



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

March 26, 2024

Immediately following the Board Meeting, which begins at 10:00 A.M.
Buhl Kinney Senior Center, 302 Frantz St., Buhl

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

DIRECTIONS: North on Highway 53 to Virginia, turn left onto Highway 169 South, travel 10 miles. Turn right on Pennsylvania Avenue (County Road 453). Proceed .5 miles and turn right on Frantz, one block to the Senior Center.

CONSENT AGENDA:

Minutes of March 12, 2024

Public Works & Transportation Committee, Commissioner Musolf, Chair

1. Cooperative Agreement with the City of Eveleth to Complete a Roadway Exchange [24-119]
2. Cooperative Agreement with the Virginia-Eveleth Economic Development Authority to Complete a Roadway Acquisition of Progress Parkway [24-120]
3. Acquisition of Right-of-Way for Replacement of County Bridge 405 over Petrell Creek in Fairbanks Township – CP 0044-556745 [24-121]
4. Professional Services Agreement with SRF Consulting Group, Inc. to Develop a Safe Streets and Roads for All (SS4A) Safety Action Plan – CP 0000-803757 [24-122]
5. Acquisition of Right-of-Way for Replacement of County Bridge 523 over the Embarrass River in Embarrass Township; CP 0362-701708 [24-123]
6. Acquisition of Right-of-Way for a Reclaim and Overlay with Grade Corrections Project on Maple Grove Road (CSAH 6) from US Hwy 2 to State Hwy 33; CP 0006-554989 [24-124]

Finance & Budget Committee, Commissioner Harala, Chair

7. Online Employee Benefits Enrollment System Development and Implementation System [24-125]
8. Abatement List for Board Approval [24-126]

Central Management & Intergovernmental Committee, Commissioner McDonald, Chair

9. Memorandum of Understanding for Four Day Work Week (Teamster's 2024-2025) [24-127]

Public Safety & Corrections Committee, Commissioner Grimm, Chair

10. Professional Services Agreement with Matrix Consulting Group [24-128]
11. Authorization to Accept the Amended 2024 State Boat and Water Safety Grant [24-129]

Environment & Natural Resources Committee, Commissioner Jugovich, Chair

12. Embarrass Township Canister Site Lease Agreement [24-130]
13. Repurchase of State Tax-Forfeited Land – Bruun (Homestead) [24-131]

14. Repurchase of State Tax-Forfeited Land – Grabanski (Homestead) [24-132]
15. Repurchase of State Tax-Forfeited Land – Hart (Non-Homestead) [24-133]
16. Repurchase of State Tax-Forfeited Land – Garcia (Non-Homestead) [24-134]
17. Repurchase of State Tax-Forfeited Land – Kahtava (Non-Homestead) [24-135]
18. Repurchase of State Tax-Forfeited Land – Saransor Properties, LLC (Non-Homestead) [24-136]
19. Repurchase of State Tax-Forfeited Land – Vanderwilder Investment Group (Non-Homestead) [24-137]

REGULAR AGENDA:

Public Works & Transportation Committee, Commissioner Musolf, Chair

1. **Award of Bids: Grading, Aggregate Base, Plant Mixed Bituminous Surface, Pipe Culverts, Storm Sewer and Concrete Curb & Gutter Project (CP 0043-139601, SAP 069-643-018)** [24-138]
Resolution awarding a grading, aggregate base, plant mixed bituminous surface, pipe culverts, storm sewer and concrete curb & gutter project for County State Aid Highway (CSAH) 43 to low-bidder KGM Contractors, Inc. of Angora, MN.
2. **Award of Bids: Crack Repair Special, Scrub Seal, Fog Seal, and Pavement Markings Project (CP 0000-753028, SAP 069-030-066 (2024 Scrub Seal)(Prime) consisting of 8 projects)** [24-139]
Resolution awarding a crack repair special, scrub seal, fog seal, and pavement markings project for various locations to low-bidder Asphalt Surface Technologies Corporation (aka ASTECH Corp) of Saint Cloud, MN.
3. **Award of Bids: Micro-Surfacing Project (CP 0004-778336, SAP 069-604-088 (Low); CP 0008-788475, SAP 069-608-007 (Tied); CP 0133-788474, SAP 069-733-032 (Tied); CP 0000-823811 (Tied))** [24-140]
Resolution awarding a micro-surfacing project for various locations to sole-bidder Asphalt Surface Technologies Corporation (aka ASTECH Corp) of Saint Cloud, MN.
4. **Purchase of Bulk Material Wall Panels – Countywide Improvement Project** [24-141]
Resolution authorizing the emergency purchase of bulk material wall panels for salt and sand storage at the Culver, Kugler, and Whiteface Public Works facilities to low-quoter Wieser Concrete of Maiden Rock, WI.
5. **Award of Bids: Bituminous Seal Coat, Fog Seal, and Pavement Markings Project (CP 0000-669832, SAP 069-030-060 (2024 Chip Seal)(Low)(Prime); CP 0000-814612 (Tied); CP 0000-814287 (Tied))** [24-142]
Resolution awarding a bituminous seal coat, fog seal, and pavement markings project for various locations to low-bidder Asphalt Surface Technologies Corporation (aka ASTECH Corp) of Saint Cloud, MN.
6. **Award of Bids: Bituminous Pavement Reclamation, Aggregate Base Class 5, Base Stabilization, Plant Mix Bituminous and Aggregate Surfacing Project (CP 0022-398243, SAP 069-622-023)** [24-143]
Resolution awarding a bituminous pavement reclamation, aggregate base Class 5, base stabilization, plant mix bituminous and aggregate surfacing project for CSAH 22 to low-bidder KGM Contractors, Inc. of Angora, MN.

COMMISSIONER DISCUSSION ITEMS:

Commissioners may introduce items for future discussion, or report on past and upcoming activities.

ADJOURNED:

NEXT COMMITTEE OF THE WHOLE MEETING DATES:

April 2, 2024	St. Louis County Courthouse, 100 N. 5th Ave. W., Duluth
April 9, 2024	St. Louis County Courthouse, 100 N. 5th Ave. W., Duluth
April 30, 2024	Bois Forte Tribal Government, 5344 Lakeshore Dr., Nett Lake

BARRIER FREE: *All St. Louis County Board meetings are accessible to individuals with physical or intellectual differences. Attempts will be made to accommodate any individual needs for special services. Please contact St. Louis County Administration (218-726-2450) early so necessary arrangements can be made.*

COMMITTEE OF THE WHOLE ST. LOUIS COUNTY BOARD OF COMMISSIONERS

March 12, 2024

Location: St. Louis County Courthouse, Duluth, Minnesota

Present: Commissioners Boyle, Grimm, McDonald, Musolf, Jugovich and Chair Nelson

Absent: Commissioner Harala

Convened: Chair Nelson called the meeting to order at 10:30 a.m.

CONSENT AGENDA

Boyle/Musolf moved to approve the consent agenda. The motion passed. (6-0, Harala absent)

- Minutes of March 5, 2024
- Request to Apply for the Minnesota Housing Finance Agency Family Homeless Prevention Assistance Program (FHPAP) Grant Award [24-108]
- Surveying Services Agreement with Northern Lights Surveying Services (NLSS) for Public Land Survey System (PLSS) Remonumentation Project – RFP 5972 (CP 0000-816976) [24-109]
- Acquisition of Right-of-Way for Reclaim & Overlay and MN DNR Water Access Improvement Project on County Road 655 (South White Iron Road) in Morse Township; CP 0655-556175 [24-110]
- Town of Pike Recreation Equipment Upgrade Project, American Rescue Plan Act Revenue Loss Funding [24-111]
- Hibbing Mine View Relocation Project, American Rescue Plan Act Revenue Loss Funding [24-112]
- Donations by The Nature Conservancy and the Ruffed Grouse Society [24-113]
- Land Donation from Northern Waters Land Trust [24-114]

Time Specific Presentations

At 10:30 a.m., Rolf Weberg, Ph.D., NRRI - UMD gave a presentation regarding Accelerating Industrial Decarbonization in Minnesota.

Public Works & Transportation Committee

Musolf/Grimm moved to award a bid to Fahrner Asphalt Sealers, LLC, Plover, WI, in the amount of \$467,768.43 for High Friction Surface Treatment Project (CP 0000-677357, SP 069-070-071, HSIP 6924(182)) for various County State Aid Highways (CSAHs) in St. Louis County. [24-115]. County Administrator Kevin Gray noted that 90% of the project is being funded with federal funds. The motion passed. (6-0, Harala absent)

McDonald/Musolf moved to award a bid to Northland Constructors of Duluth, a Division of Mathy Construction Company, Duluth, MN, in the amount of \$1,423,140 for Bridge 69A89 (County Bridge

679) Construction and Approach Grading Project (CP 0025-555607, SAP 069-625-023 (Br 679)); CP 0353-730385 (Tied); CP 0657-730386 (Tied)) for CSAH 25 between 1.4 mile N. of Junction County Road (CR) 923 and 0.6 mile S. of Junction CR 958. [24-116]. Commissioner Musolf commented that this project was originally scheduled for 2025; however, Public Works was able to schedule the project this year because bids for other projects have come in lower than expected. The motion passed. (6-0, Harala absent)

Public Safety & Corrections Committee

Grimm/Boyle moved that the St. Louis County Board authorizes a contract with Tyler Technologies, Inc., based out of Troy, Michigan, in the amount of \$1,017,925, including \$353,517 in annual recurring fees. [24-117]. Sheriff Ramsay commented that the shelf life of the new technology is approximately 20 years and the Sheriff's Office has accounted for the annual reoccurring fees in their budget. After further discussion, the motion passed. (6-0, Harala absent)

COMMISSIONER DISCUSSION ITEMS AND REPORTS

Commissioner McDonald noted that the Rock Ridge and Mountain Iron-Buhl (MIB) girls basketball teams will be playing in the Minnesota State High School Girls basketball tournament.

Commissioner Grimm thanked everyone who was part of Duluth and St. Louis County Days at the Capital.

Chair Nelson thanked Commissioners for their efforts during Duluth and St. Louis County Days at the Capital and noted that Administrative Assistant Deanne Butorac was a huge help in organizing the event.

Commissioner Jugovich said the Duluth and St. Louis County Days at the Capital was well received and thanked Representative Dave Lislegard.

Commissioner Musolf thanked Senator Grant Hauschild for his hospitality.

At 11:39 a.m., Jugovich/Musolf moved to adjourn the meeting. The motion passed. (6-0, Harala absent)

Keith Nelson, Chair of the County Board

Phil Chapman, Clerk of the County Board



St. Louis County Board of Commissioners Request for Board Action 24 – 119

Committee: **Public Works & Transportation**
From: James T. Foldesi, Public Works Director /
Highway Engineer
Reviewed by: Kevin Z. Gray, County Administrator

Date: March 26, 2024
Attachments: ☒yes ☐no
Consent: ☒yes ☐no

ITEM: Cooperative Agreement with the City of Eveleth to Complete a Roadway Exchange

Background/Overview:

The Minnesota Department of Transportation (MnDOT) and St. Louis County are each preparing projects to complete transportation improvements within the cities of Eveleth and Virginia to improve access to the Rock Ridge School campus. The MnDOT led project will improve the intersections along US 53 at Hat Trick Ave (CSAH 146)/Industrial Park Dr, Park Ave (CSAH 142)/Progress Parkway and Bourgin Rd/Old Hwy 53, and the interchange of MNTH 37/Fayal Rd (CSAH 101). The Public Works Department is leading a project that includes reconstruction of existing roadways and construction of the new Progress Parkway which will be designated as a County State Aid Highway (CSAH). The Progress Parkway project is identified as CP 0142-592214 and includes the following components:

1. Three-lane section roadway beginning at MNTH 37 and ending at US 53 for a total length of approximately 1.42 miles.
2. Construct a roundabout at the intersection of Progress Parkway, Wolverine Way and Industrial Park Drive.
3. Construct a secondary school road to connect Progress Parkway and the elementary school campus.

All of the transportation improvements that will be completed under the MnDOT and St. Louis County projects will require the exchange of certain roadways between St. Louis County and the City of Eveleth to allow St. Louis County to accept the new Progress Parkway as a CSAH.

The jurisdiction of the following roadways will be transferred to the City of Eveleth. The CSAH designation will be revoked. Total length of roadways to be transferred to Eveleth is 2.81 miles.

CSAH 141 (Lincoln Avenue/Douglas Court/Douglas Avenue/Temple Place)			
Street Name	Begin Description	End Description	Length
Lincoln Avenue	CSAH 101 (Fayal Road)	Monroe Street	0.06 mile
Douglas Court/ Douglas Avenue	Monroe Street	Temple Place	0.61 mile
Temple Place	Douglas Avenue	CSAH 142 (Grant Avenue)	0.06 mile
Total Length			0.73 mile

CSAH 144 (McKinley Avenue/Harrison Street/Elba Avenue)			
Street Name	Begin Description	End Description	Length
McKinley Avenue	CSAH 101 (Fayal Road)	Harrison Street	0.51 mile
Harrison Street	McKinley Avenue	Elba Avenue	0.20 mile
Elba Avenue	Harrison Street	CSAH 147 (Jones Street)	0.31 mile
Total Length			1.02 miles

CSAH 145 (Roosevelt Avenue/Jackson Street/Fayal Avenue)			
Street Name	Begin Description	End Description	Length
Roosevelt Avenue	CSAH 101 (Fayal Road)	Jackson Street	0.26 mile
Jackson Street	Roosevelt Avenue	Fayal Avenue	0.03 mile
Fayal Avenue	Jackson Street	CSAH 142 (Park Avenue)	0.59 mile
Total Length			0.88 mile

CSAH 147 (Jones Street)			
Street Name	Begin Description	End Description	Length
Jones Street	Douglas Avenue	CSAH 142 (Grant Avenue)	0.06 mile
Total Length			0.06 mile

CSAH 148 (Monroe Street)			
Street Name	Begin Description	End Description	Length
Monroe Street	Lincoln Avenue	CSAH 142 (Grant Avenue)	0.12 mile
Total Length			0.12 mile

The jurisdiction of the following roadways will be transferred to St. Louis County. St. Louis County will designate these roadways as CSAHs. Total length of roadways to be transferred to St. Louis County is 1.40 miles.

