Assessments | \$0.00 |
| Total | \$82,500.00 |

Potential Future Assessments: \$1,427.56 4/4/2012

City of Duluth Assessor..... 218.730.5190
 City of Duluth Treasurer..... 218.730.5350
 City of Duluth Building Safety.. 218.730.5300

Legal Description:
 W 140 FT OF E 518 FT OF OUTLOT B, NEW DULUTH 1ST DIVISION



Comments:
 ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

A two-story single family home located on a dead end street in the Gary neighborhood of Duluth. This home sits on a 66' x 140' lot, and is zoned R-1 (Residential-Traditional), which requires finding the larger of 4,000 sq. ft. or the average of developed lots on the block face and the larger of 30 feet or the average of developed lots with similar uses on the block face. The first floor features a kitchen, living and dining rooms, mudroom, and a 1/2 bath. The second floor contains 3 bedroom and a full bath. Multiple storage options can be found in the full basement. The adjoining parcel containing off-street parking/driveway and a two stall garage is not included with this sale. There is an unsatisfied mortgage held against this property. Please consult a real estate attorney for details regarding this status. Check with the City of Duluth for any pending or future assessments that may be reinstated. (Proof of homeowners insurance for this structure is required within 30 days if purchased under contract) Recording fee \$46.00.

Driving Directions: 332 95th Ave. West, Duluth
 While traveling on Commonwealth Ave. in the Gary neighborhood of Duluth, turn east on Peary St. and follow until reaching 95th Ave. West. Turn south (right) on 95th Ave. West and arrive at the subject, located on the east (left) side of the avenue.



| | |
|-----------------------|--------------------|
| Land | \$12,600.00 |
| Timber | \$0.00 |
| Improvements | \$0.00 |
| Certified Assessments | \$0.00 |
| Total | \$12,600.00 |

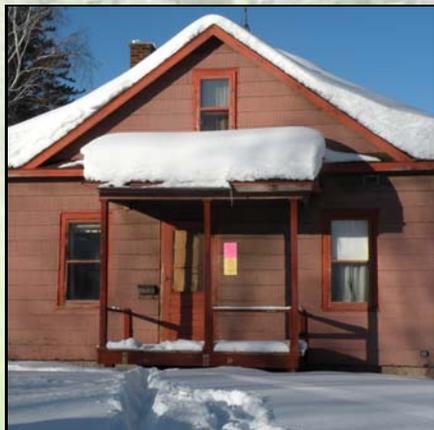
Potential Future Assessments: \$0.00
 City of Duluth Treasurer..... 218.730.5350
 City of Duluth Assessor..... 218.730.5190
 City of Duluth Building Safety.. 218.730.5300

Legal Description:
 LOTS 10, 11 AND 12, BLOCK 107 PORTLAND DIV OF DULUTH



Comments:
 ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.
 Vacant parcels with high ground located in the East Hillside neighborhood of Duluth. This 75' x 130' parcel is zoned R-2 (Residential-Urban) which requires 4,000 sq. ft. of total lot area and 30 feet of frontage to meet standards. Utilities are available. Check with the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. (Proof of homeowners insurance for this structure is required within 30 days if purchased under contract) Recording fee \$92.00. T#200491.

Driving Directions:
 From Superior St. East, turn north (left) onto North 8th Ave. East. Turn west (left) onto 5th St. East, subject is on your left.



| | |
|-----------------------|-------------------|
| Land | \$1,475.00 |
| Timber | \$0.00 |
| Improvements | \$7,350.00 |
| Certified Assessments | \$0.00 |
| Total | \$8,825.00 |

Potential Future Assessments: \$0.00
 City of Chisholm..... 218.254.7900

Legal Description:
 LOTS 20 AND 21, BLOCK 25 NORTHERN ADDITION TO CHISHOLM



Comments:
 ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.
 Small 1 1/2 story home with detached 1 stall garage located on the Iron Range in the City of Chisholm. This home sits on a 50' x 125' lot and is zoned R-1 (Residential-Traditional), which requires a minimum lot width of 50 feet and 6,000 sq. ft. of total lot area to meet standards. The first floor contains a kitchen, walk-in pantry, dining room and living room, while the 1/2 story houses 1 bedroom and a full bathroom. Check with the City of Chisholm for any pending or future assessments that may be reinstated. Recording fee \$46.00.

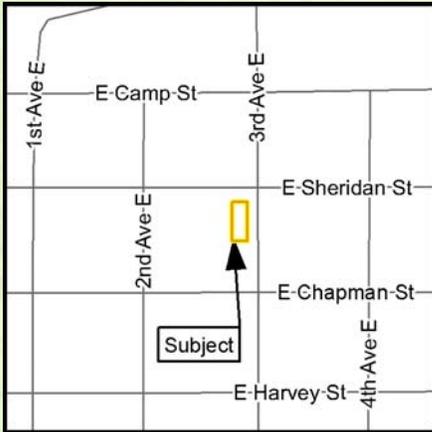
Driving Directions: 408 8th St NW, Chisholm
 From U.S. Highway 169 near Chisholm, take MN Highway 73 to the north until arriving at the Lake St. 4th Ave. NW intersection. Turn north (left) onto 4th Ave. NW and travel to 8th St. NW. Turn west (left) and travel to the subject, located on the north (right) side of 8th St. NW.



| | |
|-----------------------|--------------------|
| Land | \$17,150.00 |
| Timber | \$0.00 |
| Improvements | \$65,550.00 |
| Certified Assessments | \$0.00 |
| Total | \$82,700.00 |

Potential Future Assessments: \$0.00
 City of Ely..... 218.365.3224

Legal Description:
 LOTS 11 AND 12, BLOCK 9 ELY



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.
 Commercial building with prime location exposure on the main throughfare in the northern MN City of Ely. This brick structure sits on a 50' x 125' lot and is zoned C-1 (Commercial), which allows structures to encompass no more than 90% of the total lot area to meet standards. The building previously housed two separated businesses, with each having its own storefront. The east storefront side of the structure features 12 office spaces, 2 bathrooms and a storage room on the main floor with additional storage and living space on the second floor on the southern portion. The west store front contains a large open area sales floor on the main floor with three additional storage rooms on the southern portion. A separate door between the two businesses leads to the second floor which houses 19 rooms previously used for office space, storage, mens and womens bathrooms, and a shared kitchen. A large basement runs beneath the entire structure and offers shared storage spaces as well as access to utilities. A 1 stall attached garage is near the rear of the east side of the structure, and has vehicle access via the adjoining alley. There is an unsatisfied mortgage held against this property. Consult a real estate attorney for details regarding this status. Check with the City of Ely for any pending or future assessments that may be reinstated. (Proof of homeowners insurance for this structure is required within 30 days if purchased under contract) Recording fee \$46.00.

Driving Directions: 242 E Sheridan St
 From State Highway #1 (East Sheridan St.) in Ely, travel on east for 0.5 of a mile to the subject, located on the southwest corner of the 3rd Ave. East and East Sheridan St. intersection.



| | |
|-----------------------|--------------------|
| Land | \$21,000.00 |
| Timber | \$0.00 |
| Improvements | \$0.00 |
| Certified Assessments | \$0.00 |
| Total | \$21,000.00 |

Potential Future Assessments: \$0.00
 City of Ely..... 218.365.3224

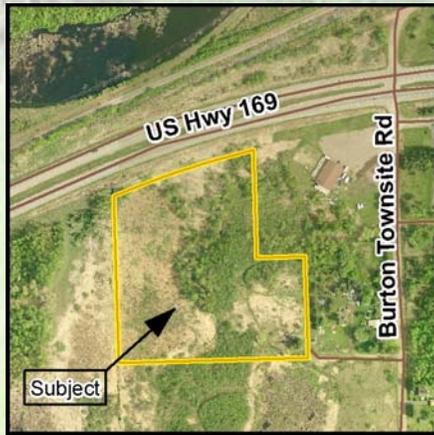
Legal Description:
 LOTS 71 THRU 78 INC, BLOCK 10 AUDITORS PLAT OF CHANDLER ADDITION TO ELY



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.
 Vacant, wooded lots on the north side of West Shagawa Rd., just east of address 525 West Shagawa Rd. This 200' x 125' parcel is zoned R1 (Residential), which requires 50 feet of lot width and 6,000 sq. ft. for 1 family or 50 feet of lot width and 4,000 sq. ft. for 2 families. All utilities are available for this parcel. Check with the City of Ely for any pending or future assessments that may be reinstated. Recording fee \$46.00.

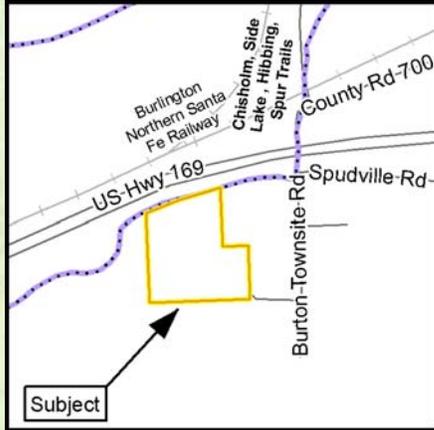
Driving Directions:
 From Sheridan St., turn north (left) onto North Central Ave., then turn west (left) at the second Shagawa Rd. sign, subject will be on the north (right), just past (west of) address 425 West Shagawa Rd.



| | |
|-----------------------|-------------------|
| Land | \$8,200.00 |
| Timber | \$0.00 |
| Improvements | \$0.00 |
| Certified Assessments | \$0.00 |
| Total | \$8,200.00 |

Potential Future Assessments: \$0.00
 City of Hibbing218.262.3486 ext 115
 MNDOT (Virginia Office)....218.742.1111

Legal Description:
 LOTS 5 AND 6 EX HWY R/W AND ALL OF LOTS 7 THRU 14 INC PT OF VAC AVE ALLEY & ST ADJ, BLOCK 3 also LOTS 5 and 6 EX HWY RT OF WAY ALL LOTS 7 THRU 16 and LOTS 17 and 18 EX HWY RT OF WAY INC PT OF VAC AVE ALLEY & ST ADJ, BLOCK 4 also LOTS 1 THRU 32 INC PT OF VAC AVE ALLEY & ST ADJ, BLOCK 5 also LOTS 1 THRU 29 INC PT OF VAC AVE ALLEY & ST ADJ TO LOTS 1 THRU 16 & INC VAC ALLEY ADJ LOTS 27 THRU 29, BLOCK 6 BURTON CITY OF HIBBING



Comments:
 ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.
 An irregularly shaped, 9 acre parcel located just northwest of the Iron Range City of Hibbing. This wooded and brushy tract has platted, unimproved streets as well as wetland areas. This parcel is zoned C-3 (Commercial) which requires 20,000 sq. ft. of total lot area as well as 120 feet of lot width to meet standards. Check with the City of Hibbing for any pending or future assessments that may be reinstated. Access to this parcel off U.S. Highway #169 is unlikely, but prospective buyer should check with MNDOT for further information. Recording fee \$46.00.

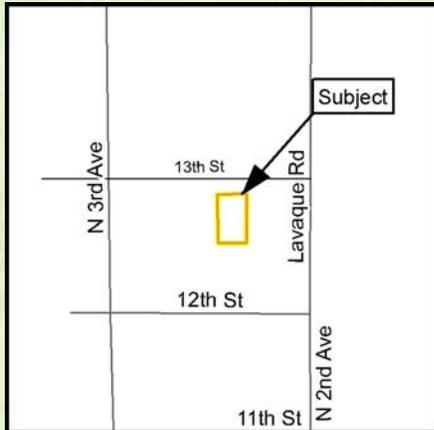
Driving Directions:
 From U.S. Highway #169 outside of Hibbing, turn onto the Burton Townsite Rd., subject is to the west.



| | |
|-----------------------|-------------------|
| Land | \$7,000.00 |
| Timber | \$0.00 |
| Improvements | \$0.00 |
| Certified Assessments | \$0.00 |
| Total | \$7,000.00 |

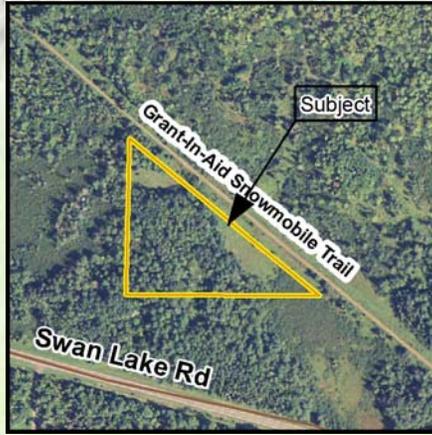
Potential Future Assessments: \$24,264.18
 City of Proctor. 218.726.2304

Legal Description:
 LOTS 15-17, BLOCK 12 QUINNS ADDITION TO PROCTOR



Comments:
 ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.
 Nice 75' x 125' tract is located on the south side of 13th St. in Proctor with all utilities available. These lots are zoned R1B/R2 (Residential) which requires 60 feet of lot frontage and 7,500 sq. ft. total lot area in order to meet standards. There are special assessments in the amount of \$24,264.18 that must be paid to the City of Proctor before connections can be made. Please call the City of Proctor for payment plan options to help satisfy these assessments and for any pending, additional or future assessments that may be reinstated. Recording fee \$46.00. T#238705.

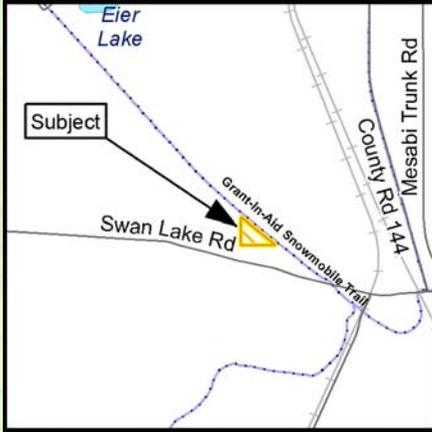
Driving Directions:
 From U.S. Highway #2 in Proctor, turn north onto North 2nd Ave. (LaVaque Rd) and travel 0.9 of a mile to 13th St. Travel west (left) on 13th St. for 200 feet until arriving at the subject, which is located on the south (left) side of the street.



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| Land | \$2,775.00 |
| Timber | \$1,850.00 |
| Improvements | \$0.00 |
| Certified Assessments | \$0.00 |
| Total | \$4,625.00 |

Potential Future Assessments: \$0.00
 Town of Alborn.....218-345-6686

Legal Description:
 SE 1/4 OF NW 1/4 EX RY R OF W 3 62/100 AC AND EX PART LYING NE OF RY R/W, Sec 23 Twp 52N Rge 18W ALBORN TOWN OF



Comments:
 ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.
 A triangle shaped 4.74 acre parcel lying just west of an old railroad grade located near the Town of Alborn. The grade currently is being used as a Grant-In-Aid Snowmobile Trail. The Dept. of Natural Resources has jurisdiction of the trail use and any motorized use other than snowmobiles is prohibited. This parcel contains a low area located between the steep trail grade and the upland timber (parcel is predominantly aspen). According to the St. Louis County Planning Dept., the parcel was carved out of the forty acre piece prior to zoning, so it is a legal lot of record, without access. Proof of secured access in the form of an easement would be required to be used for residential purposes. Check with the Town of Alborn for any pending or future assessments that may be reinstated. Recording fee \$46.00.