Street Name	Begin Description	End Description	Length
Hat Trick Avenue	CSAH 146 (Hat Trick Avenue)	CSAH 142 (Park Avenue)	0.67 mile
Industrial Park Drive	US 53	Progress Parkway	0.73 mile*
Total Length			1.40 miles

*Industrial Park Drive will be rerouted due to the construction of the roundabout at the intersection of US 53 and Progress Parkway. This will increase the length of Industrial Park Drive to 0.83 mile (an increase of 0.10 mile).

The following summarizes the change in roadway jurisdiction:

1. **Exchange of Existing Roadways.** St. Louis County will transfer jurisdiction of 2.81 miles of existing county roads to the City of Eveleth. City of Eveleth will transfer jurisdiction of 1.40 miles of existing city streets to St. Louis County. This will result in a net change in roadway mileage of -1.41 miles for St. Louis County and +1.41 miles for the City of Eveleth. The existing roadways that are transferred to St. Louis County will be designated as CSAHs.
2. **New Progress Parkway.** St. Louis County will accept the new Progress Parkway, which is 1.42 miles in length, into the county road system. Combining this new roadway mileage with the exchange of existing roadways will result in a net change in roadway mileage of +0.01 mile for St. Louis County. The new Progress Parkway will be designated as a CSAH.
3. **Change in CSAH Mileage.** Prior to this roadway exchange, the total length of CSAHs within the City of Eveleth was equal to 8.05 miles. After the transportation improvements related to the Rock Ridge School are completed, the total length of CSAHs within the City of Eveleth will be equal to 8.16 miles (this includes the increase in length of 0.10 mile for Industrial Park Drive). The net change in CSAH mileage within the City of Eveleth will be +0.11 mile.

Policy Objectives:

Minnesota Statutes §471.59 subd. 1 allows for two or more governmental units, by agreement entered into through action of their governing bodies, to jointly or cooperatively exercise any power common to the contracting parties or any similar powers, including those which are the same except for the territorial limits within which they may be exercised. Minnesota Statutes §163.11, subdivision 9, provides the County Board may transfer jurisdiction of County highways upon agreement of the parties.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

The CSAH mileage within the City of Eveleth will increase by 0.11 mile. This will result in a marginal increase in state aid revenue.

Recommendation:

It is recommended that the St. Louis County Board authorize the cooperative agreement with the City of Eveleth to complete a roadway exchange.

Cooperative Agreement with the City of Eveleth to Complete a Roadway Exchange

BY COMMISSIONER _____

WHEREAS, The Public Works Department is leading a project to complete certain transportation improvements within the City of Eveleth to improve access to the Rock Ridge School campus which this project is identified as CP 0142-592214; and

WHEREAS, These transportation improvements include the reconstruction of existing roadways and construction of the new Progress Parkway which includes a roundabout and a secondary access to the Rock Ridge School campus; and

WHEREAS, These transportation improvements will require the exchange of certain existing roadways to allow St. Louis County to accept ownership of and designate the new Progress Parkway (total length = 1.42 miles) as a County State Aid Highway; and

WHEREAS, This exchange of existing roadways will transfer jurisdiction of 2.81 miles of existing county roads to the City of Eveleth and 1.40 miles of existing city streets to St. Louis County; and

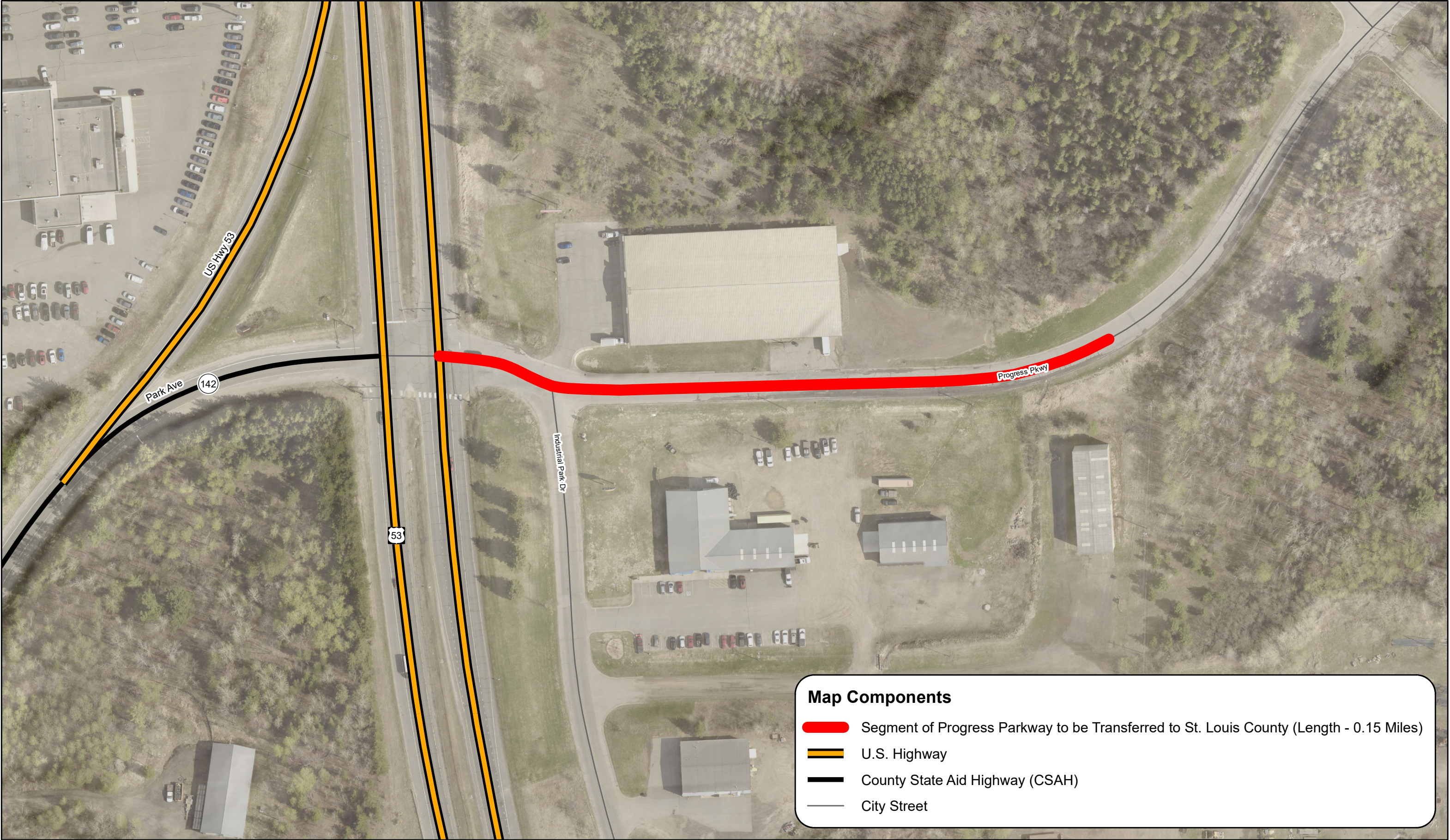
WHEREAS, The existing roadways that are transferred to St. Louis County will be designated as County State Aid Highways; and

WHEREAS, The net change in County State Aid Highway mileage within the City of Eveleth after completion of the transportation improvements will be +0.11 mile; and





WHEREAS, The net change in city street mileage for the City of Eveleth after the exchange of existing roadways will be +1.41 miles.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board authorizes the appropriate County Officials to enter into a cooperative agreement, and approve any amendments approved by the County Attorney's Office, with the City of Eveleth to complete a roadway exchange.

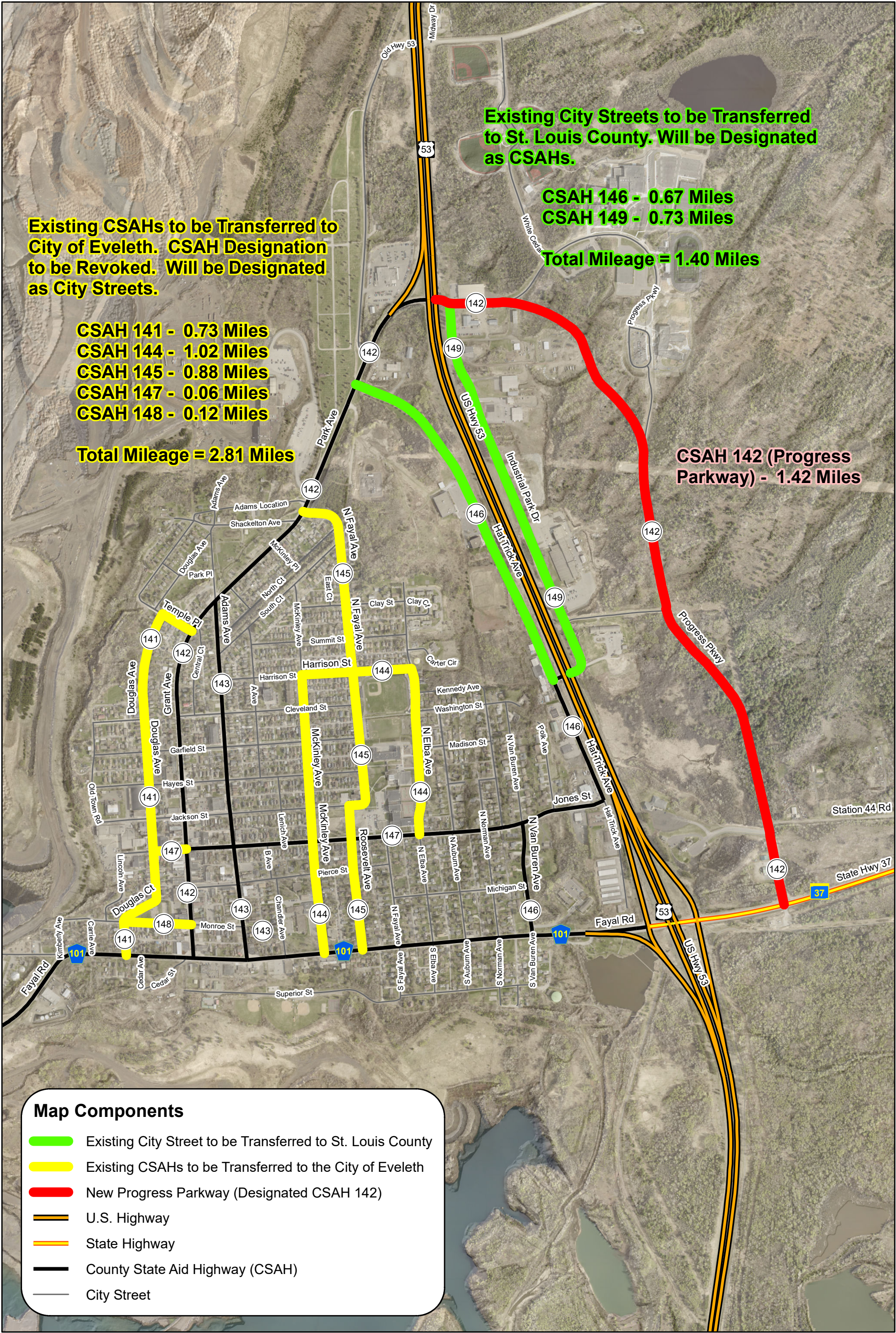
Map of St. Louis County and Virginia-Eveleth Economic Development Authority (VEEDA) Roadway Acquisition