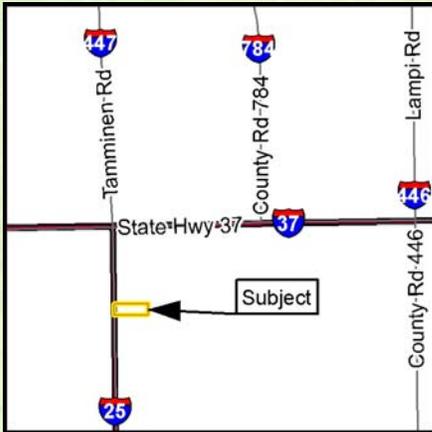
Driving Directions:
 From U.S. Highway #53 at Independence (just north of the intersection of U.S. Highway #33 and #53), turn west onto County Road #47. Travel 6 miles on County Road #47/#7 to Alborn and turn west (left) and stay on #47 for 0.75 of a mile. Parcel is walk-in access from the old railroad grade, now a snowmobile trail. Walk north on grade for approximately 2,000 feet. Parcel is on the left, southwest of the railroad grade.



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|-----------------------|--------------------|
| Land | \$5,700.00 |
| Timber | \$0.00 |
| Improvements | \$4,300.00 |
| Certified Assessments | \$0.00 |
| Total | \$10,000.00 |

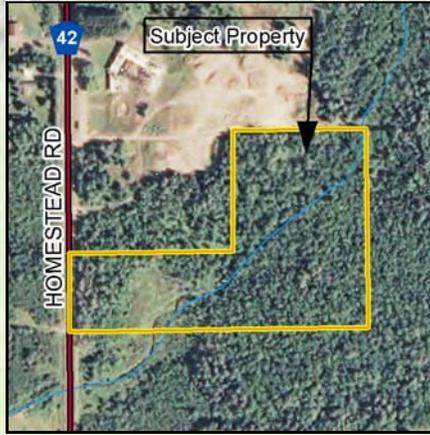
Potential Future Assessments: \$0.00
 Town of Cherry 218-744-1834
 County Planning & Development - North 218.749.7103

Legal Description:
 NLY 100 FT OF WLY 300 FT OF SW 1/4 OF NW 1/4 OF NW 1/4, Sec 25 Twp 57N Rge 19W CHERRY TOWN OF



Comments:
 ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.
 A small 1 story home with a detached 1 stall garage is located near the northern MN Town of Cherry. This 100' x 300' (0.69 acre) parcel has an open lot, bordered with aspen and conifer. This home sits on a concrete foundation with a crawl space, features a living room, kitchen, dining room, utility room, bath and 2 bedrooms. The condition of the utilities is unknown. This parcel is zoned RES-7 (Residential), which requires 1 acre, a minimum width of 150 feet and 20 feet for setbacks to meet zoning standards. Check with the Cherry Township for any pending or future assessments that may be reinstated. (Proof of homeowners insurance for this structure is required within 30 days if purchased under contract) Recording fee \$46.00.

Driving Directions:
 From Eveleth, travel south on U.S. Highway #53 approximately 4.5 miles and turn west (right) onto MN Highway #37. Travel approximately 9 miles and turn south (left) on CSAH 25. Travel approximately 690 feet and parcel is on the east(left) side of the road. Fire number 3872.



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|-----------------------|--------------------|
| Land | \$31,506.00 |
| Timber | \$694.00 |
| Improvements | \$0.00 |
| Certified Assessments | \$0.00 |
| Total | \$32,200.00 |

Potential Future Assessments: \$0.00
Town of Duluth..... 218.525.5705

Legal Description:
SW1/4 OF SE1/4 EX 5 AC AT NW COR AND EX S1/2 AND EX E1/2 OF NE1/4, Sec 10 Twp 52N Rge 12W DULUTH TOWN OF



Comments:
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.
A nicely wooded 9.97 acre parcel located in a rural setting near the Town of Duluth. A beautiful trout stream flows through this property. The deed issued for this parcel will include a conservation easement of 50 feet on either side of the centerline of the stream to provide riparian protection and angler access. It is zoned FAM-3(Forest Agricultural Management), which requires 9 acres and 600 feet of lot width to meet standards. Contact Duluth Township for permitted use, zoning questions, and any pending or future assessments that may be reinstated. Recording fee \$46.00.

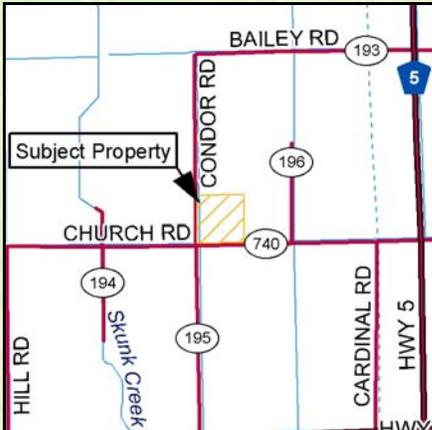
Driving Directions:
From U.S. Highway #61, travel north on the Homestead Rd. (County Road #42) for 4.5 miles. Parcel is on the east(right) side of the road, 0.25 of a mile north of the Torgeson Rd., just north of a creek crossing.



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|-----------------------|--------------------|
| Land | \$16,428.00 |
| Timber | \$1,372.00 |
| Improvements | \$0.00 |
| Certified Assessments | \$0.00 |
| Total | \$17,800.00 |

Potential Future Assessments: \$0.00
Town of Elmer Assessor.....218.427.2616
Town of Elmer Clerk.....218.427.2347

Legal Description:
SW 1/4 OF SE 1/4, Sec 12 Twp 53N Rge 20W ELMER TOWN OF



Comments:
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.
A forty acre parcel located near the northern MN Town of Elmer. This property contains approximately 3 acres of high ground along its western border. About nine acres of this parcel are low, and covered with lowland brush and timber. Zoning is FAM-3 (Forest Agricultural Management), requiring 9 acres and 300 feet of lot width to meet minimum standards. The parcel is encumbered by a power line easement along the Condor Rd. Recording fee \$46.00.

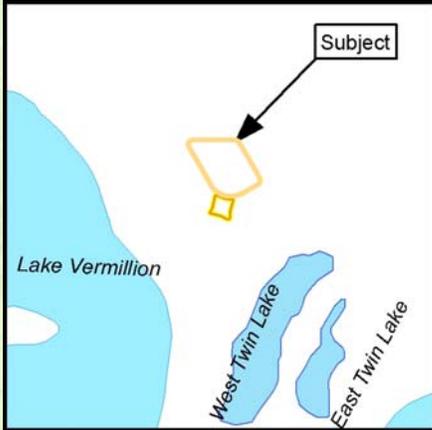
Driving Directions:
From the Town of Meadowlands, travel west on U.S. Highway #133 for approximately 4 miles. Turn north (right) on County Rd #195 (Condor Road) for 1 mile. Parcel is northeast of the intersection of Condor Road and Church Road (County #740).



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| Land | \$10,100.00 |
| Timber | \$0.00 |
| Improvements | \$0.00 |
| Certified Assessments | \$0.00 |
| Total | \$10,100.00 |

Potential Future Assessments: \$0.00
Town of Greenwood. 218.753.2231

Legal Description:
LOTS 167 thru 170 AND OUTLOT F, VERMILION DELLS T OF GREENWOOD



Comments:
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY. Located on Pine Island, in the plat of Vermilion Dells, these lots are approximately 0.5 of a mile northeast across Lake Vermillion from Birch Point. Water access only and the platted roads are not developed. This interior tract is gently sloping with aspen and red pine. This parcel meets the requirements of 1 acre and 200 feet of lot width for RES-8 (Residential) zoning. Recording fee \$66.00. T#258507.5, T#26425.

Driving Directions:
Located on Pine Island, the plat of Vermilion Dells is approximately 0.5 of a mile northeast, across Lake Vermillion from Birch Point. Water access only and the platted roads are not developed.



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|-----------------------|--------------------|
| Land | \$25,200.00 |
| Timber | \$0.00 |
| Improvements | \$0.00 |
| Certified Assessments | \$0.00 |
| Total | \$25,200.00 |

Potential Future Assessments: \$0.00
City of Hermantown..... 218.729.3600

Legal Description:
LOT 12, EX N 150 FT also NLY 150 FT OF LOT 12, BLOCK 1 MORSE ADDITION CITY OF HERMANTOWN



Comments:
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY. Quiet neighborhood setting just minutes from the Miller Hill Mall. This 2.4 acre lot is located at the intersection of Kenroy and Hermantown Rds. City sewer and water are available. Lot is high in the northeast and slopes southwest to a low drainage area. This parcel is zoned R-3 (Residential) which requires 0.5 of an acre and 100 feet of road frontage to meet minimum standards. Check with the City of Hermantown for any assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:
From U.S. Highway #53, take the Stebner Rd. south 2.5 miles to Hermantown Rd. Turn west (right) on Hermantown Rd. and travel 0.2 of a mile to Kenroy Rd. Parcel is west of the intersection.



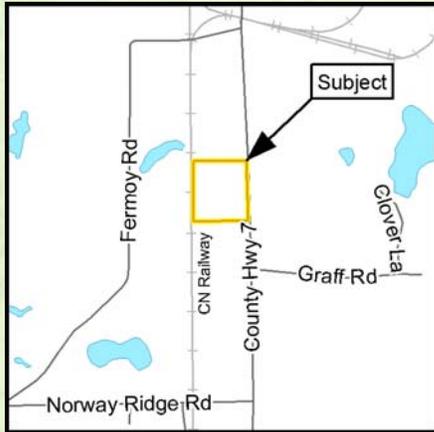
| | |
|-----------------------|-------------------|
| Land | \$9,266.00 |
| Timber | \$534.00 |
| Improvements | \$0.00 |
| Certified Assessments | \$0.00 |
| Total | \$9,800.00 |

Potential Future Assessments: \$0.00

County Planning & Development - North
218.749.7103
County Assessor Virginia..... 218.749.7147

Legal Description:

NE1/4 OF NE1/4 EX RY R/W 3.19 AC also EX S1/2 OF S1/2 AND S1/2 OF S1/2 OF NE1/4 OF NE1/4 EX 1.06 AC FOR RR R/W, Sec 15 Twp 56N Rge 18W MCDAVITT TOWN OF



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Located on CSAH #7, half way between Forbes and Zim. This tract is low land, bordered on the west by a railroad. There is an underground gas line which runs north-south in the western third. There are small pockets of aspen and red pine on the southern border. There is a non-exclusive driveway easement in the southeast corner. This tract is zoned FAM-3 (Forest Agricultural Management), requiring 9 acres, 300 feet of lot width and 50 foot side principle. Recording fee \$46.00.

Driving Directions:

From Eveleth, take U.S. Highway #53 south 4 miles and turn west (right) on MN Highway #37. Travel 4 miles and turn south (left) on CSAH #7. Subject is approximately 4 miles south on west (right) side of road.



| | |
|-----------------------|--------------------|
| Land | \$17,545.00 |
| Timber | \$3,455.00 |
| Improvements | \$0.00 |
| Certified Assessments | \$0.00 |
| Total | \$21,000.00 |

Potential Future Assessments: \$0.00

Town of McDavitt Assessor.....218.969.9480

Legal Description:

NW 1/4 OF NW 1/4, Sec 27 Twp 56N Rge 18W MCDAVITT TOWN OF



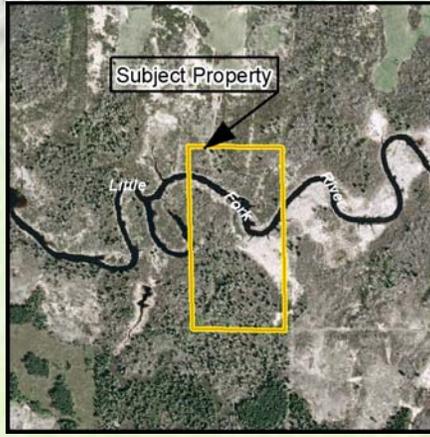
Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

This 40 acre parcel is primarily brush, with an area in the northwest that has a few scattered aspen, black spruce and tamarack. The remainder of the parcel is considered shrub swamp. This parcel is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, 300 feet of lot width and 50 foot side principle to meet standards. Recording fee \$46.00.

Driving Directions:

From Eveleth, take U.S. Highway #35 south for 6 miles to CSAH #16 and turn west (right). Travel 4 miles and turn south (left) on CSAH #7. Travel 4.5 miles and turn west (right) on CSAH #27. Travel 0.75 of a mile and turn north (right) onto County Road #311 (Fermoy Rd.). Parcel is less than 0.5 of a mile on the east (right) side of the road (or the southwest corner of County Road #311 and County Road #681).

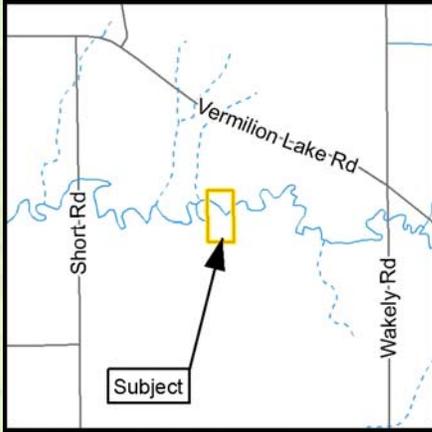


| | |
|-----------------------|--------------------|
| Land | \$12,542.00 |
| Timber | \$1,458.00 |
| Improvements | \$0.00 |
| Certified Assessments | \$0.00 |
| Total | \$14,000.00 |

Potential Future Assessments: \$0.00

Town of Owens. 218.848.2998
 Local Assessor. 218.848.2475
 County Planning & Development - North

Legal Description:
 SW 1/4 OF SW 1/4 EX W1/2, Sec 14 Twp 62N Rge 18W OWENS TOWN OF



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

This 20 acre, no legal access parcel has the Little Fork River running through the center. The north half is primarily brush and the south half has brush, black spruce, tamarack and aspen. There is a conservation easement of 100 feet in width along each side of the centerline of the stream for riparian protection and angler access that does not allow the placement or construction of any structure or building nor any excavating, filling, dumping, tree cutting or burning in the restricted area, excluding a 15 foot wide strip of land for water access and a dock for a potential landowner. This parcel is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, 300 feet of lot width and 50 foot side principle. Recording fee \$46.00.