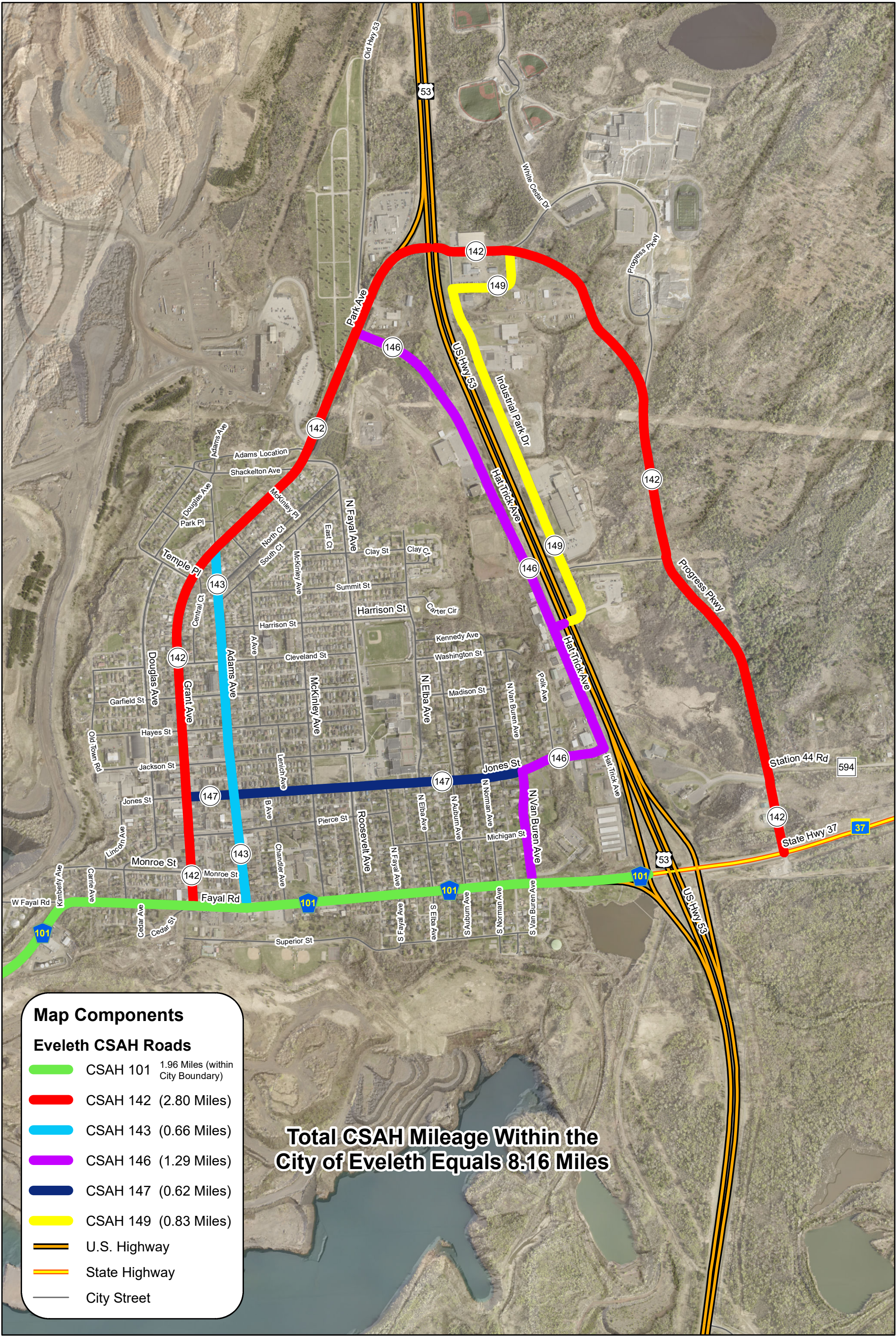
Map Components

-  Segment of Progress Parkway to be Transferred to St. Louis County (Length - 0.15 Miles)
-  U.S. Highway
-  County State Aid Highway (CSAH)
-  City Street

St. Louis County and City of Eveleth Roadway Exchange Map



Map of New County State Aid Highways (CSAHs) within the City of Eveleth Following the Completion of Transportation Improvements Related to the Rock Ridge School





St. Louis County Board of Commissioners Request for Board Action 24 - 120

Committee: **Public Works & Transportation**
From: James T. Foldesi, Public Works Director /
Highway Engineer
Reviewed by: Kevin Z. Gray, County Administrator

Date: March 26, 2024

Attachments: ☒ yes ☐ no

Consent: ☒ yes ☐ no

ITEM: Cooperative Agreement with the Virginia-Eveleth Economic Development Authority to Complete a Roadway Acquisition of Progress Parkway

Background/Overview:

The Minnesota Department of Transportation (MnDOT) and St. Louis County are each preparing projects to complete transportation improvements within the cities of Eveleth and Virginia to improve access to the Rock Ridge School campus. The MnDOT led project will improve the intersections along US 53 at Hat Trick Ave (CSAH 146)/Industrial Park Dr, Park Ave (CSAH 142)/Progress Parkway and Bourgin Rd/Old Hwy 53, and the interchange of MNTH 37/Fayal Rd (CSAH 101). The Public Works Department is leading a project that includes reconstruction of existing roadways and construction of the new Progress Parkway which will be designated as a County State Aid Highway (CSAH). The Progress Parkway project is identified as CP 0142-592214 and includes the following components:

1. Three-lane section roadway beginning at MNTH 37 and ending at US 53 for a total length of approximately 1.42 miles.
2. Construct a roundabout at the intersection of Progress Parkway, Wolverine Way and Industrial Park Drive.
3. Construct a secondary school road to connect Progress Parkway and the elementary school campus.

All of the transportation improvements that will be completed under the MnDOT and St. Louis County projects will require the transfer of ownership of an existing segment of Progress Parkway, beginning at US 53 and ending at a point 0.15 mile east of US 53 for a total length of 0.15 mile, from the Virginia-Eveleth Economic Development Authority to St. Louis County. St. Louis County's ownership of this segment of Progress Parkway will take effect on July 1, 2024.

Policy Objectives:

Minnesota Stat. Sec. 471.59 subd. 1 allows for two or more governmental units, by agreement entered into through action of their governing bodies, to jointly or cooperatively exercise any power common to the contracting parties or any similar powers, including those which are the same except for the territorial limits within which they may be exercised.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

The segment of Progress Parkway for which ownership will be transferred to St. Louis County will be designated as a CSAH for the purposes of generating state aid revenue.

Recommendation:

It is recommended that the St. Louis County Board authorize the cooperative agreement with the Virginia-Eveleth Economic Development Authority to complete a roadway acquisition of Progress Parkway.

**Cooperative Agreement with the Virginia-Eveleth Economic Development Authority to
Complete a Roadway Acquisition of Progress Parkway**

BY COMMISSIONER _____

WHEREAS, The Public Works Department is leading a project to complete certain transportation improvements within the City of Eveleth to improve access to the Rock Ridge School campus which this project is identified as CP 0142-592214; and

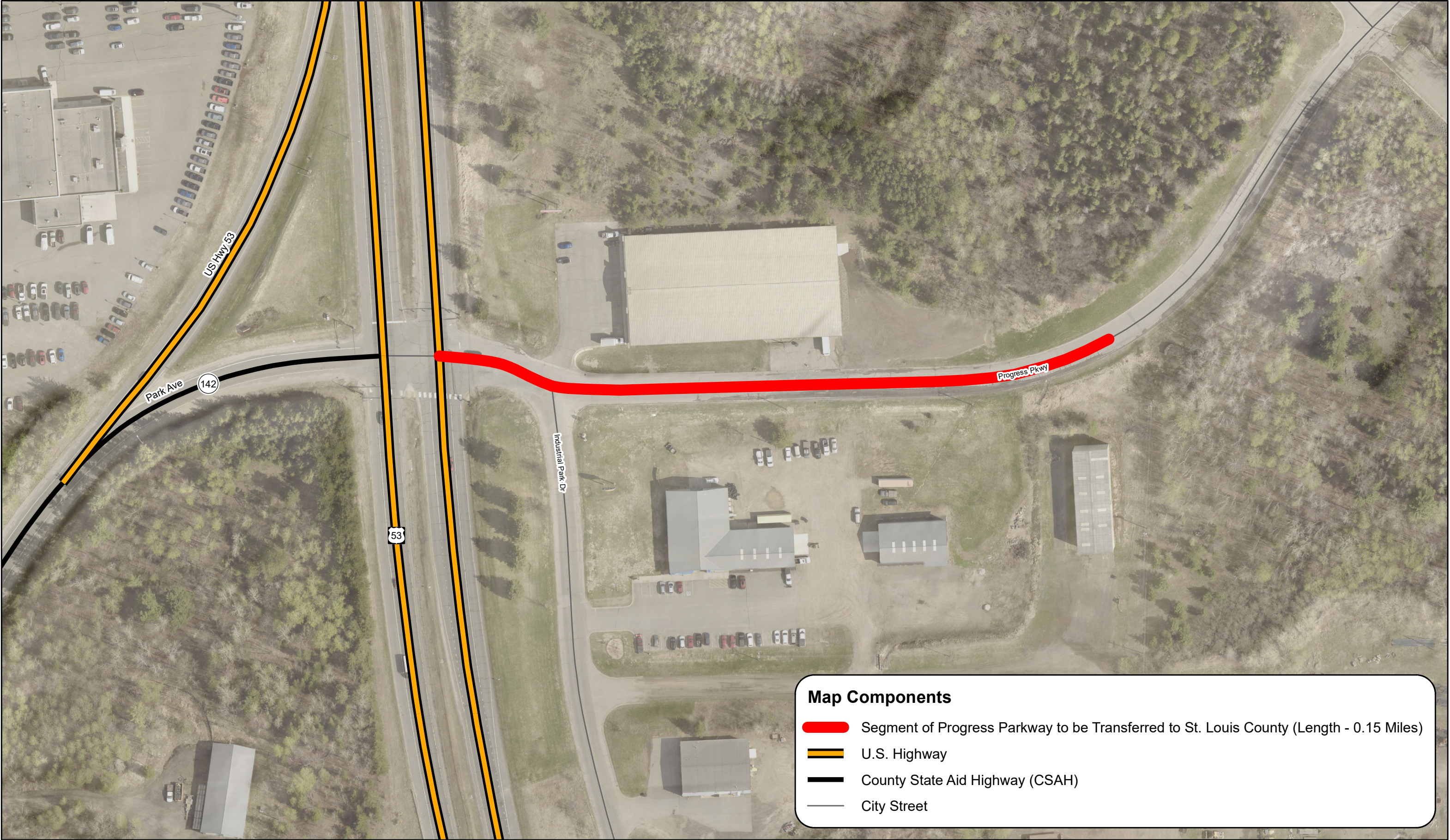
WHEREAS, These transportation improvements include the reconstruction of existing roadways and construction of the new Progress Parkway which includes a roundabout and a secondary access to the Rock Ridge School campus; and

WHEREAS, These transportation improvements will require the transfer of ownership of an existing segment of Progress Parkway, beginning at US 53 and ending at a point 0.15 mile east of US 53 for a total length of 0.15 mile, from the Virginia-Eveleth Economic Development Authority to St. Louis County; and





WHEREAS, St. Louis County will designate this segment of Progress Parkway as County State Aid Highway 142.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board authorizes the appropriate County Officials to enter into a cooperative agreement, and approve any amendments approved by the County Attorney's Office, with the Virginia-Eveleth Economic Development Authority to complete a roadway acquisition of Progress Parkway beginning at US 53 and ending at a point 0.15 mile east of US 53 for a total length of 0.15 mile.

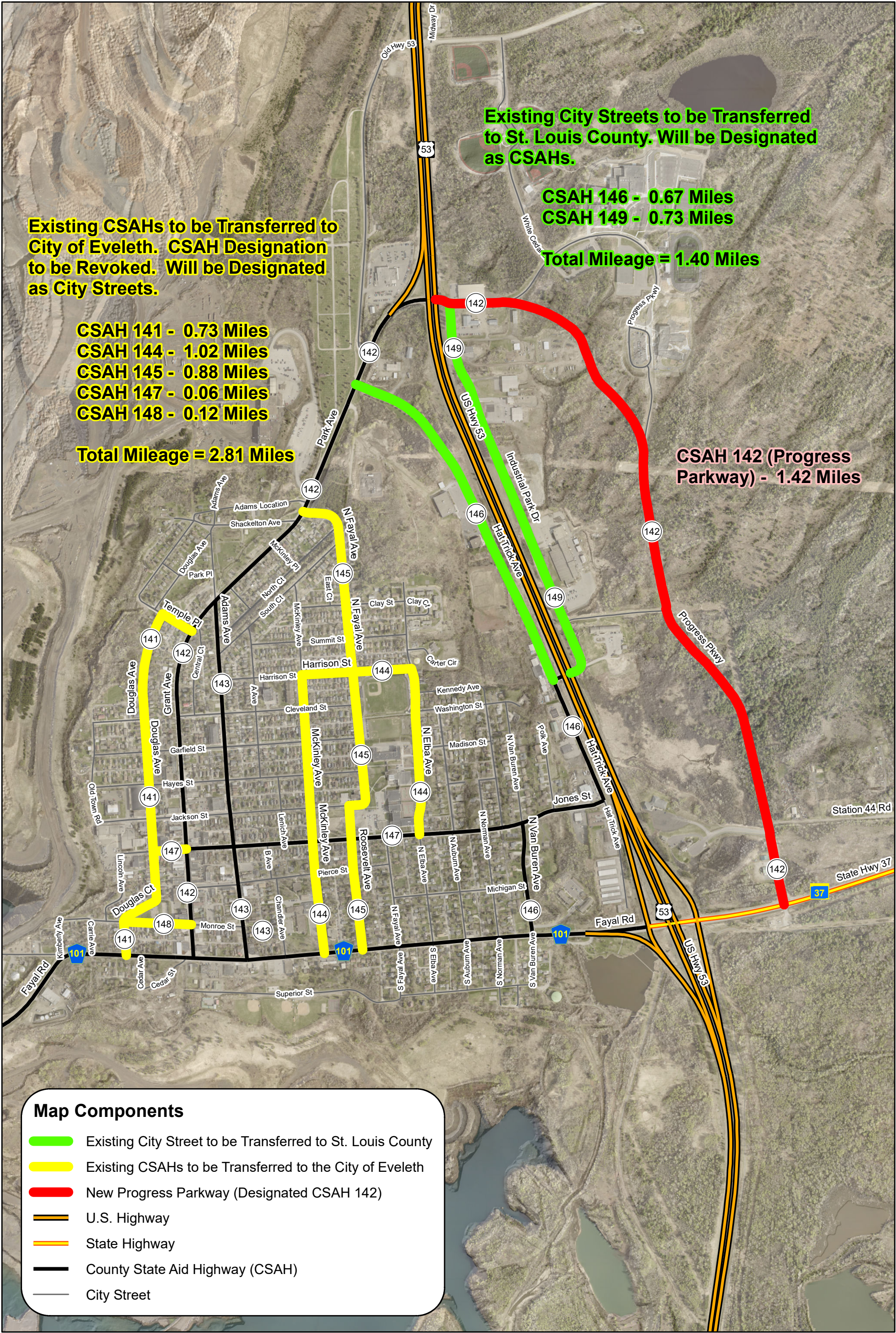
Map of St. Louis County and Virginia-Eveleth Economic Development Authority (VEEDA) Roadway Acquisition