Driving Directions:

From Cook, take CSAH #115 east 3 miles and travel south (right) on County Road #431 (Short Rd.) for 0.75 of a mile. Parcel is 0.75 of a mile east (left). Please respect private property and ask permission to access.

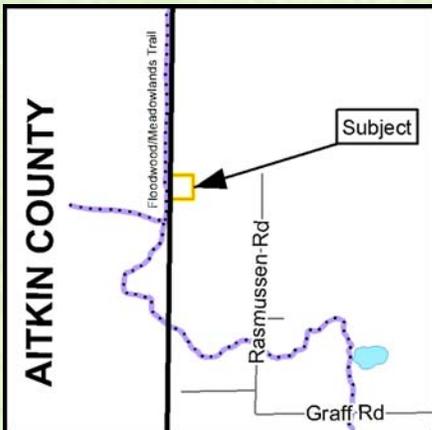


| | |
|-----------------------|--------------------|
| Land | \$13,686.00 |
| Timber | \$3,014.00 |
| Improvements | \$0.00 |
| Certified Assessments | \$0.00 |
| Total | \$16,700.00 |

Potential Future Assessments: \$0.00

Town of Prairie Lake..... 218.357.3007
 County Planning & Development - South
 218.725.5000

Legal Description:
 LOT 3, Sec 18 Twp 50N Rge 21W PRAIRIE LAKE TOWN OF



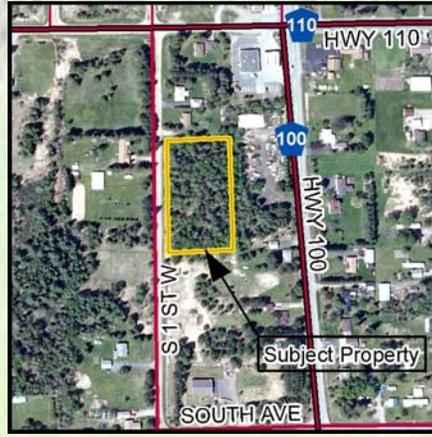
Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Located within the Savanna State Forest and bordering Aitkin County, this parcel has a nice mix of upland northern hardwoods and aspen regeneration with lowland hardwoods and low meadow woven throughout. Along the north, it borders a large continuous state owned black spruce bog. This parcel is zoned FAM-1 (Forest Agricultural Management), which requires 35 acres and 600 feet of lot width to meet minimum standards. There is no known legal access to the parcel. Please respect private property by seeking permission to access. Recording fee \$46.00.

Driving Directions:

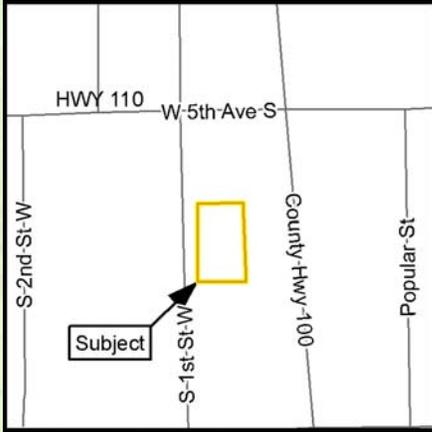
There is no known legal access to the parcel.



| | |
|-----------------------|--------------------|
| Land | \$12,500.00 |
| Timber | \$0.00 |
| Improvements | \$0.00 |
| Certified Assessments | \$0.00 |
| Total | \$12,500.00 |

Potential Future Assessments: \$0.00
 County Planning & Development - North
 218.749.7103
 County Assessor Virginia..... 218.749.7147

Legal Description:
 LOTS 4, 5, AND 6, BLOCK 1 GARDENDALE 1ST
 ADDITION TOWN OF WHITE



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

This +/- 1.44 acre parcel, on South 2nd Street West (a township road) is timbered with spruce, aspen, and balsam fir. Public water (City of Aurora) is available. Parcel is +/-187' x 322' and is zoned RES-7 (Residential), requiring 1 acre, 150 feet of lot width and 20 foot setbacks. Recording fee \$46.00.

Driving Directions:

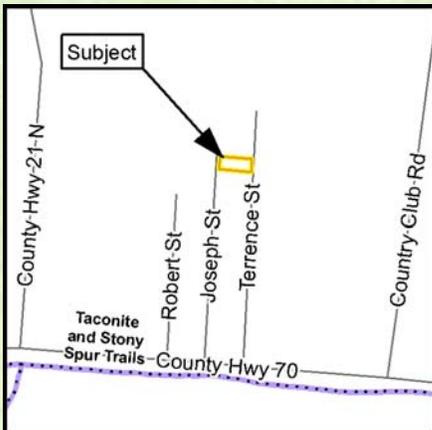
Take County Road #100 south and turn west (right) on County Road #110. Then turn south (left) on South 2nd St. West. The parcel is located approximately 350 feet south of County Road #100 on the east (left) side of the street.



| | |
|-----------------------|--------------------|
| Land | \$23,100.00 |
| Timber | \$0.00 |
| Improvements | \$0.00 |
| Certified Assessments | \$0.00 |
| Total | \$23,100.00 |

Potential Future Assessments: \$0.00
 County Assessor Virginia..... 218.749.7147
 County Auditor Virginia..... 218.749.7104
 County Planning & Development - North

Legal Description:
 LOT 1 also LOT 16, NORTH BABBITT FIRST
 ADDITION 61-13



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

A 140' x 336' parcel with jack pine and aspen that slopes to the northwest with lowland brush located near the northern MN City of Babbitt. This tract has frontage on both Joseph (gravel) and Terrence (paved) Sts. Zoned RES-12 (Residential) which requires a minimum lot width of 100 feet and 0.33 of an acre of total lot area to meet standards. Check with the St. Louis County Assessor's office for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

From the City of Babbitt, take CSAH #70 approximately 0.75 of a mile west. Turn north (right) on Terrance St. The parcel is less than 0.4 of a mile north, located on the west (left) side of the road (or at the end of the pavement on the east side (right) of Joseph St.).

Special Sale to the City of Hibbing

BY COMMISSIONER _____

WHEREAS, the City of Hibbing has requested to purchase the following described state tax forfeited land for the appraised value of \$3,200, plus fees and expenses, for the purpose of economic development:

Legal: LOTS 17 AND 18, BLOCK 10, BROOKLYN C OF HIBBING
City: Hibbing
Parcel Code: 140-50-1550
Acres: 0.14
LDKEY: 35179

WHEREAS, Minn. Stat. § 282.01, Subd. 1(a) authorizes the sale of state tax forfeited land to an organized governmental subdivision for any public purpose for which the subdivision is authorized to acquire property; and

WHEREAS, this parcel of land has not been withdrawn from sale pursuant to Minn. Stat. § 82.012, 92.461, 282.01, Subd. 8; and 282.018, and other statutes that require the withholding of state tax forfeited lands from sale; and

WHEREAS, this parcel of land has been classified as non-conservation land pursuant to Minnesota Statutes Section 2823.01.

NOW, THEREFORE, BE IT RESOLVED, that the St. Louis County Board approves the sale of the state tax forfeited land, as described, to the City of Hibbing for the appraised value of \$3,200 plus the following fees: 3% assurance fee of \$96, deed fee of \$25, deed tax of \$10.56, recording fee of \$46, and administration fee of \$150; for a total of \$3,527.56 to be deposited into Fund 240 (Forfeited Tax Fund).

RESOLVED FURTHER, that the St. Louis County Auditor shall offer for sale at public auction the state tax forfeited land described here if the City of Hibbing does not purchase the land by July 31, 2012.

At the Council meeting held February 15, 2012, at 6:00 P.M., in the Hibbing City Council Chambers, Councilor Frank Bigelow offered the following Resolution and moved its adoption:

RESOLUTION NO. 12-02-02

RESOLUTION REGARDING ACQUISITION OF TAX FORFEITED LANDS

WHEREAS, The City of Hibbing is a Minnesota municipal corporation; and,

WHEREAS, The County has indicated a willingness to allow the City of Hibbing to acquire a tax forfeited parcel located at the intersection 12th Street East and 15th Avenue East, Hibbing, and legally described as follows, to-wit:

Lots 17 and 18, Block 10, BROOKLYN
(Torrens - Certificate of Title No. 235653.0)

and,

WHEREAS, It would be the intent of the City to acquire the parcel and to then transfer the premises to the Hibbing Economic Development Authority to in turn transfer said premises to Mark F. Wehrenberg in exchange for real property at 1936 Fourth Avenue East, Hibbing, Minnesota and legally described as follows, to-wit:

N1/2 of Lot 11, EXCEPT the S1/2, and also EXCEPT the East 28 feet of the N1/2 of the N1/2 of said Lot 11; and the S1/2 of Lot 12, EXCEPT the South 12 1/2 feet of the East 28 feet thereof, in Block 4, CENTRAL ADDITION TO HIBBING.

to be used as a public parking lot for downtown Hibbing.

NOW, THEREFORE, BE IT RESOLVED, that the City apply to St. Louis County through its Land Department to acquire Lots 17 and 18, Block 10, BROOKLYN, and that the Mayor and the Clerk are hereby authorized to sign any Application necessary for said acquisition.

The motion to adopt the foregoing Resolution was duly supported by Clerk Patrick Garrity, and upon being put to a vote, carried as follows:

City of Hibbing
Resolution No. 12-02-02
February 15, 2012

FOR ADOPTION: Councilor Darby Sater
Councilor Patty Shafer
Councilor Frank Bigelow
Councilor Jack Lund
Councilor Tim Harkonen
Clerk Patrick Garrity
Mayor Rick J. Cannata

AGAINST ADOPTION: None.

ABSENT: None.

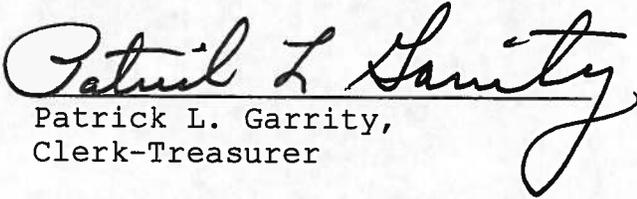
Passed and adopted this 15th day of February, 2012.

CITY OF HIBBING



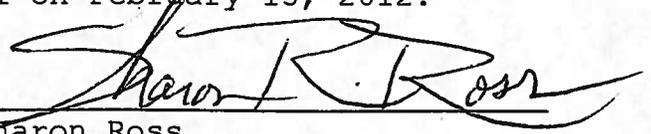
Rick J. Cannata, Mayor

ATTEST:



Patrick L. Garrity,
Clerk-Treasurer

I hereby affirm that the above is a true and correct copy of a Resolution passed by the City Council on February 15, 2012.



Sharon Ross
Council Secretary

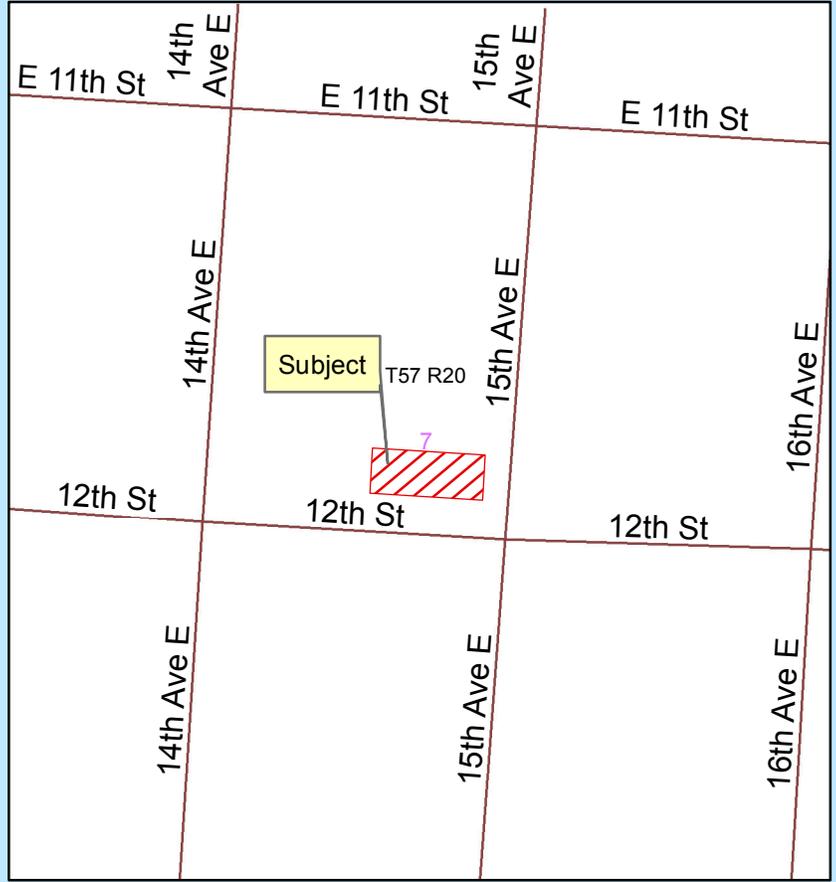
City of Hibbing
Resolution No. 12-02-02
February 15, 2012



St. Louis County Land Department Tax Forfeited Land Sales

Land Sale Parcel

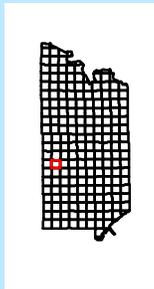
Legal: Lots 17 and 18, Block 10,
Brooklyn Addition
City of Hibbing
Sec 7, Twp 57N Rng 20W
Parcel Code: 140-50-1550
0.14 Acres
LDKEY: 35179



City of Hibbing-Brooklyn Addition Twp 57N Rng 20W Sec 7

Commissioner District #7

- State Tax Forfeited Land
- Water
- Road
- Area of Interest
- Tract



St. Louis County, Minnesota

This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. This drawing is a compilation of recorded information and data located in various city, county, state and federal offices. St. Louis County is not responsible for any incorrectness herein.

**St. Louis County
Land Department**

May 1, 2012



2007 NAIP Photo

BOARD LETTER NO. 12 - 176

FINANCE & BUDGET COMMITTEE CONSENT NO. 5

BOARD AGENDA NO.

DATE: May 1, 2012 **RE:** Abatement List for Board Approval

FROM: Kevin Z. Gray
County Administrator

Mark Monacelli, Director
Public Records & Property Valuation

David L. Sipila
County Assessor

RELATED DEPARTMENT GOAL:

The County Assessor will meet all state mandates for classifying and valuing taxable parcels for property tax purposes as outlined in Minn. Stat. § 270 through 273.

ACTION REQUESTED:

The St. Louis County Board is requested to approve the attached abatements.

BACKGROUND:

The intent of abatements is to provide equitable treatment to individual taxpayers while at the same time exercising prudence with the tax monies due to the taxing authorities within St Louis County. Abatements are processed in conformance with St. Louis County Board Resolution No. 861, dated November 30, 1993, outlining the Board's policy on abatement of ad valorem taxes. This Policy provides direction for the abatement of: 1) Current year taxes; 2) Current year penalty and costs; 3) Past year taxes; and 4) Past year penalty, interest, and costs.

RECOMMENDATION:

It is recommended that the St. Louis County Board approve the attached list of abatements.

Abatement List for Board Approval

BY COMMISSIONER _____

RESOLVED, that the St. Louis County Board approves the applications for abatements, correction of assessed valuations and taxes plus penalty and interest, and any additional accrual, identified in County Board File No. 59401.

4/23/2012
10:31:48AM

Abatements Submitted for Approval by the St. Louis County Board
on 5/8/2012

| <u>PARCEL CODE</u> | <u>AUD NBR</u> | <u>NAME</u> | <u>TYPE</u> | <u>LOCATION</u> | <u>APPRAISER</u> | <u>REASON</u> | <u>YEAR</u> | <u>REDUCTION</u> |
|--------------------|----------------|---------------------|-------------|-----------------|------------------|--------------------|-------------|------------------|
| 90 60 4140 | 0 14389 | AEOA VIRGINIA YOUTH | R | Virginia | Rick Puhek | CODE CHANGE | 2012 | 3,717.84 |
| 510 20 3485 | 0 14390 | CLEMNER, RALPH | R | Portage | Jan Jackson | HOMESTEAD | 2012 | 617.98 |
| 10 1520 130 | 0 14391 | GUNDERSON, AMANDA | R | City of Duluth | Diane Suomi | HOMESTEAD | 2012 | 331.82 |
| 676 13 10 | 0 14392 | KILPELA, RONALD | R | 56-16 | | PENALTY & INTEREST | 2010 | 406.13 |
| 10 2260 7690 | 0 14393 | LASSILA JACOB | R | City of Duluth | Diane Suomi | HOMESTEAD | 2012 | 345.84 |
| 140 50 10 | 0 14394 | RONCHETTI, TIM | R | Hibbing | Bruce Sandberg | EXEMPT | 2012 | 229.46 |
| 10 147 40 | 0 14395 | TOSO, SCOTT | R | City of Duluth | Diane Suomi | HOMESTEAD | 2012 | 296.08 |

BOARD LETTER NO. 12 - 177

FINANCE & BUDGET COMMITTEE CONSENT NO. 6

BOARD AGENDA NO.

DATE: May 1, 2012

**RE: Free Conveyance of Surplus
Fee Land Section 23, T51N,
R16W (Grand Lake Township)**

**FROM: Kevin Z. Gray
County Administrator**

**Tony Mancuso, Director
Property Management**

RELATED DEPARTMENT GOAL:

Facilitate county fee land purchase, sale and easement activities.

ACTION REQUESTED:

The St. Louis County Board is requested to authorize a free conveyance of surplus county fee owned land for use by Grand Lake Township for recreational park purposes.

BACKGROUND:

The St. Louis County Public Works Department acquired a parcel of land in Grand Lake Township in 1958 from the Duluth Winnipeg and Pacific Railroad. A gravel pit on this property was used for many years by the county. In 1992 a portion of this property was conveyed to Grand Lake Township for public recreation purposes. The area has been developed into a soccer field complex with access off the Caribou Lake Road.

Grand Lake Township has requested a free conveyance of a 6.65 acre parcel adjoining the south side of the existing park for a future expansion. Grand Lake has also requested a corridor leading to the Munger Shaw Road for development of an additional entrance to the park. The lands in question are all poor land for development due to past gravel pit activities. The planned park expansion appears to be an appropriate use for this fee owned depleted gravel pit. The deed conveying this parcel to the township will contain a reversion clause to St. Louis County if the property is no longer used for public recreational purposes.

RECOMMENDATION:

It is recommended that the St. Louis County Board authorize the transfer of county fee land for public use, pursuant to Minn. Stat. Section 465.035. A \$500 land transfer administrative fee will be paid by Grand Lake Township directed into Fund 100, Agency 128014, Object 583100.

**Free Conveyance of Surplus Fee Land Section 23, T51N, R16W
(Grand Lake Township)**

BY COMMISSIONER _____

WHEREAS, the Property Management Team has reviewed a free conveyance request made by Grand Lake Township for additional county fee land to be used for public recreational purposes and does not object to this conveyance and use. Said property is legally described as follows.

That part of the East 900 feet of the Northwest Quarter of the Northwest Quarter of Section 23, Township 51 North, Range 16 West, Saint Louis County, Minnesota, lying southerly of the North 1000.00 feet.

AND:

That part of the Southwest Quarter of the Northwest Quarter of Section 23, Township 51 North, Range 16 West, Saint Louis County Minnesota, described as follows:

Commencing at the west quarter corner of said Section 23; thence North 01 degrees 26 minutes 02 seconds West, along the west line of said SW1/4-NW1/4 a distance of 518.25 feet to the point of beginning; thence continuing North 01 degrees 26 minutes 02 seconds West, along the west line of said SW1/4-NW1/4 a distance of 169.55 feet; thence North 88 degrees 33 minutes 58 seconds East a distance of 89.11 feet; thence North 46 degrees 01 minutes 23 seconds East a distance of 911.89 feet to a point on the north line of said SW1/4-NW1/4 distant 761.08 feet easterly of the northwest corner of said SW1/4-NW1/4; thence North 89 degrees 36 minutes 41 seconds East, along said north line a distance of 93.92 feet to a point on said north line distant 855.00 feet easterly of the northwest corner of said SW1/4-NW1/4; thence South 46 degrees 01 minutes 36 seconds West a distance of 1160.20 feet to the point of beginning.

Subject to the existing Access Easement recorded in the Saint Louis County Recorder's Office as Document No. 866096.

NOW, THEREFORE, BE IT RESOLVED, that the St. Louis County Board authorizes the appropriate county officials to execute the necessary documents to transfer county fee land for public use to Grand Lake Township, pursuant to Minn. Stat. Section 465.035. A \$500 land transfer administrative fee will be paid by Grand Lake Township directed into Fund 100, Agency 128014, Object 583100.

Request for Free Conveyance of County Fee Owned Property to Grand Lake Township

St. Louis County Property Management Dept.

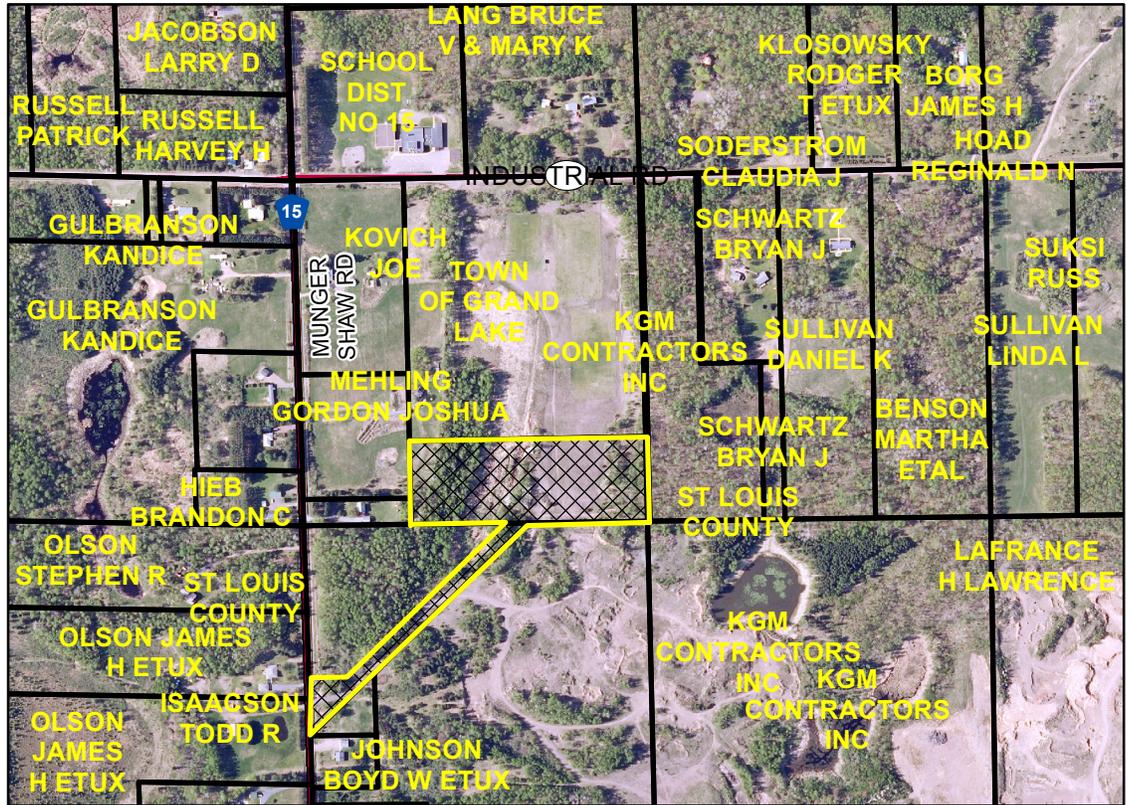
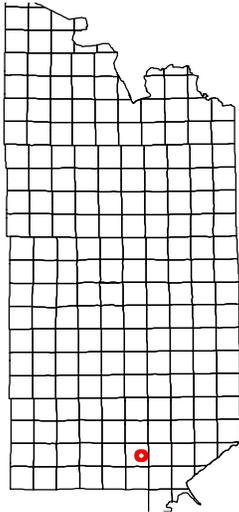


Parcel Code: 380-0010-04710 and
a portion of 380-0010-04730

Legal Description: Part of SW 1/4 of NW 1/4 Section 23, T51N, R16W

Address: 5250 Munger Shaw Road
Acres: Approximately 8.4 Acres

Commissioner District # 6
Maintenance District # 5



Parcel Specifications: This parcel is approximately 8.4 acres total. The rectangular piece is 6.65 acres with approximately 1.75 acres for access road area.

Acquisition History: Parcel was acquired as part of a larger parcel from the DWP Railroad in 1958 and a portion of the property was used as a County Highway Department Gravel Pit. A portion of the property was conveyed to Grand Lake Township in 1992 and is currently used as a recreation area with soccer fields.

Township Request: Grand Lake Township has requested the above parcel to allow for additions to the park in the future and hope to develop an entrance to the soccer fields off of Munger Shaw Road. The existing access off of Caribou Lake Road has very poor site distance for vehicles entering and leaving the park.

Evaluation of Township Request: Property Management personnel have reviewed the request and feel it is a reasonable request for use of Public Property. The rectangular parcel is not a good candidate for residential purposes. The western portion of the property was excavated near the water table and is grown up with cattails and brush. The easterly portion of the property has been disturbed by gravel removal and is adjacent to a gravel pit. Grand Lake Township would be granted the property but the deed would have a reversion clause that would require reconveyance to St. Louis County in the event the property is no longer used for public recreational purposes. A \$500 administrative fee would be charged to Grand Lake Township for the conveyance. 3/01/2012

Mark J. Hudson
Right of Way Agent
St. Louis County Property Management
100 North 5th Avenue West RM 2
Duluth, MN 55802
218-726-2356 Office
218-343-3505 Cell
hudsonm@stlouiscountymn.gov

BOARD LETTER NO. 12 - 178

FINANCE & BUDGET COMMITTEE CONSENT NO. 7

BOARD AGENDA NO.

DATE: May 1, 2012

RE: Amendment to Federal Railroad Administration Grant Contract between MnDOT and St. Louis County – Rail Alliance Environmental Study

FROM: Kevin Z. Gray
County Administrator

Donald Dicklich
County Auditor

RELATED DEPARTMENT GOAL:

Provide professional finance and accounting services in keeping with best practices, ensuring that public dollars are used exclusively for authorized public purposes.

ACTION REQUESTED:

The St. Louis County Board is requested to authorize an amendment/extension to the Federal Railroad Administration Grant Contract (Minnesota Department of Transportation [Mn/DOT] Contract No. 94577) which partially funded the environmental study and preliminary engineering for the Minneapolis-Duluth/Superior Passenger Rail Alliance's Northern Lights Express (NLX) project.

BACKGROUND:

On June 23, 2009 the County Board (Resolution No. 09-297) authorized MnDOT Agreement 94577 for partial Federal Railroad Administration Grant funding of the Alliance's Environmental Study and Preliminary Engineering for the NLX project.

MnDOT has communicated that additional time is necessary to provide for the required National Environmental Policy Act Clearance for this project. The original contract is scheduled to expire on June 30, 2012 and an expiration date of September 30, 2012 is being requested.

RECOMMENDATION:

It is recommended that the St. Louis County Board authorize the appropriate county officials to execute a contract amendment to MnDOT contract 94577, extending the contract period to September 30, 2012.

**Amendment to Federal Railroad Administration Grant Contract between MnDOT
and St. Louis County – Rail Alliance Environmental Study**

BY COMMISSIONER _____

RESOLVED, that the St. Louis County Board authorizes the appropriate county officials to execute an amendment to Minnesota Department of Transportation Agreement No. 94577 extending the contract expiration date to September 30, 2012.



Minnesota Department of Transportation

Passenger Rail Office

Mail Stop 480
395 John Ireland Blvd.
St. Paul, MN 55155-1800

Tel: 651/366-3198
Fax: 651/366-4248

April 18, 2012

Linnea Mirsch
Deputy County Administrator
St. Louis County
100 North 5th Avenue West
Duluth, MN 55802

Re: Amendment No. 3 for MnDOT Agreement No. 94577

Dear Ms. Mirsch:

Enclosed is Amendment No. 3 to Agreement No. 94577. This amendment is written to extend the term of the current contract from June 30, 2012 to September 30, 2012. Please make three copies of the amendment for signature.

Please have the appropriate people sign all three copies and return to me. Once the amendments are fully executed, one original will be sent for your records. Please contact me with any questions or concerns. My email is julie.carr@state.mn.us.

Best regards,

A handwritten signature in blue ink that reads "Julie R. Carr".

Julie R. Carr
Project Manager

cc: Praveena Pidaparathi/Dan Krom, Passenger Rail Office
Bob Manzoline/Steve Fecker, NLX

An Equal Opportunity Employer



AMENDMENT #3 TO MnDOT GRANT Agreement # 94577

| | | | |
|---------------------------|---------------------------|---------------------------|--------------------|
| Amendment # | <u>3</u> | MnDOT Contract # | <u>94577</u> |
| Contract Start Date: | <u>July 16, 2009</u> | Total Contract Amount: | <u>\$2,200,000</u> |
| Orig. Contract Exp. Date: | <u>June 30, 2012</u> | Prev. Amendment(s) Total: | <u>\$0.00</u> |
| Amended Exp. Date | <u>September 30, 2012</u> | Current Amendment Amount: | <u>\$0.00</u> |

Project Identification : Capital Assistance to States-Intercity Passenger Rail Service Program
 State Project (SP): _____ Trunk Highway #: _____

This amendment is by and between the State of Minnesota, through its Commissioner of Transportation (“State”) and St. Louis County (“Recipient”).