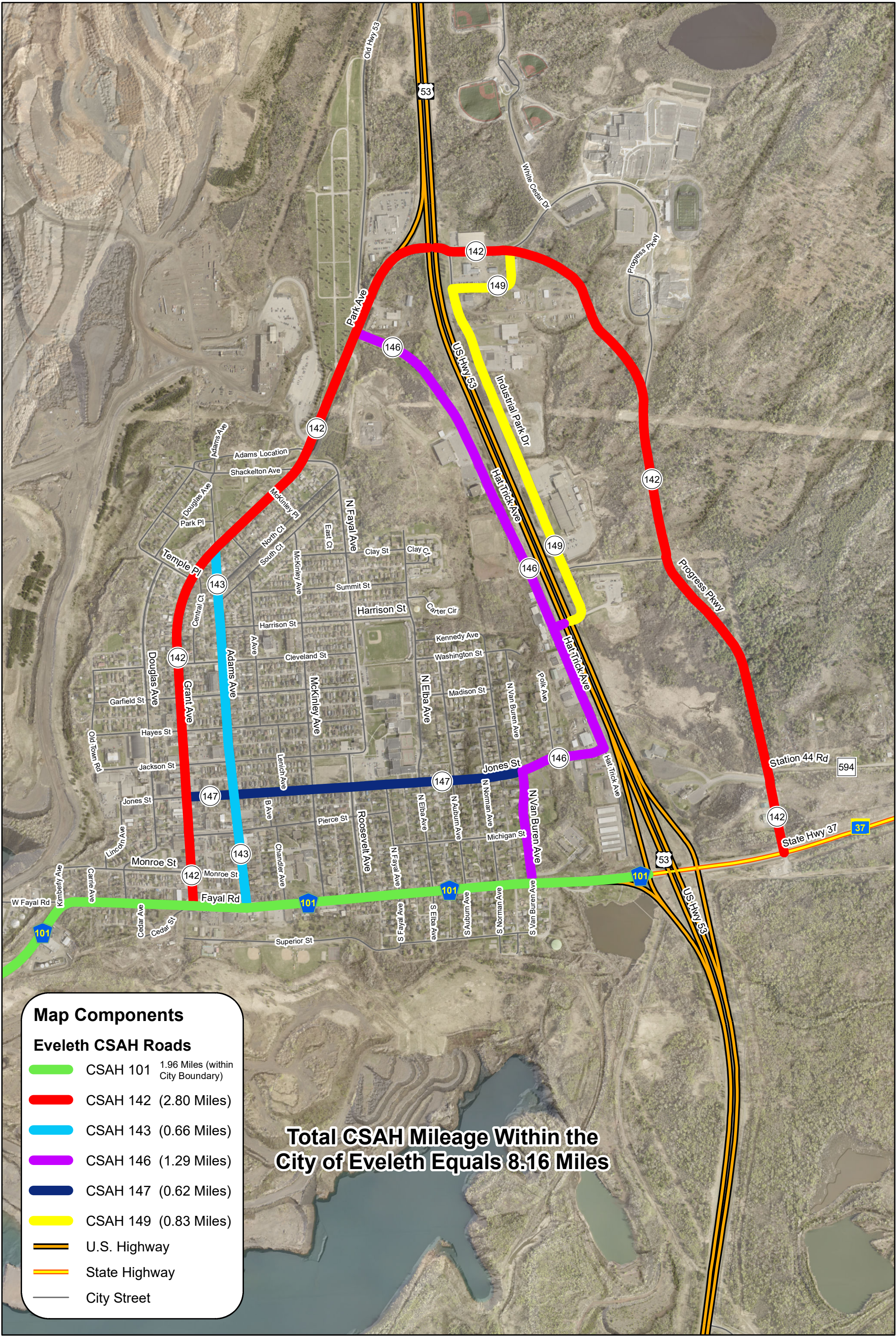
Map Components

-  Segment of Progress Parkway to be Transferred to St. Louis County (Length - 0.15 Miles)
-  U.S. Highway
-  County State Aid Highway (CSAH)
-  City Street

St. Louis County and City of Eveleth Roadway Exchange Map



Map of New County State Aid Highways (CSAHs) within the City of Eveleth Following the Completion of Transportation Improvements Related to the Rock Ridge School





St. Louis County Board of Commissioners Request for Board Action 24 - 121

Committee: **Public Works & Transportation**
From: James T. Foldesi, County Engineer/
Public Works Director
Reviewed by: Kevin Z. Gray, County Administrator

Date: March 26, 2024

Attachments: ☒ yes ☐ no

Consent: ☒ yes ☐ no

**ITEM: Acquisition of Right-of-Way for Replacement of County Bridge 405 over
Petrell Creek in Fairbanks Township; CP 0044-556745**

Background/Overview:

The St. Louis County Public Works Department plans to reconstruct a short segment of County State Aid Highway (CSAH) 44 and to replace the existing bridge (County Bridge 405, State Bridge 7706) spanning Petrell Creek in Fairbanks Township (County Project CP 0044-556745). Bridge 405 has reached the end of its serviceable life, is in deteriorated condition, and is in need of replacement. Additional right-of-way and temporary easements will be needed from adjacent parcels of private property for the construction of this project.

Policy Objectives:

Minnesota Statutes §163.02 states that county boards may acquire by purchase, gift, or eminent domain proceedings as provided by law, all necessary right-of-way for county highways, and purchase all necessary road material, machinery, tools, and supplies needed therefor.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

Right-of-way acquisition is payable from fund 200, Agency 203001.

Recommendation:

It is recommended that the St. Louis County Board authorize the acquisition of right-of-way necessary for the reconstruction of CSAH 44 (Highway 44) and the replacement of County Bridge 405 (State Bridge 7706), further identified as CP 0044-556745.

**Acquisition of Right-of-Way for Replacement of County Bridge 405 over Petrell Creek in
Fairbanks Township – CP 0044-556745**

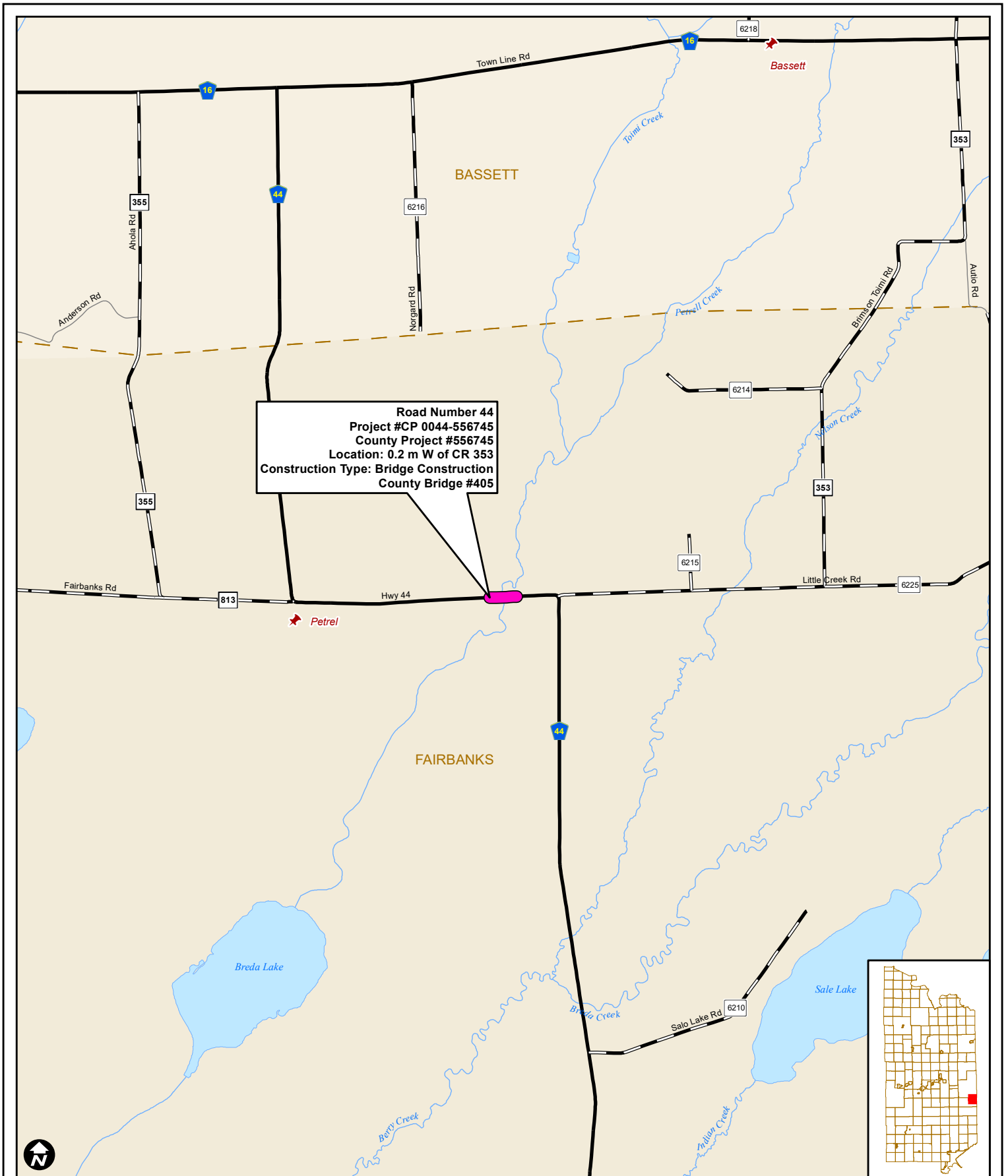
BY COMMISSIONER _____

WHEREAS, The St. Louis County Public Works Department plans to reconstruct a short segment of County State Aid Highway (CSAH) 44 and to replace the existing bridge (County Bridge 405, State Bridge 7706) spanning Petrell Creek in Fairbanks Township, further identified as CP 0044-556745; and

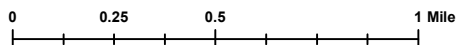
WHEREAS, These improvements consist of replacing the existing bridge with a new bridge at the same location and reconstructing the roadway as determined necessary to provide for the safety and convenience of the public; and

WHEREAS, In addition to the existing highway right-of-way, certain lands are required for this construction, together with temporary construction easements.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board of Commissioners authorizes the Public Works Director, or his designee, to proceed with the acquisition of the necessary lands and temporary easements for this project and to execute, on behalf of the county, any easement documents as may become necessary. Right-of-way acquisition is payable from Fund 200, Agency 203001.



St. Louis County 2025 Road & Bridge Construction



Map Components

2025 Road & Bridge Construction

Bridge Construction

Interstate Highway

U.S./State Highway

County/Twp. Road - Paved

County/Twp. Road - Gravel

Local Road/City Street

Railroad

Commissioner District

Township Boundary

City/Town

Lake

River/Stream



St. Louis County Board of Commissioners Request for Board Action 24 – 122

Committee:	Public Works & Transportation	Date:	March 26, 2024
From:	James T. Foldesi, Public Works Director / Highway Engineer	Attachments:	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no
Reviewed by:	Kevin Z. Gray, County Administrator	Consent:	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no

ITEM: Professional Services Agreement with SRF Consulting Group, Inc. to Develop a Safe Streets and Roads for All (SS4A) Safety Action Plan – CP 0000-803757

Background/Overview:

St. Louis County was awarded funding through the Safe Streets and Roads for All (SS4A) Program to develop a Safety Action Plan (SAP). The Infrastructure Investment and Jobs Act (IIJA) established the SS4A Program with \$5 billion appropriated over five years, 2022 through 2026, which provides funding for planning and implementation.

St. Louis County's traffic safety program has been guided by the County Road Safety Plan which has leveraged more than \$27 million in federal funding through the Highway Safety Improvement Program (HSIP) since 2010 for dedicated traffic safety projects on the county road system and at intersections with state highways. As a result, the total number of all fatal and injury crashes have seen a 46% reduction over the 17-year period, from 220 in 2007 to 119 in 2023. The Public Works Department has additional high impact safety projects funded and programmed through 2028 including roundabouts, J-turns and left-turn lanes at intersections.

Even with this successful record of implementation of proven traffic safety projects, considering the previous 10 years on the county road system, the trend of fatal crashes appears to have plateaued while the trend for serious injury crashes (crashes with life changing injuries) appears to have slightly increased. Most of these serious crashes continue to be the result of roadway departure and intersection related crashes.

The SAP will provide a new opportunity to double our efforts through the continued pursuit of innovative methods and strategies that are focused on reducing serious crashes. The SAP is a new model that incorporates the following components:

1. Leadership Commitment and Goal Setting
2. Planning Structure
3. Safety Analysis
4. Engagement and Collaboration
5. Equity Considerations
6. Policy and Process Changes
7. Strategy and Project Selections
8. Progress and Transparency

Under the direction of the Public Works Department, the SAP will be developed through a data-driven and comprehensive process with the singular focus of eliminating serious crashes for all

road users throughout St. Louis County. Once completed, the SAP will leverage St. Louis County's ability to compete for implementation funding through the SS4A and HSIP Programs. St. Louis County's SAP will be focused on areas outside of the Duluth-Superior Metropolitan Interstate Council (MIC) planning area. The MIC was awarded funding to develop a SS4A Safety Action Plan for the MIC planning area. The Bois Forte Band of Chippewa was also awarded funding to develop a SS4A Safety Action Plan for tribal areas near Nett Lake and Lake Vermilion. These combined SAPs will provide complete coverage of St. Louis County. The Public Works Department will coordinate with the MIC and Bois Forte to foster collaboration and cooperation between these SAPs.