Recitals

1. The State has a contract with the Recipient identified as MnDOT Agreement Number 94577 (“Original Contract”) to provide funding for the preparation of an environmental analysis and an environmental document to secure National Environmental Policy Act (NEPA) clearance for the proposed high speed, intercity passenger rail service on the Minneapolis-Duluth corridor.
2. This contract is being amended to provide additional time for the NEPA clearance process, including the Environmental Assessment, Public Meetings and all work required to obtain a Finding of No Significant Impact (FONSI) from the Federal Railroad Administration (FRA).
3. The State and the Contractor are willing to amend the Original Contract as stated below.

Contract Amendment

In this Amendment deleted contract terms will be ~~struck-out~~ and the added contract terms will be underlined.

REVISION 1. Article 1. “**Term of Contract**” is amended as follows:

Term of Contract: This Grant Contract will remain in effect through ~~June 30, 2012~~ September 30, 2012.

The terms of the Original Contract are expressly reaffirmed and are incorporated by reference. Except as amended herein, the terms and conditions of the Original Contract and all previous amendments remain in full force and effect.

STATE ENCUMBRANCE VERIFICATION

Individual certifies that funds have been encumbered as required by Minnesota Statutes § 16A.15 and 16C.05.

Signed: _____

Date: _____

CFMS Contract No. _____

DEPARTMENT OF TRANSPORTATION

By: _____
(With delegated authority)

Title: _____

Date: _____

RECIPIENT

The Recipient certifies that the appropriate person(s) have executed the contract on behalf of the Recipient as required by applicable articles, by laws, resolutions, or ordinances.

By: _____

Title: Chair of St. Louis County

Date: _____

By: _____

Title: Assistant County Attorney

Date: _____

By: _____

Title: St. Louis County Auditor

Date: _____

MnDOT CONTRACT MANAGEMENT

By: _____
(With delegated authority)

Date: _____

BOARD LETTER NO. 12 - 179

PUBLIC WORKS & TRANSPORTATION COMMITTEE NO. 1

BOARD AGENDA NO.

DATE: May 1, 2012
RE: Award of Bids – Bridge Project
in Industrial Township and
Central Crushing Program

FROM: Kevin Z. Gray
County Administrator

James T. Foldesi
Public Works Director/Highway Engineer

RELATED DEPARTMENT GOAL:

Provide a safe, well maintained road and bridge system.

ACTION REQUESTED:

The St. Louis County Board is requested to award bids to the low bidders for a bridge project in Industrial Township and for the central county crushing program.

BACKGROUND:

County staff is authorized under Resolution No. 88-381, dated May 24, 1988, to call for bids on projects which are already included in the budget document. Bids were requested for a bridge project in Industrial Township northwest of Duluth, and a crushing program project in central St. Louis County funded with local maintenance and GRIP (Gravel Road Investment Program) funds.

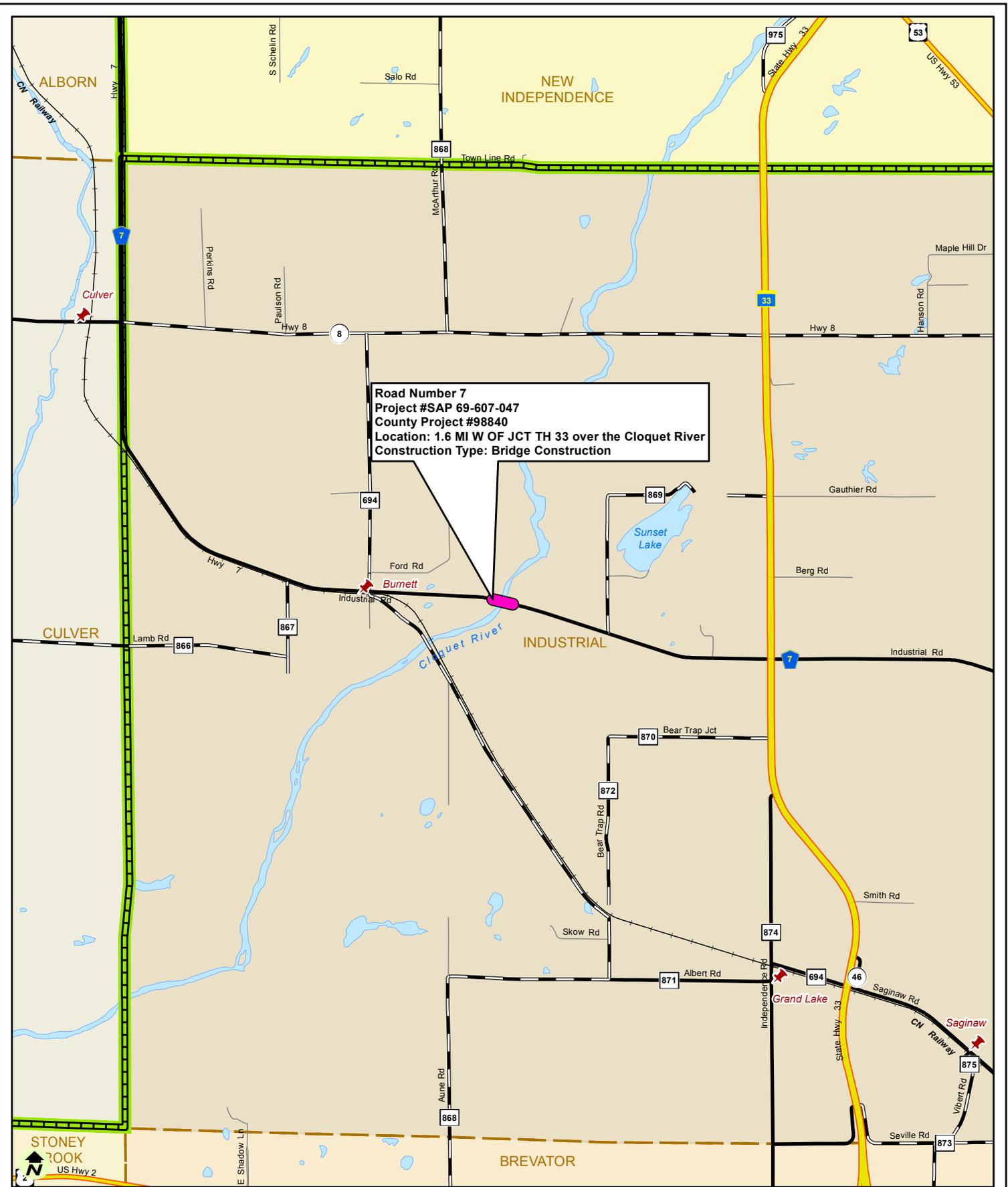
A call for bids is to be received by the St. Louis County Public Works Department at 10:00 A.M on April 26, 2012, for the following projects in accordance with the plans and specifications on file in the Office of the County Highway Engineer:

- 1. Project:** SAP 69-607-047, CP 98840
Location: CSAH 7 (Industrial Rd) between CR 872 and CR 694,
Industrial Township, northwest of Duluth, MN, length 0.32 mi.
Traffic: 841 **PQI:** N.A.
Construction: Approach, Bituminous Paving, Culverts, Guardrail, and
Bridge 69A04
Funding: Fund 220, Agency 220258, Object 652700
Anticipated Start Date: July 1, 2012
Anticipated Completion Date: November 2, 2012
Engineer's Estimate: To be provided after bid opened

2. Project: MP 97045, Aggregate Crushing, Central
Location: Various locations
Traffic: N.A. **PQI:** N.A.
Construction: Aggregate Crushing, Central St. Louis County 2012
Funding: Fund 200, Agency 201072, Object 650200 (Crushing), and
Object 652805 (Gravel Road Investment Program)
Anticipated Start Date: May 14, 2012
Anticipated Completion Date: September 14, 2012
Engineer's Estimate: To be provided after bid opened

RECOMMENDATION:

The call for bids is scheduled for April 26, 2012 and the County Board will be provided with bid results and resolutions for consideration at the May 1, 2012 Committee of the Whole meeting.

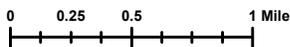


Road Number 7
Project #SAP 69-607-047
County Project #98840
Location: 1.6 MI W OF JCT TH 33 over the Cloquet River
Construction Type: Bridge Construction

St. Louis County 2012 Road & Bridge Construction

Map Components

- | | | | | | |
|---|---------------------------------|---|--------------------|---|-----------------------|
|  | 2012 Road & Bridge Construction |  | Interstate Highway |  | Commissioner District |
|  | Bridge Construction |  | U.S./State Highway |  | Township |
| | |  | Paved County Road |  | City/Town |
| | |  | Gravel County Road |  | Lake |
| | |  | Railroad | | |



BOARD LETTER NO. 12 - 180

FINANCE & BUDGET COMMITTEE NO. 1

BOARD AGENDA NO.

DATE: May 1, 2012

RE: St. Louis County Heritage & Arts
Center Strategic Direction,
Property Management and
Operation/Administration Contract

FROM: Kevin Z. Gray
County Administrator

Tony Mancuso, Director
Property Management

RELATED DEPARTMENT GOAL:

To manage county owned properties in an efficient and cost-effective manner to ensure success in their designated public use.

ACTION REQUESTED:

The St. Louis County Board is requested to authorize a five year contract for strategic direction, property management and operation/administration services for the St. Louis County Heritage & Arts Center (the Depot).

BACKGROUND:

In February of 2003 the Depot Operating Board, which managed the county owned facility, ceased to exist. St. Louis County operated the facility until new management and building operational contracts could be drafted. On June 1, 2005 the county entered into an agreement with Historic Union Depot (HUD) for the business and marketing operations of the facility. The county also entered into an agreement with Oneida Realty Company for building maintenance, cleaning, repair, buildings and grounds operations, accounting services, and tenant lease management services. Both of these agreements were renewed in December of 2005, again on December 31, 2010. For 2012, a six month extension was approved with both entities (ending on June 30), while the county explored options to create the most efficient and cost effective management model.

As noted above, the Depot building has remained open and functional since 2003, serving the public through various heritage and arts organizations and activities. This is a very positive reflection on the efforts of Oneida Realty, HUD, and other stakeholders. During this time, however, the county has continued to levy for support of the Depot, and has contributed significant additional funds to facility operations, capital improvements, and revenue shortfalls. Accordingly, a new business/operations model or significant adjustments to the existing operational model was deemed necessary.

APEX Strategic Resources Group Study

In the spring of 2011, County Administration entered into a professional services contract with APEX Strategic Resources Group (SRG) for a study of Depot management and operations. The study focused on:

- Reviewing, updating and developing Depot operational material and information suitable for use in a business plan, operational model and request for proposal (financial and operational review), and
- Assisting the county in organizing and facilitating a management solution for the Depot with the county and other local partnering entities to:
 - Develop operational options for the county to consider; and
 - Recommend the best available course of action for going forward.

St. Louis County partnered with the Depot Foundation and the City of Duluth to advise APEX SRG during the study period. APEX SRG primarily used the 2005 study commissioned by the Depot Foundation which provided solid and timely recommendations to provide overall perspective, guide analysis and aid the development of recommendations related to opportunities for continued arts, culture and history programming within the facility.

APEX SRG Recommendation: Strategic Restructuring

The recommendation from the APEX SRG study was strategic restructuring, which includes the development of a single contract for strategy, property management and operation/administration services empowered to:

- Manage tenant portfolio to ensure synergy with the artistic and cultural venue;
- Optimize space design and space allocations to tenants;
- Optimize Great Hall usage;
- Enhance and market exhibits; and
- Develop a community advisory board with appropriate representatives to set vision, mission and strategic plan for the Depot.

Request for Proposals Process

Following these recommendations, Property Management released a RFP early this year to solicit proposals for the management and operation of the Depot. Proposals were received from Oneida Realty and the AtWater Group, LLC. A review panel assembled by St. Louis County Administration evaluated the two proposals for their merit and ability to provide, through a single contract, strategic direction, property management and operation/administration services to build a sustainable, vibrant, high-value art, cultural and heritage center attraction at the Depot.

The review committee consisted of representatives from Property Management, Planning and Community Development, County Administration, the City of Duluth's Chief Administrative Officer, and the Board President of the Depot Foundation. After considering the criteria established in the RFP and conducting in-person interviews with the two respondents, the review committee recommended the AtWater Group as the most appropriate entity to engage for the Depot management and operations contract.

Below is a matrix detailing the criteria recommended in the APEX SRG study and included in the RFP, along with the AtWater Group's response.

| Criteria for consideration (as included in RFP) | AtWater Group Response |
|--|--|
| A vision for the management, operation and strategy of the Depot | AtWater Group was attentive to the proposal requests and the mandate for change made clear by the county. Their proposal outlines an innovative vision along with action steps for the first five years. (See enclosure.) |
| Degree of innovation and vision demonstrated in proposal | <p>AtWater proposes to “bring a positive, transparent and innovative approach to the management and operation of the Depot, transforming a fallow regional resource into a center of community connectedness”. In the process this strategy will:</p> <ul style="list-style-type: none"> - Expose one of our city’s most historic buildings to many more people - Make the Depot consistently profitable - Put it on a course to becoming an economic engine in Duluth’s western downtown. <p>AtWater’s vision for new life at the Depot is based on three principles: Activity, Authenticity and Community. (See enclosure.)</p> |
| Single contract for strategy, marketing, property management and operation/administration services (priority given to an independent, non-tenant entity) | <p>The AtWater Group presents a qualified team to manage all aspects outlined in the county’s RFP. While they have some knowledge of the Depot and its tenants, this will be a new work area for them.</p> <p>There are no conflicts of interest inherent in the AtWater Group proposal or proposed management team.</p> |
| <p>Dedicated Executive Director or similar empowered to:</p> <ul style="list-style-type: none"> ▪ Manage tenant portfolio – selection process for synergy ▪ Optimize space design and space allocations to tenants ▪ Optimize Great Hall use ▪ Enhance and market exhibits ▪ Develop fundraising and revenue strategy to increase earned income | The AtWater Group proposes a full-time dedicated Executive Director who will be housed at the Depot and responsible for rebranding and retooling the facility. The Executive Director will be responsible for leading the Depot into the future and has offered countless ideas and a demonstrated passion for its history and future potentials. |
| Develop an advisory-type board with appropriate representatives from the city, county, tourist agencies and | AtWater describes the formation of a Community Advisory Board as the most significant system the new management team would develop. Their proposed Community Advisory Board will serve as counsel to the Executive Director and |

| | |
|--|---|
| <p>other key parties charged with setting vision, mission and the strategic plan for Depot.</p> | <p>AtWater. Its members will represent sectors with vested interests in the long-term successful operation of the Depot. AtWater will solicit members from sectors outside the current tenants, with one tenant representative. The Community Advisory Board's skills and abilities will improve decisions about the Depot and its future.</p> <p>AtWater also commits to reaching out to students of and experts in history, museum studies and historical archives.</p> |
| <ul style="list-style-type: none"> ▪ Manage tenant portfolio for synergy ▪ Optimize space design and space allocations to tenants ▪ Optimize Great Hall usage ▪ Enhance and market exhibits, and the Depot | <p>AtWater Group has experience in managing other buildings with multiple tenants and they plan to study visitor traffic and trends before making any changes to tenant or space occupancy. They have ideas for more frequent changes in exhibits, concierge type staff at the (newly opened) main door entrance in the Great Hall, as well as many ideas about events that would attract new visitors.</p> <p>They see enhancing and marketing the exhibits as a key piece to attracting visitors to the Depot, as well as providing additional amenities to make their visits more enjoyable. These are seen as key pieces in solving the annual funding shortfall.</p> |

RECOMMENDATION:

It is recommended that the St. Louis County Board authorize the appropriate county officials to finalize and execute a five year professional services agreement with the AtWater Group, LLC for the operation and management of the St. Louis County Heritage and Arts Center.

St. Louis County Heritage & Arts Center Strategic Direction, Property Management and Operation/Administration Contract

BY COMMISSIONER _____

WHEREAS, County Administration has reviewed the subsidy for the St. Louis County Heritage and Arts Center as part of its ongoing budget review; and

WHEREAS, the current contracts for operations, marketing and facility management expire on June 30, 2012; and

WHEREAS, County Administration conducted a third party review of the facility and its opportunities which included concrete recommendations for a future restructured single contract; and

WHEREAS, County Property Management issued a Request for Proposal seeking an "individual or organization (and/or partner organizations) to guide the Depot in a strategic restructuring through a new model for management, operation, strategy, marketing, and administrative services that will streamline the Depot operations, increase earned and contributed revenues, optimize use of space through decisions based on visitor statistics and trends, and enhance its role as a regional heritage, arts and cultural center of key importance to the city and region, for both tourists and residents alike, through its prime downtown Duluth location"; and

WHEREAS, two proposals were received, reviewed and interviews conducted by a diverse review committee which endorsed the AtWater Group, LLC as the appropriate entity to receive a property management and operation/administration contract; and

WHEREAS, the specifics of the AtWater Group's proposal were presented to the County Board on May 1, 2012.

NOW, THEREFORE, BE IT RESOLVED, that the appropriate county officials are authorized to finalize and execute a five year professional service contract with AtWater Group, LLC for strategic direction, property management and operation/administration services for the St. Louis County Heritage & Arts Center (the Depot).

RESOLVED FURTHER, that the remaining six months of 2012 management contract funds (\$79,000) are available from the approved Aid to Other Agencies budget (County Board Resolution No. 11-636), Fund 100, Agency 103015, Object 629900.



- Investment Strategy
- Asset Management
- Property Management
- Development Consultation
- Brokerage and Leasing
- Complete Facility Services

March 11, 2012

Linnea Mirsch
Deputy County Administrator
100 N. 5th Avenue W., #202
Duluth, MN 55802

Re: St. Louis County Historic Union Depot Proposal

Dear Ms. Mirsch:

We would like to express our appreciation to you for giving the AtWater Group the opportunity to submit a response to St. Louis County's Request for Proposal for the management and operation of the Historic Union Depot. We manage a variety of commercial properties with over one million square feet of space and an array of tenant types. As you will see from the enclosed staff biographies, we are uniquely qualified for the needed service of rebranding the Depot.

We would like to explore with the County the possibility of an Enhancement Fund to further the rebranding of the Depot. Additionally, we would like to discuss the possibilities of a development agreement that could lead to a property ownership change within the initial five (5) year contract.

We will strive to make the experience at the Depot one that leaves the customers, patrons, and tenants with the feeling of an operation that is experienced and one that cares about its visitors and users. Our management expertise will greatly enhance the user experience for everyone at this facility.

We want to thank you for considering the AtWater Group to be your provider of services at the St. Louis County Historic Union Depot. Please feel free to contact me should you have any questions regarding the enclosed proposal.

Respectfully,

A handwritten signature in black ink, appearing to read "Brian D. Forcier".

Brian D. Forcier
President

BDF/mjb
Attachments
c: Robert Karwath



**Proposal for the Management and Operation
of the
St. Louis County Historic Union Depot**

March 11, 2012

**Present by:
AtWater Group, LLC**

Table of Contents

| | |
|--|----|
| Provider Profile | 1 |
| Provider Evidence of Financial Viability | 2 |
| Executive Summary | 4 |
| Vision..... | 5 |
| Strategies | 8 |
| Property Management & Maintenance Services | 11 |
| Transition Plan..... | 14 |
| Appendix 1 – Current Budget..... | 15 |
| Appendix 2 – Organization Chart..... | 16 |
| Appendix 3 – Biographies..... | 17 |

Provider Profile



Depot Provider Profile - Appendix II
 100 N. 5th Ave. W #202
 Duluth, MN
 USA
 55802-1287
 Phone: 21-726-2448
 Fax: 218-726-2469
 www.co.st-louis.mn.us

Date: March 11, 2012

New Revised

Company Name: AtWater Group

Address: 409 W. Superior Street, Duluth

State/Province: MN

Zip/Postal Code: 55802

Company Federal ID #:

Phone: (218) 727-8122

Fax: (218) 727-8564

E-mail Address: bforcier@atwatercommercial.com

Website: www.atwatercommercial.com

Years in Business: One (AtWater), Five (RJS Real Estate Group)

Form of Company or Organization (Please check one):

- Corporation (For Profit)
 Corporation (Not for Profit)
 Sole Proprietor
 Partnership
 Limited Liability Company
 Other (List Below)

List Company Details (Other):

Officers of the Company or Organization

Name (1): Todd Johnson

Position/Title: Chairman

Years in Position: Five

Name (2): Brian Forcier

Position Title: President / Chief Operating Officer

Years in Position: One

Name (3): Daniel Markham

Position/Title: Secretary

Years in Position: Five

Name (4): Scott Brantley

Position/Title: Controller

Years in Position: Five

Name of person completing this form: Brian D. Forcier

Date completed: March 11, 2012

Signature:

Brian D. Forcier

Financial Viability Statement

Due to the proprietary nature of the financial information requested we are unable to provide financial statements. However, we have provided the attached verification of financial strength from our lending institution.

September 13, 2011

Mr. Dan Markham
Senior VP – Corporate Development
Reuben Johnson & Son, Inc.
5300 Stinson Avenue
PO Box 3068
Superior, WI 54880

Dear Dan,

You have informed me that in response to an RFP you are preparing, you would like a letter from me summarizing general financial capacity of Reuben Johnson & Son, Inc., sole member of AtWater Group, LLC.

Reuben Johnson & Son, Inc. has been a valued customer of First National Bank of Omaha for in excess of twenty years. The company is in good standing with First National Bank of Omaha, as it has always been during the duration of the relationship. Current approved lending commitments available to the company through First National Bank are in the moderate eight figure range, and unused capacity of that commitment is currently a low seven figure amount.

I would be happy to provide additional information, or discuss this situation with you or others, if need be.

Thank you, Dan.

Sincerely,



David S. Erker
Vice President



Executive Summary of Proposal

Depot Executive Summary - Appendix II
 100 N. 5th Ave. W #2
 Duluth, MN
 USA
 55802-1287
 Phone: 21-725-5085
 Fax: 218-726-2469
 www.stlouiscountymn.gov

Company Name: AtWater Group

Website: www.atwatercommercial.com

Address: 409 W. Superior Street, Duluth

State/Province: MN

Zip/Postal Code: 55802

Respondent's

Name: Brian D. Forcier

Position: President

Phone: (218) 727-8122

Proposal Terms:

1. Contract will be for an initial five-year term
2. Support contract: \$133,000 annually
3. Staffing expense: \$150,000 annually
4. New leasing activity fee - 5% of lease value
5. Incentive fees:
 Expense savings: 50/50 split Enhancement Fund/AtWater
 Revenue increases: 50/50 split Enhancement Fund/
 AtWater
6. Option to enter into development agreement

Management and Operations Plan:

See attached Vision, Strategies, Property Management, Transition Plan, and Appendices

Proposed Management and Operations Team:

Brian Forcier, President / Chief Operating Officer
 Robert Karwath, Depot Executive Director (Proposed)
 Dan Green, General Manager - Building Maintenance
 Marva Beckman, Property Administrator
 Jens Torgrimson, Leasing and Marketing

Proposer's Qualifications:

See attached biographies - Appendix 2

Additional Information:

By my signature, I hereby certify that I have the authority to make this offer on behalf of the Company/Organization named above.

Type Name: Brian D. Forcier

Signature: *Brian D. Forcier* **Date:** 3/15/12

Vision

Drive by the Depot and you see a magnificent building that once served as Duluth's welcoming point and a center of community activity.

But these days you see little life. The building is dark and seems put to bed, whether in the middle of the working day just steps from the active downtown business district or on weekend evenings, when Duluth's nightlife and entertainment scene is coming alive.

The Depot has been an architectural landmark and one of the most significant structures in Duluth since it opened in 1892. Looking at photos of Duluth at the turn of the 19th century, viewers instantly can place themselves in the strange-yet-familiar hillside city of smokestacks and steeples by identifying the classic and elegant lines of the Depot, especially the majestic, pointed roofs topping the two large turrets along Michigan Street.

The present-day Depot looks just as impressive as it did a century ago. But it lacks activity and a reason for modern residents and visitors to make it part of their lives. This critical missing ingredient is holding back the building and its owner, St. Louis County, keeping both treading water with a community treasure that could be so much more.

AtWater Group proposes to bring a positive, transparent and innovative approach to the management and operation of the Depot, transforming a fallow regional resource into a center of community connectedness. In the process, this strategy will:

- Expose one of our city's most historic buildings to many more people
- Make the Depot consistently profitable
- Put it on a course to becoming an economic engine in Duluth's western downtown

AtWater's execution of this vision for the Depot proposes to take this building from a burden on taxpayers to source of community pride that generates tax revenue and fuels other nearby activity. AtWater's vision for new life at the Depot is based on three principles: Activity, Authenticity and Community.

Activity

With rare exception, this beautiful building lacks life—and a reason for residents and visitors to make it part of their lives. The Depot needs a strategic vision and execution of supporting tactics to breathe new life into the place, bringing people, creating buzz and making the Depot a destination.

AtWater proposes to meld some or all of the existing tenants focused on the arts and history with a new group that would offer exciting retail and dining attractions. This new roster would include specialty stores and restaurants, including limited-engagement “pop-up” stores and restaurants offered by local and national providers.

AtWater also would collaborate with tenants and other partners to create excitement with new offerings such as al fresco dining and outdoor art, shopping and entertainment activities

complementing indoor features. These could include: farmers' markets, art shows, light displays, water fountains, live performances, strolling music and interactive outdoor children's attractions.

With these changes, AtWater would create excitement and energy—and propel more people to come to the Depot on a regular basis, whether for coffee or lunch during the workday or during the evenings and on weekends, when buzz-worthy attractions would make the Depot a must-visit destination.

AtWater also would bring in a series of signature events and new uses for the Depot, including concerts, lectures, business seminars, celebrity appearances and technology-aided tours of the history that the building and its current tenants exude. For some events, the Depot under AtWater management would seek to partner with neighborhood resources, including Amsoil Arena, the Duluth Public Library and downtown hotels. Along with Amsoil Arena, a revitalized Depot could help lead an economic resurgence of Duluth's western downtown, much as the Xcel Energy Center and other stadiums and arenas have done in St. Paul and other U.S. cities.

Authenticity

The shopping, dining and activities at the Depot must be real, valuable and in many cases unable to be readily experienced locally. Offerings must be authentic—authentic Duluth or authentic Northland, or authentic from elsewhere and not currently available in this market.

The Depot and the history it represents are rooted in authenticity. But for many it is uninspiring and uninteresting as it is being presented now. AtWater's approach would bring the history and authenticity alive for a new generation and would borrow from success stories including St. Louis' Union Station and Chicago's Navy Pier. Both attractions, once-struggling cogs in their cities' transportation networks, have become centers of fun, commerce and neighborhood resurgence. Both meld history, art and culture with shopping and dining. Both appeal as much, if not more so, to local residents as to tourists.

Both also have retained their authenticity—Union Station (two years younger than the Depot) with its preserved history as national landmark train station and Navy Pier as a nearly century old (it will turn 100 in 2016) former working pier jutting into Lake Michigan. Both are examples of world-class adaptive re-uses of once-crumbling community buildings. As it faces a new future, the Depot is in much better physical shape than Union Station or Navy Pier when they were redeveloped. It now needs to be reimagined inside and out. But it can borrow from the successes of Union Station and Navy Pier.

Community

The Depot began as a building with a community purpose: bringing newcomers and returning residents to Duluth by train. It has remained a community place, and it must continue as that to succeed. Not surprisingly, a key to its success will be community involvement in reimagining the Depot.

AtWater would approach the management of the Depot, and particularly the rethinking of offerings and content, as a community collaboration. What happens at the Depot must be of interest and relevance to the people who live and visit here. The community must support it, with hearts, minds and finances. The new management team would create systems to inject community input into decisions about reimagining the Depot and operating it moving forward. The most significant of these would be formation of a Community Advisory Board.

The Community Advisory Board will serve as counsel to the Executive Director and AtWater. Its members will represent sectors with vested interests in the long-term successful operation of the Depot. The size of the board will be determined during due diligence, but it is expected to range from 6 to 10. AtWater will solicit members from sectors outside of the current tenants except for 1 representative of the existing PMO group. Diversity will allow the board to have a broader view when it comes to the group and where the group fits into the operational needs of the Depot. Members will be solicited from fields such as education, arts and entertainment, private business, NGOs and other interested parties.

A Community Advisory Board's skills and abilities will improve decisions about the Depot by offering input at a level not always seen by management. An outside perspective will help take politics out of decisions and help pave an operational path based on best business practices and a broader perspective about what is best for the Depot.

AtWater also would involve parties including students of and experts in history, museum studies and historical archives at local colleges, universities and historic attractions. One of the most common complaints about the Depot is that the attractions and displays rarely change. These collaborative partners could breathe new life into exhibits, including through the use of interactive technology that makes learning and experiencing fun.

AtWater would not try to rethink and run the Depot on its own. It would reach out to the strengths of the community that knows and treasures the Depot—and longs to see this landmark remain a relevant part of Duluth moving forward.