The SAP will be developed under the leadership of an engineering consultant. The Public Works Department, with assistance from the Purchasing Division, solicited proposals to develop the SAP. Proposals were requested and opened on February 28, 2024, and St. Louis County received four (4) proposals from the following consultants.

Engineering Consultant	Address
AECOM Technical Services, Inc.	Minneapolis, MN
Alliant Engineering, Inc.	Minneapolis, MN
SRF Consulting Group, Inc.	Minneapolis, MN
Stonebrooke Engineering, Inc.	Burnsville, MN

Through the quality-based selection method, SRF Consulting Group, Inc. was selected for this project. The evaluation committee was composed of representatives from the Public Works Department, the Economic and Community Development Department, the Sheriff's Office and the Purchasing Division.

Policy Objectives:

The project was solicited by the St. Louis County Purchasing Division, under Minnesota State Statute §471.345 Uniform Municipal Contracting Law.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

St. Louis County was awarded \$200,000 in funding through the SS4A Program to develop a SAP. The SS4A Program requires a 20 percent local match which is \$50,000. The total budget for the SAP is \$250,000.

The total professional services fee for SRF Consulting Group, Inc. is \$249,952.50. St. Louis County's share is anticipated to be \$49,990.50.

Recommendation:

It is recommended that the St. Louis County Board authorize the appropriate County Officials to enter into a professional services agreement, and any amendments, with SRF Consulting Group, Inc. to develop a Safe Streets and Roads for All (SS4A) Safety Action Plan. Payment for the engineering consultant will be paid from Fund 220, Agency 220748, Object 626600 and Fund 200, Agency 203671, Object 626600.

Professional Services Agreement with SRF Consulting Group, Inc. to Develop a Safe Streets and Roads for All (SS4A) Safety Action Plan – CP 0000-803757

BY COMMISSIONER _____

WHEREAS, St. Louis County was awarded funding through the Safe Streets and Roads for All Program to develop a Safety Action Plan; and

WHEREAS, The Infrastructure Investment and Jobs Act established the Safe Streets and Roads for All Program with \$5 billion appropriated over five years, 2022 through 2026, which provides funding for planning and implementation; and

WHEREAS, St. Louis County's traffic safety program has been guided by the County Road Safety Plan which has leveraged federal funding through the Highway Safety Improvement Program for dedicated traffic safety projects on the county road system and at intersections with state highways; and

WHEREAS, The Safety Action Plan will provide an opportunity to continue the pursuit of innovative methods and strategies that are focused on reducing serious crashes; and

WHEREAS, The Safety Action Plan will be developed under the leadership of an engineering consultant; and

WHEREAS, Proposals were requested and opened on February 28, 2024, and the County received four (4) proposals; and

WHEREAS, SRF Consulting Group, Inc. was selected for the project.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board authorizes the appropriate County Officials to enter into a professional services agreement, and approve any amendments authorized by the County Attorney, with SRF Consulting Group, Inc. to develop a Safe Streets and Roads for All Safety Action Plan. This project is identified as CP 0000-803757.

RESOLVED FURTHER, That the total cost of these professional services shall not exceed \$249,952.50, and will be payable from:

Fund 220, Agency 220748, Object 626600 – Federal Funds - \$199,962.00
Fund 200, Agency 203671, Object 626600 – Local Funds - \$49,990.50



St. Louis County Board of Commissioners Request for Board Action 24 – 123

Committee: **Public Works & Transportation**
From: James T. Foldesi, County Engineer/
Public Works Director
Reviewed by: Kevin Z. Gray, County Administrator

Date: March 26, 2024

Attachments: ☒ yes ☐ no

Consent: ☒ yes ☐ no

ITEM: Acquisition of Right-of-Way for Replacement of County Bridge 523 over the Embarrass River in Embarrass Township; CP 0362-701708

Background/Overview:

The St. Louis County Public Works Department plans to reconstruct a short segment of County Road (CR) 362 (Waisanen Road) and to replace the existing bridge (County Bridge 523, State Bridge 69593) spanning the Embarrass River in Embarrass Township (County Project CP 0362-701708). Bridge 523 has reached the end of its serviceable life, is in deteriorated condition, and is in need of replacement. Additional right-of-way and temporary easements will be needed from adjacent State of Minnesota property and from parcels of private property for the construction of this project.

Policy Objectives:

Minnesota Statutes §163.02 states that county boards may acquire by purchase, gift, or eminent domain proceedings as provided by law, all necessary right-of-way for county highways, and purchase all necessary road material, machinery, tools, and supplies needed therefor.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

Right-of-way acquisition is payable from fund 200, Agency 203001.

Recommendation:

It is recommended that the St. Louis County Board authorize the acquisition of right-of-way necessary for the reconstruction of CR 362 (Waisanen Road) and the replacement of County Bridge 523 (State Bridge 69593), further identified as CP 0362-701708.

**Acquisition of Right-of-Way for Replacement of County Bridge 523 over the Embarrass
River in Embarrass Township – CP 0362-701708**

BY COMMISSIONER _____

WHEREAS, The St. Louis County Public Works Department plans to reconstruct a short segment of County Road (CR) 362 (Waisanen Road) and to replace the existing bridge (County Bridge 523, State Bridge 69593) spanning the Embarrass River in Embarrass Township, further identified as CP 0362-701708; and

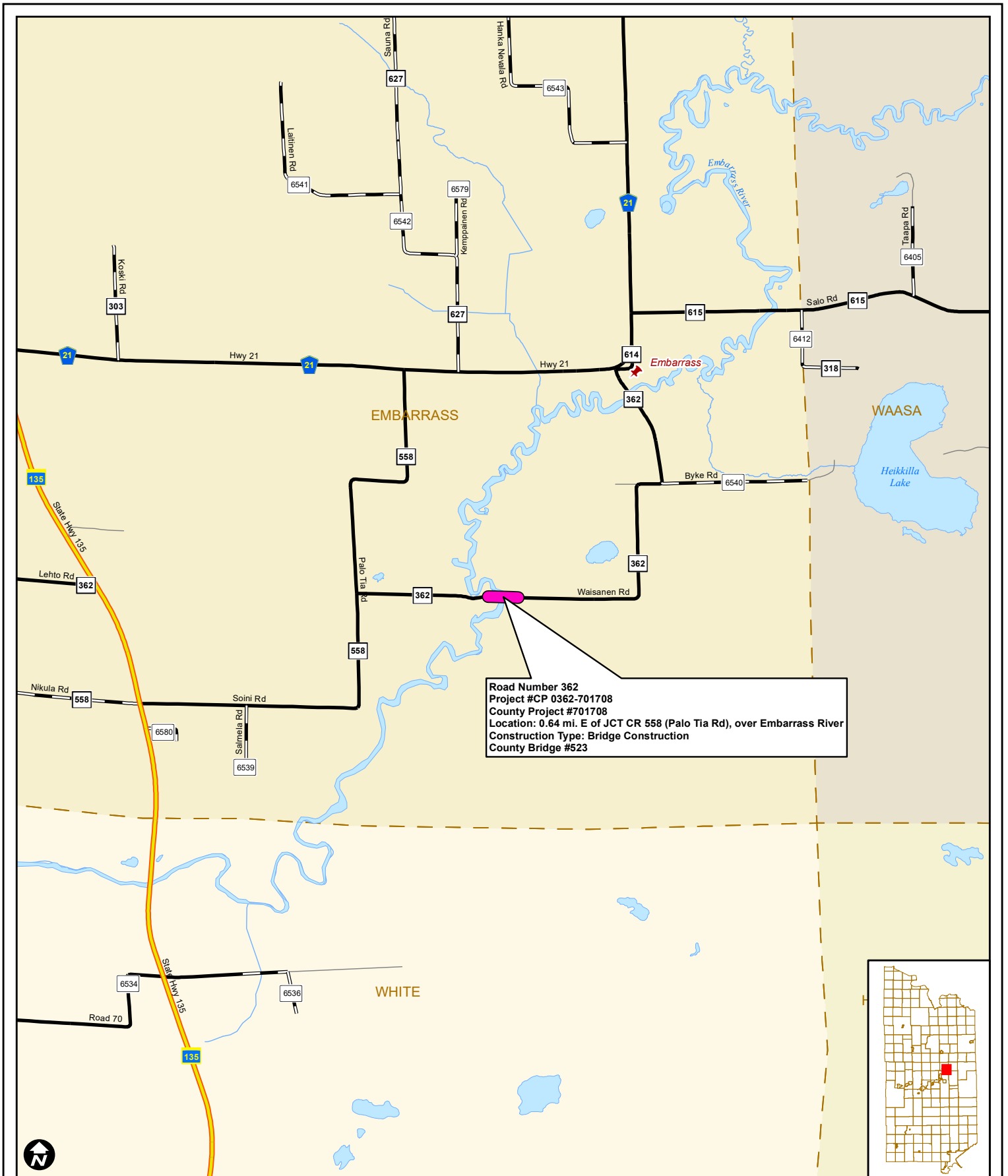
WHEREAS, These improvements consist of replacing the existing bridge with a new bridge at the same location and reconstructing the roadway as determined necessary to provide for the safety and convenience of the public; and

WHEREAS, In addition to the existing highway right-of-way, certain lands are required for this construction, together with temporary construction easements.

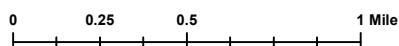
THEREFORE, BE IT RESOLVED, That the St. Louis County Board authorizes the Public Works Director, or his designee, to proceed with the acquisition of the necessary lands and temporary easements for this project and to execute, on behalf of the county, any easement documents as may become necessary. Right-of-way acquisition is payable from Fund 200, Agency 203001.

RESOLVED FURTHER, That the State of Minnesota Department of Natural Resources is requested to provide St. Louis County with easement across the following State of Minnesota land located adjacent to the present course of County Road # 362 (Waisanen Road) in Embarrass Township:

1. That part of the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) lying southeasterly of the Embarrass River, Section 35, Township 60 North, Range 15 West. (parcel ID No. 330-0010-05520)



St. Louis County 2025 Road & Bridge Construction



Map Components

2025 Road & Bridge Construction

Bridge Construction

Interstate Highway

U.S./State Highway

County/Twp. Road - Paved

County/Twp. Road - Gravel

Local Road/City Street

Railroad

Commissioner District

Township Boundary

City/Town

Lake

River/Stream



St. Louis County Board of Commissioners Request for Board Action 24 – 124

Committee: **Public Works & Transportation**
From: James T. Foldesi, County Engineer/
Public Works Director
Reviewed by: Kevin Z. Gray, County Administrator

Date: March 26, 2024

Attachments: ☒ yes ☐ no

Consent: ☒ yes ☐ no

ITEM: **Acquisition of Right-of-Way for a Reclaim and Overlay with Grade
Corrections Project on Maple Grove Road (CSAH 6) from US Hwy 2 to State
Hwy 33; CP 0006-554989**

Background/Overview:

The St. Louis County Public Works Department is planning a reclaim and overlay with grade corrections project on a 3.5-mile segment of Maple Grove Road (CSAH 6), between US Hwy 2 and State Hwy 33, in Solway and Brevator Townships. This project is planned for construction in 2025 and is identified as CP 0006-554989. Additional right-of-way and temporary easements will be needed from adjacent parcels of private property for the construction of this project.

Policy Objectives:

Minnesota Statutes §163.02 states that county boards may acquire by purchase, gift, or eminent domain proceedings as provided by law, all necessary right-of-way for county highways, and purchase all necessary road material, machinery, tools, and supplies needed therefor.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

Right-of-way acquisition is payable from fund 200, Agency 203001.

Recommendation:

It is recommended that the St. Louis County Board authorize the acquisition of right-of-way necessary for the reclaim and overlay with grade corrections project on CSAH 6 (Maple Grove Road), further identified as CP 0006-554989, and to authorize the County Auditor to grant permanent and temporary highway easements across tax forfeited lands and temporary construction easements for the project.

**Acquisition of Right-of-way for a Reclaim and Overlay with Grade Corrections Project on
Maple Grove Road (CSAH 6) from US Hwy 2 to State Hwy 33 - CP 0006-554989**

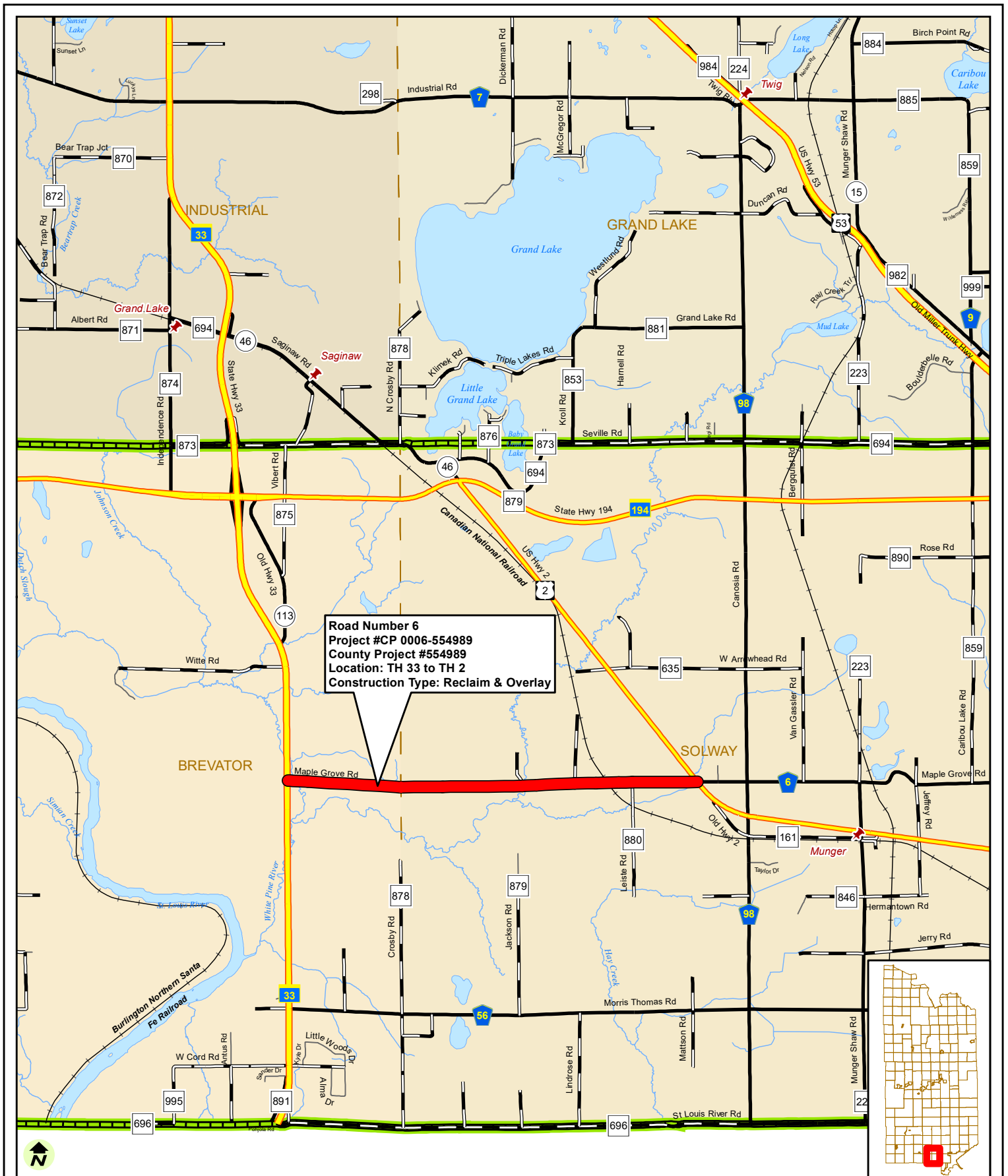
BY COMMISSIONER _____

WHEREAS, The St. Louis County Public Works Department is planning a reclaim and overlay with grade corrections project on a 3.5-mile segment of CSAH 6 (Maple Grove Road), between US Hwy 2 and State Hwy 33, in Solway and Brevator Townships, further identified as CP 0006-554989; and

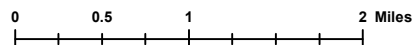
WHEREAS, These improvements consist of reconstructing the roadway as determined necessary to provide for the safety and convenience of the public; and

WHEREAS, In addition to the existing highway right-of-way, certain lands are required for this construction, together with temporary construction easements.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board authorizes the Public Works Director, or his designee, to proceed with the acquisition of the necessary lands and temporary easements for this project and to execute, on behalf of the county, any easement documents as may become necessary. Right-of-way acquisition is payable from Fund 200, Agency 203001.



St. Louis County 2025 Road & Bridge Construction



Map Components

2025 Road & Bridge Construction

- Reclaim & Overlay
- Interstate Highway
- U.S./State Highway

- County Road - Paved
- County Road - Gravel
- Local Road/City/Street
- Railroad
- Commissioner District

- Township Boundary
- City/Town
- Lake
- River/Stream



St. Louis County Board of Commissioners Request for Board Action 24 - 125

Committee: **Finance & Budget**

Date: March 26, 2024

From: Nancy J. Nilsen, County Auditor/Treasurer
Jeremy Craker, Director, Information Technology
James R. Gottschald, Director Human Resources
and Administration

Attachments: ☐ yes ☒ no

Reviewed by: Kevin Z. Gray, County Administrator

Consent: ☒ yes ☐ no

ITEM: Online Employee Benefits Enrollment System Development and Implementation System

Background/Overview:

St. Louis County has historically utilized paper forms, or electronic PDF forms which are eventually printed and submitted, for employee enrollment in the many benefit programs associated with an individual's employment with the county. Examples include medical, dental, life insurances, short and long-term disability insurances, vision coverage and more. Successful enrollment in these benefit programs can be delayed as a result of incomplete or missing forms, resulting in delays in coverage for the employee and their dependents. Deploying benefit forms via an online enrollment system can eliminate the delays in coverage, by requiring review and validation of data entered onto the online enrollment forms.

In February 2024, St. Louis County solicited proposals from submitters to implement an online benefits enrollment system in the spring of 2024 for mid-year changes and newly eligible enrollments. This timeframe was intended to allow for several months of development and real-time practice prior to conducting county-wide annual open benefits enrollment during November.

As a result of the Request for Proposals (RFP), the county received a proposal from one respondent, Integrity Employee Benefits, LLC of Hastings, Minnesota. An evaluation committee evaluated the response and participated in a demonstration of the online enrollment system. The evaluation committee recommends that the county award the contract to Integrity Employee Benefits, LLC.

This responder works exclusively with municipalities throughout the State of Minnesota on their ancillary benefits, including 61 Minnesota counties. The technology platform used by Integrity Employee Benefits, LLC is BenefitsConnect. Their knowledge of the intricacies of government and ancillary benefits allows them to effectively handle the challenges that can come with administering employee benefits in Minnesota.

Policy Objectives:

The RFP was solicited in conformance with St. Louis County Purchasing Rules and Regulations and the Minnesota Uniform Municipal Contract Law under Minn. Stat. §471.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

The estimated annual cost of the services rendered by Integrity Employee Benefits, LLC based on the number of St. Louis County and Arrowhead Regional Corrections employees is \$56,000, payable from Fund 100, Agency 117001, Object 634800 with funds transferred from the Information Technology assigned fund balance, Fund 100, Object 311139.

Recommendation:

It is recommended that the St. Louis County Board authorize the appropriate county officials to enter into a services agreement with Integrity Employee Benefits, LLC for the development and implementation of a new online employee benefits enrollment system for an annual cost of \$56,000.

Online Employee Benefits Enrollment System Development and Implementation System

BY COMMISSIONER _____

WHEREAS, The County Auditor's Office and Human Resources Department have identified a need to streamline and modernize the process for employees to enroll in benefits associated with their county employment, which has historically been a paper form-based process; and

WHEREAS, The Auditor's Office and Human Resources Department, in coordination with the Purchasing Division, issued a Request for Proposal (RFP) seeking a business partner to develop, implement, and train county staff associated with implementing an online benefits enrollment platform; and

WHEREAS, An evaluation committee has recommended Integrity Employee Benefits, LLC and the platform BenefitsConnect for contract award in accordance with this project.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board authorizes the appropriate county officials to enter into a services contract with Employee Benefits, LLC for the development and implementation of a new St. Louis County online employee benefits enrollment system for an annual subscription, software maintenance and support cost of \$56,000 payable from Fund 100, Agency 117001, Object 634800, with funds transferred from the Information Technology assigned fund balance, Fund 100, Object 311139.



St. Louis County Board of Commissioners Request for Board Action 24 - 126

Committee: **Finance & Budget**

Date: March 26, 2024

From: Mary Garness, Director
Public Records & Property Valuation
David L. Sipila, County Assessor

Attachments: ☒ yes ☐ no

Reviewed by: Kevin Z. Gray, County Administrator

Consent: ☒ yes ☐ no

ITEM: **Abatement List for Board Approval**

Background/Overview:

An abatement is an administrative process to correct errors and injustices in assessed valuation or classification. It is not part of the property tax appeal process.

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. 16-82, dated January 26, 2016, 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.

Property owners must submit a written application to be considered for a property tax abatement. Completed applications have been submitted for the attached list of properties.

Policy Objectives:

Minn. Stat. § 375.192 provides the Board with statutory authority to grant abatements that have been approved by the County Assessor and County Auditor. The St. Louis County Real Property Tax Abatement Policy, adopted in 2016, further details the County's process to address property tax abatements.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

The total reduction in property tax, not including processing fees, is included on the attached list for each abatement. Each entry also includes a notation indicating whether a processing fee is required, according to County policy.

Recommendation:

It is recommended that the St. Louis County Board approve the list of applications for abatement dated April 2, 2024.

Abatement List for Board Approval

BY COMMISSIONER _____

RESOLVED, That the St. Louis County Board approves the applications for abatement, correction of assessed valuations and taxes plus penalty and interest, and any additional accrual, identified in County Board File No. 62102.



Abatements Submitted for Approval by the St. Louis County Board

April 2, 2024

AUD. NO.	PARCEL ID	TAXPAYER NAME	LOCATION	APPRAISER	REASON	TAX YR.	FEE	REDUCTION
000949	415-0010-07292	ATOL, GORDON & JUDY	LAKEWOOD	EMILY KRAM	VETERAN EXCLUSION	2023	N	\$1,784.00
000950	530-0010-06295	BUCCANERO, JESSIE	SOLWAY	CASSIE BROWN	CLASSIFICATION	2023	N	\$664.00



St. Louis County Board of Commissioners Request for Board Action 24 - 127

Committee: **Central Management & Intergovernmental** Date: March 26, 2024
From: James T. Foldesi, Public Works Director /
Highway Engineer
James R. Gottschald, Director Human Resources
and Administration Attachments: ☐ yes ☒ no
Reviewed by: Kevin Z. Gray, County Administrator Consent: ☒ yes ☐ no

ITEM: Memorandum of Understanding for Four Day Work Week (Teamster's 2024-2025)

Background/Overview:

The Public Works Department seeks to implement a four-day work week schedule for the 2024-2025 summer construction and maintenance seasons. This schedule would apply specifically to Teamster personnel assigned to the Traffic (Sign) Maintenance Divisions—North and South, and all the Highway Maintenance Divisions.

Implementing a compressed work schedule will increase employee productivity and efficiency while reducing time required to mobilize and transport equipment to work sites throughout the county. The compressed schedules would be implemented as follows:

Traffic (Sign) Maintenance Divisions

- 2024 Payroll Year: Effective the first full pay period following approval and execution of the supplemental labor agreement, ending September 20, 2024; and
- 2025 Payroll Year: Effective March 22, 2025, ending September 19, 2025.

Highway Maintenance Divisions

- 2024 Payroll Year: Effective April 20, 2024, or the first full pay period following approval and execution of the supplemental labor agreement, whichever occurs later, ending September 6, 2024; and
- 2025 Payroll Year: Effective April 19, 2025, ending September 5, 2025.

The proposed agreement contains language which defines the work week for the affected divisions as Monday – Thursday, consisting of four (4) ten (10) hour days. The schedule allows the addition of a fifth workday if needed. It also retains a one-half (1/2) hour unpaid lunch period and two (2), fifteen (15) minute paid rest breaks.

The Board has previously authorized similar agreements for the 2020-2023 years.

Policy Objectives:

Article 11, Section 4 of the Teamster 2023-2025 Labor Agreement states that any reduction in the number of days in the work week from 5 to 4 shall be by mutual consent between the

Employer and the Union. The process and requirements for the negotiation of bargaining unit labor agreements are addressed under Minn. Stat. §179A, 375 and 383C.

Both the Union and the Employer retain the right to void this Supplemental Labor Agreement with four (4) working days' notice.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

There are no additional fiscal impacts or modifications to the existing FTE distribution to the Public Works Department related to the schedule changes.

Recommendation:

It is recommended that the St. Louis County Board approve the Public Works Department four-day work week agreement pertaining to the Traffic (Sign) Maintenance Divisions-North and South, effective the first full pay period following approval and execution of the supplemental labor agreement and ending September 6, 2024, and effective March 22, 2025, and ending September 19, 2025.

It is further recommended to approve the Public Works Department four-day work agreement pertaining to the Highway Maintenance Divisions, effective April 20, 2024, or the first full pay period and ending September 6, 2024, and effective April 19, 2025, and ending September 5, 2025.

Memorandum of Understanding for Four Day Work Week (Teamster's 2024-2025)

BY COMMISSIONER _____

WHEREAS, St. Louis County and Teamsters Local 320 have negotiated and entered into a labor agreement for 2023-2025; and

WHEREAS, The agreement details the work schedule for those employees covered by the agreement; and

WHEREAS, The parties have in previous years entered into a supplemental labor agreement allowing for a departure of those terms under which certain divisions of Public Works can work a revised schedule for a portion of the year; and

WHEREAS, The parties have reached an agreement to implement a similar schedule for 2024-2025.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board approves the Public Works Department four-day work week agreement pertaining to the Traffic (Sign) Maintenance Divisions-North and South, the first full pay period following approval and execution of the supplemental labor agreement and ending September 20, 2024, and effective March 22, 2025, and ending September 19, 2025, a copy of which is on file in County Board File No. _____.

RESOLVED FURTHER, That the County Board approves the Public Works Department four-day work agreement pertaining to the Highway Maintenance Divisions, effective April 20, 2024, or the first full pay period and ending September 6, 2024, and effective April 19, 2025, and ending September 5, 2025, a copy of which is on file in County Board File No. _____.

RESOLVED FURTHER, That the County Board authorizes the appropriate county officials to execute Memorandums of Understanding with exclusive bargaining representatives of Teamsters Local 320 to memorialize the agreements on the supplemental four-day work weeks.