Strategies

Optimizing the Great Hall

The Great Hall would become the centerpiece of the content reimagining at the Depot. Much like a town square, the Great Hall would be the venue for signature community and large-group displays, events and activities, supporting the shops, restaurants, museums and other attractions surrounding it.

Happenings in the Great Hall would be the focus of buzz every day at the Depot. Creating that energy would be a primary responsibility of the Executive Director and his staff as they develop engaging, relevant content that makes the Great Hall a place people want to be, on their lunch hours, with their children, after hours or on vacation. The offerings in the Great Hall would answer, enthusiastically, the question now longingly asked: “What’s new at the Depot?” The current answer is, “Not enough.” The answer under AtWater’s management would raise interest, conversation, participation and excitement.

Enhancing Exhibits and Marketing

With a new management team in place, AtWater would undertake a strategic review of current exhibits and related marketing efforts to gauge current interest and potential. What is clear from reactions of nearly all visitors to the Depot is that the current exhibits do not provide sufficient variety and interactivity. The displays are old, often the same ones that adults saw as children growing up in or visiting Duluth. Those displays that have changed often don’t offer sufficient modern relevance or connection to viewers’ lives.

As part of its community engagement strategy, AtWater would enlist the services of some of the best minds in our region, including students of and experts in history, museum studies and archiving at local colleges, universities and historic attractions. AtWater would ask these collaborative partners to breathe new life into exhibits—and create new ones—including through the use of interactive technology that makes learning and experiencing fun.

Connecting the Depot

The Depot’s location presents opportunities but also challenges. It is right downtown, steps from Superior Street and the busy business district. But it also is cut off by Interstate 35 from Amsoil Arena, other buildings of the Duluth Entertainment Convention Center, Bayfront Festival Park, the Great Lakes Aquarium and Canal Park.

Atwater sees tremendous potential for a revitalized Depot and Amsoil Arena to serve as a hub of activity and excitement in the western downtown, spurring further activity and growth. Events at Amsoil Arena and the DECC could use the Depot for more formal gatherings (alumni events, for example, before and after University of Minnesota Duluth hockey games, or social events after business conferences and musical performances).

Connections between Amsoil Arena, the DECC and other downtown amenities would benefit from capital improvements creating enclosed walkways or other links joining these venues. Explorations of these connections, which have been envisioned before, would be a first order of business after AtWater began managing the Depot.

Rethinking Space and Flow

Even a quick tour inside the Depot reveals the obvious: Space is not being used optimally, and the flow of people through the building is disjointed, even confusing.

AtWater would commission a space utilization study to craft better outcomes coinciding with envisioned content and tenant changes. Specifically, AtWater would explore creation of a second entrance that would provide better management of visitor entry to ticketed attractions such as museums and displays while still providing maximum public access to open attractions such as the Great Hall, shopping and dining. As part of this study, AtWater also would entertain discussions about creating open year-round atrium space on the Michigan Street Plaza, enhancing the Depot's public welcome and creating new content possibilities.

AtWater seeks a comfortable, coordinated use of space and flow of visitors through the Depot, enhancing outcomes and consumer experiences. We envision a "concierge" feel to the Depot, especially as visitors step through the front door, with members of the Depot staff present to greet and help guide guests—and maximize their enjoyment of the Depot.

Improving with Technology

Wherever possible in the Depot, AtWater would seek to install the latest technology to improve efficiency, accessibility and outcomes. One of the most important areas for improvement is ticketing.

The current ticketing situation for attractions is haphazard and confusing. Visitors can buy tickets for some or all of the attractions. But membership in some organizations at the Depot allows access to all attractions. Controls appear loose. Data about visitors appears minimal if not nonexistent.

Modern museums, theme parks and attractions use technology to provide guests quick, easy access to rides, shows and fun they want to experience while also producing a treasure trove of vital information that helps operators better understand consumer desires and market to audiences.

Incenting Further Enhancements

A major impediment to improvements at the Depot is a lack of sufficient incentives for current managers and tenants to work relentlessly to enhance operations and visitor experiences. AtWater would put in place two plans to create incentives for operational and content improvements:

- AtWater proposes to share equally in any efficiencies created from improved devices and practices related to operations. The other 50 percent of these savings would flow

into a Depot Enhancement Fund, with monies available to AtWater for further improvements and other needs at the Depot under AtWater's management. This motivation to constantly seek efficiencies and improvements not only aligns the interests of the management team and tenants with the overall long-term health of the Depot but also provides resources to create further improvements that would benefit this historic building.

- AtWater also proposes to split evenly with the Depot Enhancement Fund profits from events, promotions and attractions that AtWater creates and produces at the Depot. This equal split assures a continued flow of revenue to the fund and also creates an incentive for the Executive Director and his management team to create events and content that will generate interest and excitement, drawing crowds and revenue that can be used for further Depot enhancements.

Property Management

The success of any commercial real estate project is, in large part, dependent upon the skill and knowledge of the property management team. There are many variables that affect the outcome of a real estate project. While some, like economic conditions, are out of the control of the property owner and the manager, many others are largely directly under the control of the property management team including a proactive marketing and leasing plan, tight controls on expenses and a realistic approach to budgeting, anticipation of property maintenance issues, and attention to potential areas of risk that can result in costly insurance claims or law suits. With so much at stake, experienced property investors and owners understand that sound management of their investments is the best tool that can be used to maximize returns on investment.

The AtWater Group has developed a comprehensive program of management and maintenance policies and procedures designed to ensure successful outcomes for its owners. Some of the highlights of that program include the following:

- **Marketing and Leasing**

A financially success project begins with an effective marketing and leasing plan designed to showcase the property. Part of the plan includes being aware of the competition in the marketplace and thus requires knowledge and understanding of new and renewal leases in competitive projects. A broker or leasing agent should tour each competitive building to gather specific information on the tenants, leases, available space, amenities, common areas, restrooms, parking, ingress/egress, and marketing information in order to analyze and understand their strengths and weaknesses in comparison to the subject property.

The marketing program not only addresses inquiries from potential tenants captured as a result of advertising campaigns, but also identifies and secures relocating tenants from competitive buildings, and new firms migrating into the area.

With so much available space on the market it is equally important to communicate message points to brokers and prospective tenants through several advertising and promotional channels, building promotional events, and everyday collateral material used by the leasing and management team.

- **Tenant / Owner Relations**

It is essential for the property manager to gain Tenant's trust and confidence through open and productive communication, resulting in improved service quality and tenant satisfaction and by maintaining clear and concise communication with Tenants by informing them about routine building activities and emergency situations. Even more important is open and informative communication with the property owner's representative informing them of major issues and concerns with the property.

In addition, it's necessary to recognize the importance of the surrounding community and its impact on the property and vice versa and to be involved in and aware of any governmental or quasi-governmental issues that may affect the property.

- **Financial Management**

For any property owner or investor return on investment (ROI) is of paramount importance. Aside from the obvious lease revenues, many other factors contribute the ROI of a property. These include capture and collection of common area maintenance (CAM) reimbursements; monitoring operating expenses for anomalies and making adjustments accordingly; monitoring and controlling real estate and personal property tax obligations; maintaining tight control of all non-contract property expenses keeping all budget expense account line items balanced, and to maintain competitively priced vendor services; controlling the authorization of the purchase of goods and services to achieve the lowest operating costs while maintaining a Class-A facility.

In addition, the property management team must provide rent rolls that reflect an accurate record of occupancy, rental charges, lease dates and lease options, or special stipulations; ensure timely collection of rents due in accordance with the lease agreement in effect; and enforce late fees when applicable to offset collection costs and encourage timely payments.

- **Financial Reporting**

Financial reports should provide an accurate statement representing the financial operations of the current month and year-to-date operations in relationship to the annual budget and the latest reforecast, purchase pro-forma, or prior year. The property management team will communicate explanations of operating and capital variances from the approved annual budget and identify trends or changes in operations. Control of all cash received and disbursed at the property through adequate controls over the funds will minimize or eliminate the possibility of loss. Providing projections of property cash flows to the Owner will assist in cash management activities.

- **Lease Administration**

Proper lease administration requires that records are maintained in good condition for the duration of the Lease and then properly stored for the period of time designated by the Owner or as required by law. The Lease Administrator will track, and process a lease from tenant's signature to placement of a fully executed lease into the lease file.

- **Maintenance**

A qualified building maintenance engineer or team will be responsible to control property level energy expenses without compromising tenant comfort, safety, and security.

A preventative maintenance management plan will be structured to promote optimum operating efficiencies in a property and its mechanical equipment through planned maintenance, testing, and inspection while minimizing Ownership's capital requirements and liability exposures.

- **Construction Management**

The goal of managing tenant improvement and construction projects is to ensure the fairest and most cost effective program of project development while maintaining the Owner's requirements of quality, integrity, and asset protection. The property owner's participation and authorization will be sought for approval before any capital funds are expended. The Property Manager or Construction Manager will ensure that construction projects are completed in a timely manner while maintaining appropriate controls over financial, legal, and physical implementation.

Any major capital investment projects will be subject to a written Project Process Program. The Program will address the Bid Award and Contract Documentation; tenant approval and change order process; permit and code compliance process; project meeting requirements; inspection and punchlist process; test and balance report requirements; as-builts requirements; certificates of occupancy; job cost tracking; payment schedules and authorizations; lien waiver submittals and requirements.

- **Risk Management / Insurance**

The goal of risk management is to minimize the potential financial liability to ownership through effective management of potential and / or hazardous conditions that exist in the building.

One important aspect of limiting liability is "risk transfer". Therefore, it will be a responsibility of the management team to ensure that all tenants and vendors operating within the building have obtained the necessary insurance coverage minimizing the potential liability to the owners.

- **Service Contract Management / Contract Bidding**

Each year a comprehensive analysis of all service contracts, specifying all pertinent economic and service details of each contract (i.e., commencement and renewal dates, costs, services to be performed, etc.) will be performed to ensure that the property is receiving the most economical cost and quality services from its service contractors.

- **Annual Business Plan and Operating Budget**

The purpose of the Annual Business Plan is to provide a benchmark for the operations of the building. The business plan is used to identify strengths, weaknesses, opportunities, and threats in order to strategically position the property to achieve the highest long term returns based on changing market conditions. Also the plan serves as the basis for recasting a new five year forecast by noting trends; for example, a potential occurrence that could impact market rental rates or operating expenses in the next three to five years. Finally, the plan sets the short-term strategy for the next year budget that will fit into the longer-term goals.

Transition Plan

AtWater's goal is to make a smooth transition from the existing management and operations provider to our team. We will meet with the County and any current vendors and PMO's in an effort to make sure we understand their expectations, unusual operating circumstances and to introduce our management team.

Timeline of anticipated activity

90 days

- Ensure proper ongoing building operations
- Begin process of Depot rebranding
- Develop relationships with key stakeholders
- Review and streamline current operational expenses resulting in more transparent financial statements

Year 1

- End the year within budget of approximately \$600,000
- Develop improved operational plan with input from current PMO's.

Year 2

- Increase events & promotions held at Depot
- Increase paid annual memberships to Depot
- Complete refurbishment of entryways, lighting, and signage

Year 3

- Complete optimization of space planning and PMO enhancements

Year 4

- Complete new and exciting tenant mix to include restaurants, coffee/snack shop, and specialty retail

Year 5

- Complete connectivity improvements to DECC
- Achieve annual membership on par with other Duluth area attractions

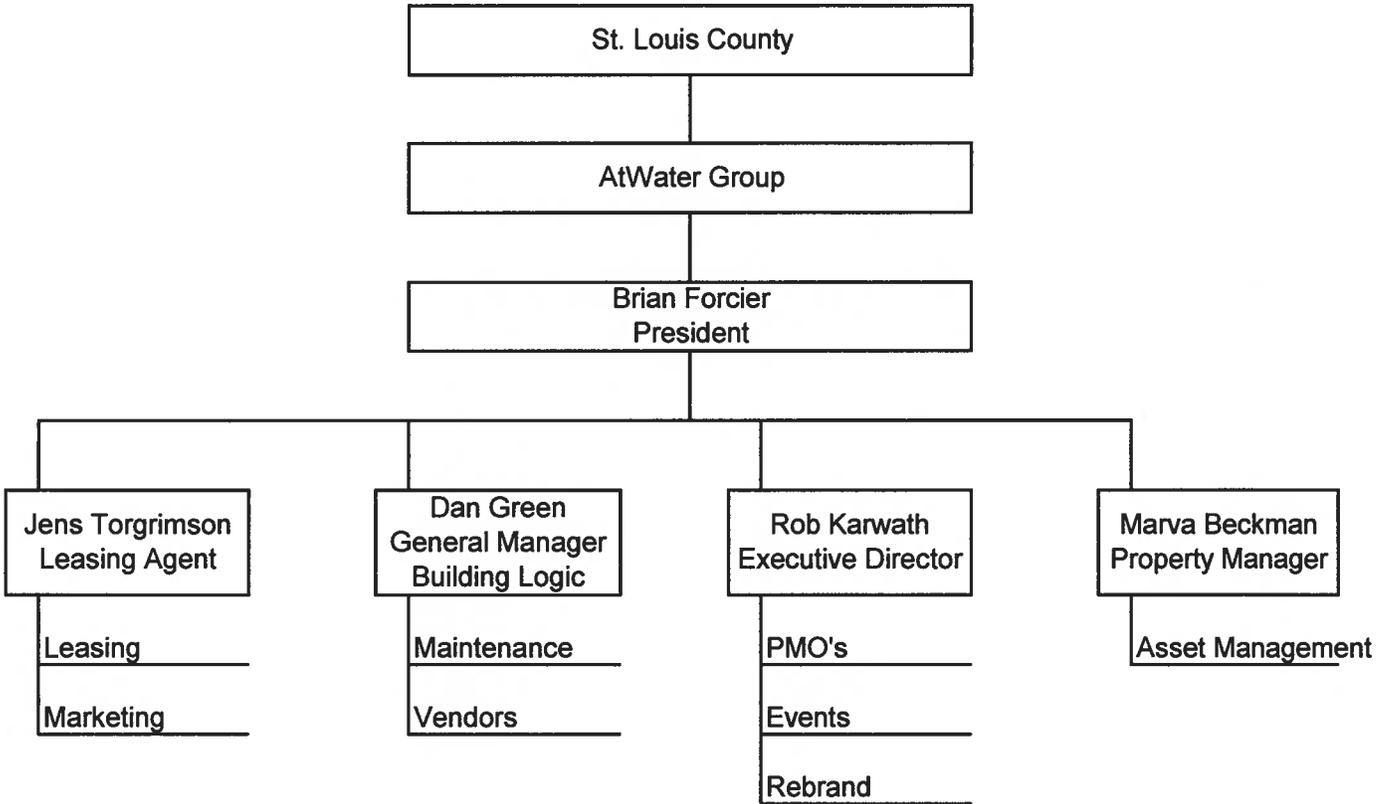
APPENDIX 1

Current Operating Budget

| Income | 2010 | Notes |
|--|-----------|--|
| Earned Income | | |
| Admission Income | 230,395 | Gate receipts need streamlining, technology and agreements w/PMOs |
| Split of admissions to LSRM | (125,000) | Review the value of this arrangement and create an agreement |
| Facility Rental & Liquor | 61,465 | Review rental policy to determine if appropriate revenues are being achieved |
| Shared Services Income | 2,764 | Define |
| Misc Income | 1,873 | Define |
| PMO Rental Income | 33,000 | Review PMO lease agreements and pro-rate equitably |
| PMO CAM | 38,976 | Ensure CAM charges are defined and explained in the lease agmts with each PMO (tenant) |
| Total Earned Income | 243,473 | |
| Contributed Income | | |
| St. Louis County | 175,000 | Continue to fund |
| City of Duluth | 151,800 | Continue to fund |
| 506 Fund | 27,570 | Create a process (ad hoc committee?) to facilitate growth |
| Grants | | Define in agreement with County who is responsible to pursue |
| Total Contributed Income | 354,370 | |
| Total Income | 597,843 | |
| Expenses | | |
| Support Contract Expenses | | |
| Utilities | 179,002 | Create a formula in agreements to make sure this is recaptured through CAMs each year. |
| Support Contract | 133,260 | Includes management, cleaning and maintenance |
| General Building Expense | 47,472 | Outside of managementt contract |
| Supplies/Trash/3rd Party Svc | 23,014 | 3rd party services ? |
| Telephone/Alarm | 2,815 | Appropriate |
| Total Support Contract Expenses | 385,563 | |
| Operatons Expense | | |
| Staffing | 121,878 | Define |
| Office/Equip/Telecom | 56,501 | Excessive |
| Rental Expenses | 25,736 | Define |
| Legal/Acct'g/Bank Fees | 19,465 | Define |
| Advertising Expense | 19,436 | Define |
| Insurance/Licenses | 10,271 | Appropriate |
| Maint. Repair/Other | 9,756 | Define |
| Total Operations Expense | 263,043 | |
| Total Expenses | 648,606 | |
| Net Income (Loss) | (50,763) | Define |