St. Louis County Board of Commissioners Request for Board Action 24 - 128

Committee: **Public Safety & Corrections Committee**

Date: March 26, 2024

From: Gordon Ramsay, County Sheriff

Attachments: ☐ yes ☒ no

Reviewed by: Kevin Z. Gray, County Administrator

Consent: ☒ yes ☐ no

ITEM: Professional Services Agreement with Matrix Consulting Group

Background/Overview:

The St. Louis County Sheriff's Office has worked with the Purchasing Division to create a contract with Matrix Consulting Group (Matrix), based out of San Mateo, California, to provide a staffing study and analysis for the Sheriff's Office (911/Dispatch, Jail, and Law Enforcement divisions). The Sheriff's Office staffing and operations, as a whole, has never been subject to an independent and objective assessment of its needs. Representatives of the Sheriff's Office recently met and developed a Strategic Plan. The plan identified the need for this proposed assessment to base future requests for resources. Organizations are recommended to conduct such studies as best practice to ensure overall efficiency and effectiveness.

A Request for Proposals (RFP) Process was used for this procurement with four companies responding. Matrix and CGL Companies were interviewed, with the RFP Committee voting unanimously for Matrix. Matrix's services and scope of work will include staffing allocations/deployments, organizational structure, and management systems to meet future staffing needs and anticipated growth within the County. This study will conduct and collect relevant data from the Sheriff's Office to gauge workload and frame the agencies' existing operational approaches. Upon its completion, Matrix will provide a summary of the findings and recommendations, which will be presented to the County Board.

The calculated billing for this service is \$126,200.00. The County was awarded one-time Public Safety Aid and the County Board under Resolution No. 24-155 identified and included an allocation of \$126,200.00 towards this project.

Policy Objectives:

Under County Purchasing Rules & Regulations there is no formal requirement for Board action on the proposed agreement. However, due to the utilization of Public Safety Aid and the potential impact on the operating budget and staffing levels, it was deemed appropriate for Board consideration.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

Matrix will provide a staffing study and analysis for the Sheriff's Office (911/Dispatch, Jail, and Law Enforcement divisions). The Sheriff's Office was awarded one-time Public Safety Aid and will allocate \$126,200.00 (per County Board Resolution No. 24-155), payable from Fund 100, Agency 129003, Object 629900.

Recommendation:

It is recommended that the St. Louis County Board authorize a professional service agreement with Matrix, based out of San Mateo, California, in the amount of \$126,200.00, payable from Fund 100, Agency 129003, Object 629900.

Professional Services Agreement with Matrix Consulting Group

BY COMMISSIONER _____

WHEREAS, The St. Louis County Sheriff's Office has worked with the Purchasing Division to solicit for and create a contract with Matrix Consulting Group (Matrix), based out of San Mateo, California; and

WHEREAS, Matrix will provide a staffing study and analysis for the Sheriff's Office (911/Dispatch, Jail, and Law Enforcement divisions); and

WHEREAS, This study will conduct and collect relevant data from the Sheriff's Office to gauge workload and frame the agencies' existing operational approaches; and

WHEREAS, Matrix's services and scope of work will include staffing allocations/deployments, organizational structure, and management systems to meet future staffing needs and anticipated growth within the County; and

WHEREAS, Matrix will provide a summary of the findings and recommendations, which will be presented to the County Board for further consideration; and

WHEREAS, The County was awarded one-time Public Safety Aid from the State of Minnesota and the County Board allocated \$126,200.00 towards this study per County Board Resolution No. 24-155.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board authorizes a professional service agreement with Matrix, based out of San Mateo, California, to conduct a staffing study and analysis for the Sheriff's Office in the amount of \$126,200.00, payable from Fund 100, Agency 129003, Object 629900.



St. Louis County Board of Commissioners Request for Board Action 24 – 129

Committee: **Public Safety & Corrections**

Date: March 26, 2024

From: Gordon Ramsay, Sheriff

Attachments: ☐ yes ☒ no

Reviewed by: Kevin Z. Gray, County Administrator

Consent: ☒ yes ☐ no

ITEM: Authorization to Accept the Amended 2024 State Boat and Water Safety Grant

Background/Overview:

On December 19th, 2023, the Board authorized the acceptance of the 2024 State Boat and Water Safety grant in the amount of \$115,000 with Resolution No. 23-673. The St. Louis County Sheriff's Office was recently notified they have been awarded an additional \$71,969.00.

The State Boat and Water Safety grant enables the Sheriff to patrol St. Louis County waterways, to enforce the boat and water safety rules, to inspect watercraft, to provide search and rescue operations, and to conduct accident investigation as needed.

Policy Objectives:

Per County Grant Policy 2.03C, grant award differences of greater than \$25,000 are required to obtain County Board approval.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

There are no fiscal impacts for the increase in grant funding.

Recommendation:

It is recommended that the St. Louis County Board authorizes the amendment and acceptance of the 2024 State Boat and Water Safety grant, to be accounted for in Fund 100, Agency 130999, Grant 13001, Year 2024.

Accept the amended 2024 State Boat and Water Safety Grant

BY COMMISSIONER _____

WHEREAS, On December 19th, 2023, the Board authorized the acceptance of the 2024 State Boat and Water Safety grant in the amount of \$115,000 with Resolution No. 23-673; and

WHEREAS, The St. Louis County Sheriff's Office was recently notified they have been awarded an additional \$71,969.00; and

WHEREAS, The State Boat and Water Safety grant enables the Sheriff to patrol St. Louis County waterways, to enforce the boat and water safety rules, to inspect watercraft, to provide search and rescue operations, and to conduct accident investigation as needed.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board authorizes the amendment and acceptance of the 2024 State Boat and Water Safety grant in the revised amount of \$186,969 (an increase of \$71,969 from the originally adopted amount of \$115,000) to be accounted for in Fund 100, Agency 130999, Grant 13001, Year 2024.



St. Louis County Board of Commissioners Request for Board Action 24 - 130

Committee: **Environmental & Natural Services**
From: David Fink, Director Environmental Services
Reviewed by: Kevin Z. Gray, County Administrator

Date: March 26, 2024
Attachments: ☐yes ☒no
Consent: ☒yes ☐no

ITEM: **Embarrass Township Canister Site Lease Agreement**

Background/Overview:

The St. Louis County Environmental Services Department provides a comprehensive system for solid waste management for residents and businesses in St. Louis County through a network of solid waste transfer facilities and the Regional Landfill (Landfill). The property of the Embarrass Canister Site, located in the SW ¼ of the SW ¼ of Section 22, Township 60, Range 15 W, remains under the ownership of Embarrass Township.

The Environmental Services Department has operated this facility under a lease agreement with the township with an annual cost of \$300. The Township has requested to increase the annual lease price to \$900.

Policy Objectives:

St. Louis County Purchasing Rules and Regulations, Section V11, B, 3, requires all property leases to be approved by the County Board. Under these same rules, the County must enter a new lease agreement effective January 1, 2024, and limit the term of the lease to 10 years with no renewal option.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

The annual cost of \$900 is payable from Fund 600, Agency 603009, Object 634600

Recommendation:

It is recommended that the St. Louis County Board approve the Environmental Services Department to enter into an agreement with Embarrass Township to lease property for the operations of the Embarrass Canister Site at an annual cost of \$900, payable from Fund 600, Agency 603009, Object 634600.

Embarrass Township Canister Site Lease Agreement

BY COMMISSIONER _____

WHEREAS, St. Louis County is committed to providing waste disposal options and maintain positive working relationships with townships within our solid waste service area; and

WHEREAS, Since 1996, the county has been leasing the property located in the SW ¼ of the SW ¼ of Section 22, Township 60, Range 15 West from Embarrass Township under the terms of an existing annually renewing agreement; and

WHEREAS, It has been determined that it is in the best interest of the county and township to continue to provide a canister site to the residents in this area.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board authorizes the Environmental Services Department to enter into an agreement with Embarrass Township to lease the above parcel to operate a solid waste canister site at the cost of \$900 per year, payable from Fund 600, Agency 603009, Object 634600.



St. Louis County Board of Commissioners Request for Board Action 24 - 131

Committee: **Environmental & Natural Resources**
From: Julie Marinucci, Director Land & Minerals
Nancy J. Nilsen, County Auditor/Treasurer
Reviewed by: Kevin Z. Gray, County Administrator

Date: March 26, 2024

Attachments: ☒ yes ☐ no

Consent: ☒ yes ☐ no

ITEM: **Repurchase of State Tax-Forfeited Land – Bruun (Homestead)**

Background/Overview:

The St. Louis County Land and Minerals Department received an application from Kyle Duane Bruun and Lori Ann Bruun, of Gilbert, MN, seeking to repurchase property located at 708 S. Broadway, Gilbert, MN. The applicants were the record owners of property which was forfeited to the State of Minnesota on December 13, 2023. Based on the application review and research by Land and Minerals staff, along with the Minnesota statutes referenced below, the applicants are eligible to repurchase said property and have made satisfactory application to do so.

Policy Objectives:

Minn. Stat. § 282.241 permits state tax-forfeited land to be repurchased by the previous owners upon payment of the sum of all delinquent taxes and assessments computed under Minn. Stat. § 282.251, together with penalties, interest, and maintenance costs, that accrued or would have accrued if the land had not forfeited to the state.

Minn. Stat. § 282.302, subd. 1, provides that the state's eventual quitclaim deed must be issued to the record owners of the property at the time of the expiration of the redemption period established under § 281.23. The record owners at the time of forfeiture were Kyle D. Bruun and Lori A. Bruun.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

The applicants have made payment in full of \$795.86, which is all amounts due and owing under Minn. Stat. § 282.241. The repurchase of this property will promote the use of lands that will best serve the public interest. Funds will be deposited into Fund 240 (Tax-Forfeited Land Fund), except a service fee of \$500, which will be deposited into Fund 100 (General Fund).

Recommendation:

It is recommended that the St. Louis County Board approve the repurchase application of Kyle Duane Bruun and Lori Ann Bruun of Gilbert, MN, subject to payments including: total taxes and assessments of \$223.21, deed fee of \$25, deed tax of \$1.65, and recording fee of \$46, for a total amount of \$295.86 to be deposited into Fund 240 (Tax-Forfeited Land Fund); plus a service fee of \$500 to be deposited into Fund 100 (General Fund).

Repurchase of State Tax-Forfeited Land – Bruun (Homestead)

BY COMMISSIONER: _____

WHEREAS, Minn. Stat. § 282.241 provides that state tax-forfeited land may be repurchased by the previous owners subject to payment of delinquent taxes and assessments, with penalties, interest, and maintenance costs; and

WHEREAS, The applicants, Kyle Duane Bruun and Lori Ann Bruun of Gilbert, MN, have applied to repurchase state tax-forfeited land legally described as:

Legal: Lots 6 and 7, Block 1, GILBERT 3RD ADDITION
Parcel ID No: 060-0033-00060
LDKey: 130629

WHEREAS, The applicants were the owners of record at the time of forfeiture and are eligible to repurchase the property; and

WHEREAS, Minn. Stat. § 282.302, subd. 1, provides that the deed must be issued to the record owners of the property at the time of the expiration of the redemption period established under § 281.23, which were Kyle D. Bruun and Lori A. Bruun; and

WHEREAS, The applicants have made payment in full to pay the amounts due and owing under Minn. Stat. § 282.241 to repurchase the homestead property; and

WHEREAS, Approving the repurchase will promote the use of lands that will best serve the public interest.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board approves the repurchase application by Kyle Duane Bruun and Lori Ann Bruun of Gilbert, MN, on file in County Board File No.____, to Kyle D. Bruun and Lori A. Bruun, subject to payments including: total taxes and assessments of \$223.21, deed fee of \$25, deed tax of \$1.65, and recording fee of \$46, for a total of \$295.86, to be deposited into Fund 240 (Tax-Forfeited Land Fund); plus a service fee of \$500, to be deposited into Fund 100 (General Fund).