Appendix 2

AtWater Group - Depot Organizational Chart



Appendix 3
Biographies

ROB KARWATH

Proposed Executive Director

Rob Karwath, President and CEO of North Coast Communications in Duluth, brings to the project 27 years of experience as a media executive, top editor and award-winning reporter.

With skills learned at the Chicago Tribune, WGN television and WGN radio in Chicago, the Duluth News Tribune and KQDS Fox 21 television in Duluth, Mr. Karwath helps clients ranging from a world-class medical center to small businesses navigate the complex world of communications and messaging. North Coast Communications' clients include: The University of Chicago Medical Center, the College of St. Scholastica, AtWater Group, the Duluth Superior Area Community Foundation and Architectural Resources Inc. Mr. Karwath also serves as Managing Director of TwinPortsConnex, an initiative of the Knight Foundation to retain talented young professionals in the Duluth-Superior region by helping them find jobs.

Mr. Karwath began his career as a reporter at the Chicago Tribune. He quickly rose through the ranks at the Tribune, one of America's top newspapers, to become Business Editor, suburban General Manager and Director of Product Development. As Business Editor, he led a team of reporters whose series on the downfall of the Arthur Andersen accounting firm in the Enron scandal was a finalist for the 2003 Pulitzer Prize.

From 2004 to 2010, Mr. Karwath served as Executive Editor of the Duluth News Tribune and a member of the Operating Committee that directed business of Knight Ridder Inc.'s five newspapers and one magazine in the region. During this time, the News Tribune won numerous awards for innovative and change-making print and online journalism. From 2007 to 2010, Mr. Karwath also anchored the News Tribune segment on the nightly television broadcast of news partner KQDS-TV Fox 21.

Mr. Karwath returned to the Chicago Tribune in 2010 as Innovation Editor, a business development post in which he created a profitable events strategy based on content generated by the Tribune newsroom and partner organizations including The Second City, Chicago's legendary improv comedy troupe. He also created programming and content for WGN television and WGN radio and led a cross-functional group that maximized Tribune's revenues from business innovations and special events such as the Chicago Blackhawks' 2010 Stanley Cup Championship run.

Mr. Karwath holds a Bachelor of Science Degree in Journalism from the University of Kansas and an MBA from the University of Chicago's Booth School of Business.

BRIAN D. FORCIER

President / Chief Operating Officer

Brian brings over 16 years of experience in commercial real estate leasing and sales to AtWater Group.

Brian is the current President and Chief Operating Officer for the AtWater Group. In this role he is responsible for day to day management of the commercial real estate portfolio of owned and managed properties totaling nearly one million square feet of office, retail, industrial, and multifamily properties. His responsibilities include financial and operational oversight, sales and leasing, business development, and real estate syndication and development efforts.

Prior to joining The AtWater Group, Brian worked for Oneida Realty Company as Executive Vice President and was responsible for the asset management of over two million square feet of property in multiple states.

Education

Bachelor of Arts, Management and Finance, College of St. Scholastica

Designations

Certificate in Commercial Investment Management (CCIM)
Licensed Real Estate Broker, Minnesota and Wisconsin
Member of the Building Owners and Managers Association (BOMA) International.

Boards and Memberships

Board of Directors - UDAC, Asset and Finance Committee
Board of Directors, President - Damiano Center Duluth
Board of Directors – Greater Downtown Council of Duluth
Board of Directors – Duluth Area Chamber of Commerce

DAN GREEN

General Manager

Dan brings over 30 years of experience in construction and facilities management to Building Logic.

Dan accepted the position of General Manager for Building Logic in February of 2011. In his current position he is responsible for day to day operations of Building Logic including the supervision of the building services staff, scheduling, quoting and customer relations with Building Logic's growing portfolio. Dan also works in conjunction with the AtWater Group providing support services to properties, owners and clients whose properties are managed by the AtWater Group.

Prior to joining Building Logic, Dan was with the City of Duluth for 23 years where he oversaw the maintenance, repair and capital improvements for 150 City facilities. During his last 7 years with the city he managed the Energy Management office where the goal was to improve efficiency to city owned properties.

Boards and Memberships

Board of Directors – Common Ground

Board of Directors, Vice chair – Ecolibrium3

Second Harvest Northern Lakes Food Bank

- Former Board member, serving 2 years as board chair
- Ad-hoc Empty Bowl fundraiser, 17 years on fundraising committee.
- Ad-hoc Property Committee

MARVA BECKMAN

Property Administrator

Marva brings more than 22 years of experience in real estate including property management, risk management, and residential mortgage and sales.

As Property Administrator she handles management and operation of AtWater's commercial properties on behalf of their owners. She is responsible for tenant relations, financial management, and budgeting.

Relocated to Duluth from Southern California, she brings with her a wealth of knowledge and skills dealing in a competitive, fast-paced market. Marva employs strong analytical skills and property management experience to minimize costs and maximize the value of properties.

Prior to joining The AtWater Group, Marva was a property manager for Union Development Company in Cerritos, California, an affiliate of Los Angeles-based Barker Pacific Group. She was responsible for a portfolio of commercial real estate that included office, retail, and industrial properties. She also worked for Summit Commercial Properties in El Segundo, California, where she managed the corporate insurance program for the company's portfolio of commercial real estate.

Education

California State University, Fullerton, Business Management
University of Minnesota, Duluth, Marketing
University of North Dakota, Grand Forks, Banking & Finance

Licenses & Designations

Real Estate License, State of California (Expired)
Real Estate License, State of Minnesota (Pending)
Notary Public, State of California (Former)
Notary Public, State of Minnesota

Memberships & Volunteer Work

Board of Directors - Duluth Art Institute
Ambassador - Duluth Area Chamber of Commerce

JENS W. TORGRIMSON

Leasing Agent

Jens Torgrimson joined the AtWater Group as a Leasing Associate in February 2011. Jens specializes in meeting the commercial real estate needs of his clients in the Twin Ports market. His responsibilities include site search and selection, tenant representation, and the marketing of properties for clients. Ambitious, loyal and hardworking, Jens is an integral part of our daily operations and he strives to provide exceptional service to his clients.

A graduate of the Business Administration/Management program at University of Wisconsin – Superior, Jens got a start in the real estate market with his previous experience in building construction, property maintenance, and management.

Education

Bachelor of Science, Business Management, University of Wisconsin, Superior
University of Newcastle, Business & Finance, Australia
University of Minnesota, Business, Twin Cities

Licenses & Designations

Real Estate License, State of Minnesota
Real Estate License, State of Wisconsin

Memberships & Volunteer Work

Duluth Area Chamber of Commerce
Mentor Duluth

BOARD LETTER NO. 12 – 181

CENTRAL MANAGEMENT & INTERGOVERNMENTAL
COMMITTEE NO. 1

BOARD AGENDA NO.

DATE: May 1, 2012

RE: Advertising for Applicants to
the St. Louis County Planning
Commission

FROM: Kevin Z. Gray
County Administrator

Barbara Hayden, Director
Planning and Community Development

RELATED DEPARTMENT GOAL:

Administer county ordinances and state regulations pertaining to land use in the most effective and efficient manner.

ACTION REQUESTED:

The St. Louis County Board is requested to authorize the County Auditor to advertise and accept applications for filling one vacancy on the St. Louis County Planning Commission.

BACKGROUND:

The Planning and Community Development Department provides staff to the Planning Commission. The Commission has one individual, John Lukan (Town of Gnesen), who resigned and whose term expires December 31, 2012. One new member is needed to fill the vacancy. A map of current members is attached.

RECOMMENDATION:

It is recommended the St. Louis County Board authorize the County Auditor to advertise and accept applications for filling one vacancy for a partial term ending December 31, 2012.

Advertising for Applicants to the St. Louis County Planning Commission

BY COMMISSIONER _____

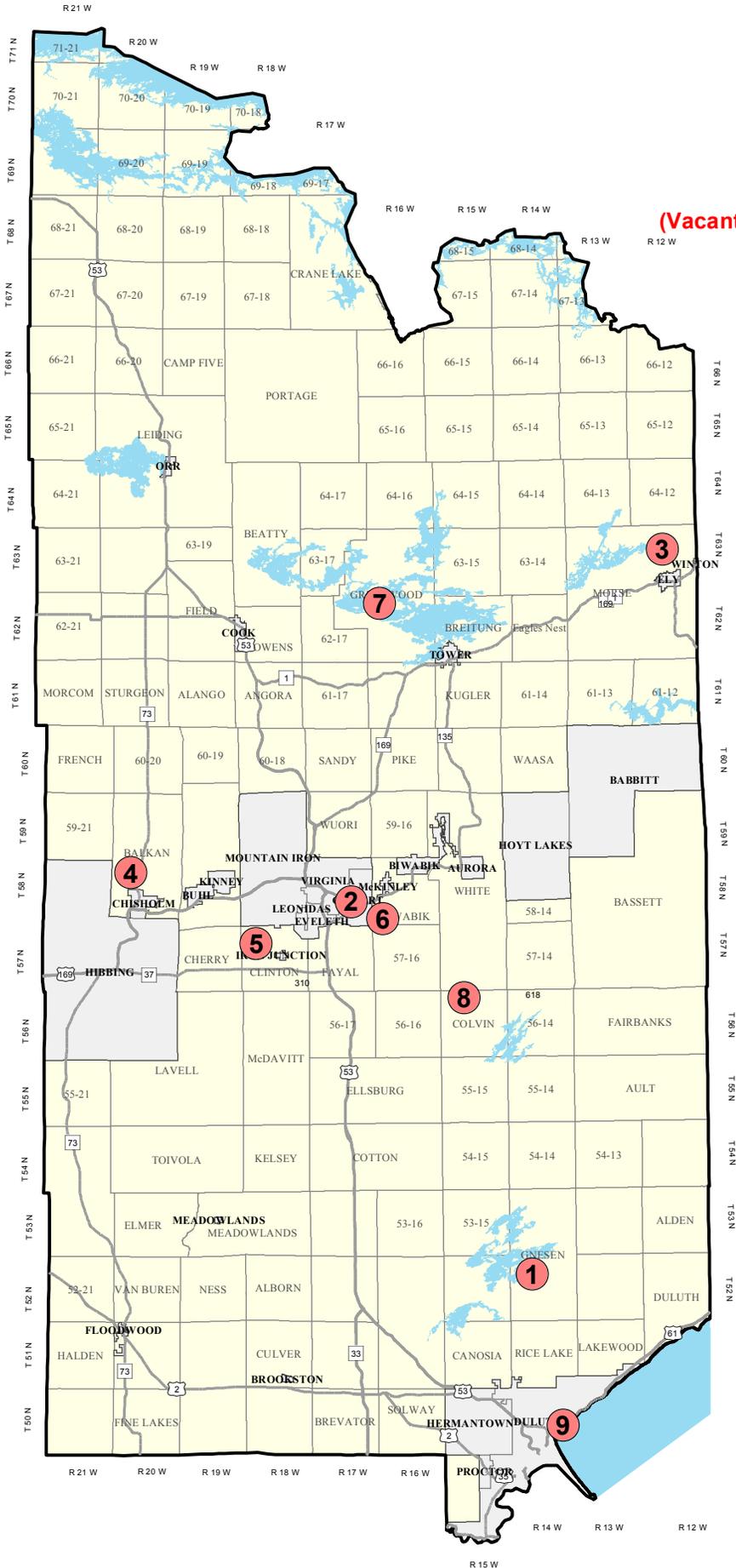
WHEREAS, the St. Louis County Board appoints citizens to serve on the St. Louis County Planning Commission; and

WHEREAS, the Planning Commission currently has one individual who resigned and whose term expires December 31, 2012.

NOW, THEREFORE, BE IT RESOLVED, that the St. Louis County Board authorizes the County Auditor to advertise and accept applications until June 15, 2012, for the one vacant position on the St. Louis County Planning Commission.

Planning Commission Members

St. Louis County



County Planning Commission Members

- 1- John K. Lukan
Town of Gnesen
- 2- William Thomas Coombe
Town of Fayal
- 3- Roger J. Skraba
City of Ely
- 4- Don Nienas
City of Chisholm
- 5- Raymond J. Svatos
Town of Clinton
- 6- Jack Huhta
Town of Biwabik
- 7- Sonya Pineo
Town of Greenwood
- 8- Darlene Saumer
Town of Colvin
- 9- Chris Dahlberg, County Commissioner
City of Duluth

Contact: **Planning and Community Development Department**
 117 Northland Office Center
 307 S. First St.
 Virginia, MN 55792
 (218) 749-7103
 Email: planninginfo@stlouiscountymn.gov
 Web: www.stlouiscountymn.gov

Map Created: 4/19/2012

Disclaimer
 This is a compilation of records as they appear in the Saint Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