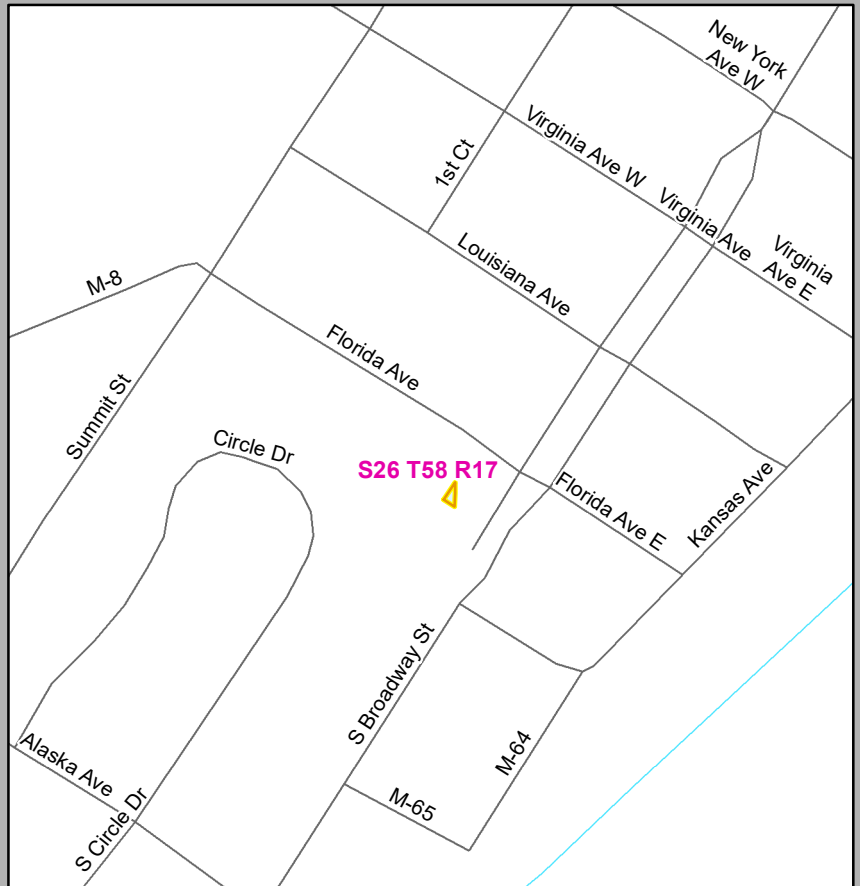
St. Louis County Land and Minerals Department Tax-Forfeited Land Sales - Repurchase

Legal: Lots 6 and 7, Block 1,
GILBERT 3RD ADDITION

Parcel Code: 060-0033-00060




LDK: 130629

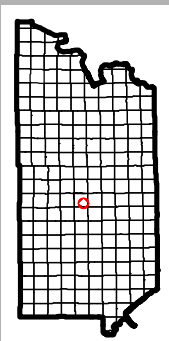
Address: 708 S. Broadway St.
Gilbert, MN 55741



City of Gilbert Sec: 26 Twp: 58N Rng:17W

Commissioner District #6

-  Area of Interest
-  Tax Forfeited
-  Road

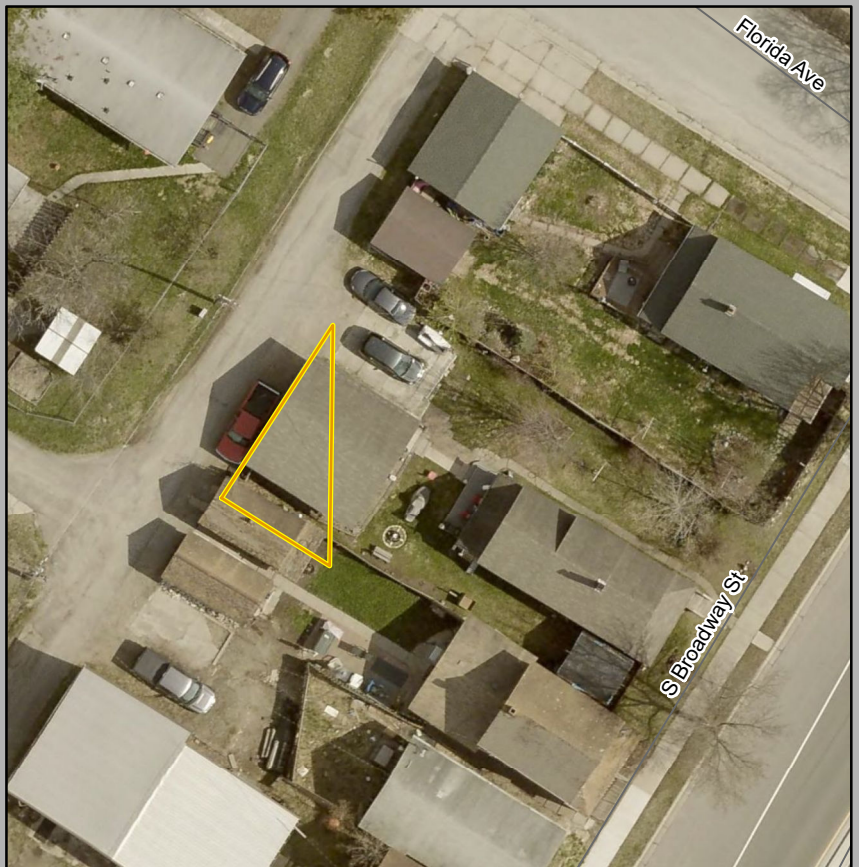


St. Louis County, Minnesota

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 and Minerals Department**

2024





REPURCHASE APPLICATION

Tax-Forfeited Lands

St. Louis County, Minnesota

4000

PURSUANT TO MINNESOTA STATUTES, SECTION 282.241, the undersigned hereby makes application to repurchase from the State of Minnesota the following described tax-forfeited land, pursuant to Minnesota Statutes, Section 282.241, as amended; said land is situated in St. Louis County, Minnesota, and more particularly described as follows:

PROPERTY

Parcel Identification Number(s) (PIN) 060-0033-00060

Physical Street Address

708 S. Broadway

Legal Description

Lots 6 and 7, Block 1, GILBERT 3RD ADDITION

City

Gilbert

State

MN

ZIP

55741

APPLICANT

Applicant Name (First, Middle, Last, Suffix)

Kyle Duane Bruun

Daytime Phone #

218-410-1601

Mobile #

218-410-1432

Applicant Name (First, Middle, Last, Suffix)

Lori Ann Bruun

Email

Mailing Address

PO Box 1083

City

Gilbert

State

MN

ZIP

55741

Applicant states and shows that at the time of the forfeiture to the State, they were (please check one):

☒ Owner

☐ Heir(s) of the owner

☐ Representative or devisee of owner

☐ Person to whom the right to pay taxes is given by statute, mortgage or other agreement
(Provide documentation with application)

REPURCHASE JUSTIFICATION

Based on the following information, the County Board will determine how undue hardship or injustice resulting from the tax forfeiture will be corrected by the repurchase; or how the repurchase will best serve the public interest.

1. List all individuals or entities that are eligible to repurchase the parcel(s). Must provide legal documentation.

Kyle D. Bruun - owner

Lori A. Bruun - owner

Embarrass Vermillion FCU - mortgage Holder / Escrow payer

Who is Eligible to Repurchase: Minnesota Statutes 282.241, Subdivision 1. Repurchase requirements: The owner at the time of forfeiture, or the owner's heirs, devisees, or representatives, or any person to whom the right to pay taxes was given by statute, mortgage, or other agreement, may repurchase any parcel of land claimed by the state to be forfeited to the state for taxes unless before the time repurchase is made the parcel is sold under installment payments, or otherwise, by the state as provided by law, or is under mineral prospecting permit or lease, or proceedings have been commenced by the state or any of its political subdivisions or by the United States to condemn the parcel of land.

2. Describe when and how you first became aware of any tax delinquency and explain by each year, why the property taxes were not paid.

Received notice of forfeiture on Jan 19, 2024, After it was already forfeited. We believe all other notices were delivered to neighbor as even this notice had wrong address on it.

Mortgage on property since 2018 - we assumed this parcel was part of it & was being paid by escrow. After notice & review, we found it was not.

3. Did the tax forfeiture create an undue hardship or injustice for you?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If no, skip to #5.
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4. If your answer to question #3 is "Yes," please answer the following:

A. Explain how the tax forfeiture created an undue hardship or injustice for you.

Had previous notices been mailed to correct address, taxes would have been paid. We thought this was escrowed. Our notice just came after the fact. If approved to repurchase what was ours, there are now additional costs to pay.

If we are not approved, there will be costs as our garage is over parcel lines & either will need to be moved or an easement issued.

B. If approved to repurchase, explain how the undue hardship or injustice will be corrected.

Mortgagee, EVFCN, has agreed to amend the security agreement to include this parcel & to escrow for it for future tax payments until loan is satisfied.

Garage would remain where it is, costing no further money/financial headache. This would also keep our property value from dropping or resale value if sold in future.

5. Explain, in detail, how allowing you to repurchase the parcel will promote the use of the land that will best serve the public interest.

If we were approved to repurchase, it would benefit the public/town by being maintained. The parcel is too small for any other use other than being part of the homestead. As stated before, garage currently overlaps into SA10 parcel.

WELLS (Please check the appropriate box below)

<input checked="" type="checkbox"/> There are no wells on this property	<input type="checkbox"/> There are one or more wells on this property (See enclosed well disclosure information sheet)
<input type="checkbox"/> No change since last well certificate	<input type="checkbox"/> Well disclosure completed - \$50.00 enclosed (Check Payable to St. Louis County Auditor)

MILITARY SERVICE

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Are you currently in active military service?
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If you have been discharged within the last 6 months, provide discharge date and attach documentation.	Discharge Date:
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DEED NAME(S)

Minnesota Statutes 282.302 Subdivision 1 requires the deed to be issued to the previous owner of record. Subdivision 2 provides the state deed must name the record owner's estate as grantee if the previous owner is deceased. (If more than two, attach additional list.)

Name (First, Middle, Last, Suffix)

Kyle D. Brown

Name (First, Middle, Last, Suffix)

Lori A. Brown

Mailing Address Where to send deed, contract for deed, billings, tax statements, etc.

PO Box 1083

City

Gilbert

State

MN

ZIP

55741

Ownership (For Deed Purposes) Check One

☐ Single Ownership☒ Co-ownership: Joint Tenancy☐ Co-ownership: Tenancy in Common☐ Co-ownership: Other

If more than one, what is the relationship?

AGREEMENT AND SIGNATURE

Applicant agrees to pay upon such repurchase, by check or money order, as directed by the St. Louis County Board, the full price of repurchase, the terms of which will be stated by the contract and required by law.

If I am allowed to repurchase the parcel, I understand that there will be conditions on the repurchase, including, but not limited to the following:

A. To combine any split tax parcels across structure or property into common ownership.

B. To pay all county-incurred maintenance costs and administrative fees related to the tax forfeiture of the parcel prior to the repurchase.

C. To pay and keep current all taxes and assessments.

D. To keep and maintain property insurance on structures for the life of the contract for deed.

E. To comply with all state and local code requirements.

F. To not remove any structure, minerals, sand, gravel, topsoil, subsoil, peat, timber or timber products until the contract for deed has been paid in full.

In submitting this application, I understand that it will be disclosed to the County Board as part of a resolution, and that all the contents of this application will become accessible to any member of the public, and that the County may use any data or information provided for communication and other uses as needed.

Signature

Kyle D. Brown

Date

2/1/24

Signature

Lori Brown

Date

2/1/24

CONTACT**St. Louis County**

Land and Minerals Department
Government Services Center
320 West 2nd Street, Suite 302
Duluth, MN 55802

EMAIL: landdept@stlouiscountymn.gov

PHONE: (218) 726-2606

FAX: (218) 726-2600

WEB: stlouiscountymn.gov

Incomplete Applications All application questions must be filled in for this repurchase application to be complete. All incomplete applications will be returned to the applicant to be completed and resubmitted.

Contact our office at 218-726-2606 for the current amount owed, which increases monthly.

OFFICE USE ONLY**TAX DELINQUENCY**

Taxes became delinquent in (Year):

2019

Taxes remained delinquent and unpaid for the subsequent years of:

2020-2023

REPURCHASE COSTS (Check Payable to St. Louis County Auditor)

That pursuant to Minnesota Statutes, the total cost of the repurchase is:

\$ 795.86

Thru: Date

2.29.24

This amount is the greater value of all delinquent taxes and assessments computed under Section 282.241 and 282.251, together with all accrued interest and penalties, including fees and maintenance costs.



St. Louis County Board of Commissioners Request for Board Action 24 - 132

Committee: **Environmental & Natural Resources**
From: Julie Marinucci, Director Land & Minerals
Nancy J. Nilsen, County Auditor/Treasurer
Reviewed by: Kevin Z. Gray, County Administrator

Date: March 26, 2024

Attachments: ☒ yes ☐ no

Consent: ☒ yes ☐ no

ITEM: Repurchase of State Tax-Forfeited Land – Grabanski (Homestead)

Background/Overview:

The St. Louis County Land and Minerals Department received an application from Jon Richard Grabanski, of Hibbing, MN, seeking to repurchase property located at 10956 Herman Rd., Hibbing, MN. The applicant was the record owner of property which was forfeited to the State of Minnesota on December 13, 2023. Based on the application review and research by Land and Minerals staff, along with the Minnesota statutes referenced below, the applicant is eligible to repurchase said property and has made satisfactory application to do so.

Policy Objectives:

Minn. Stat. § 282.241 permits state tax-forfeited land to be repurchased by the previous owner upon payment of the sum of all delinquent taxes and assessments computed under Minn. Stat. § 282.251, together with penalties, interest, and maintenance costs, that accrued or would have accrued if the land had not forfeited to the state.

Minn. Stat. § 282.302, subd. 1, provides that the state's eventual quitclaim deed must be issued to the record owner of the property at the time of the expiration of the redemption period established under § 281.23. The record owner at the time of forfeiture was Jon Richard Grabanski.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

The applicant has made payment in full of \$5,003.31, which is all amounts due and owing under Minn. Stat. § 282.241. The repurchase of this property will promote the use of lands that will best serve the public interest. Funds will be deposited into Fund 240 (Tax-Forfeited Land Fund), except a service fee of \$500, which will be deposited into Fund 100 (General Fund).

Recommendation:

It is recommended that the St. Louis County Board approve the repurchase application of Jon Richard Grabanski of Hibbing, MN, subject to payments including: total taxes and assessments of \$4,417.73, deed fee of \$25, deed tax of \$14.58, and recording fee of \$46, for a total amount of \$4,503.31 to be deposited into Fund 240 (Tax-Forfeited Land Fund); plus a service fee of \$500 to be deposited into Fund 100 (General Fund).

Repurchase of State Tax-Forfeited Land – Grabanski (Homestead)

BY COMMISSIONER: _____

WHEREAS, Minn. Stat. § 282.241 provides that state tax-forfeited land may be repurchased by the previous owner subject to payment of delinquent taxes and assessments, with penalties, interest, and maintenance costs; and

WHEREAS, The applicant, Jon Richard Grabanski of Hibbing, MN, has applied to repurchase state tax-forfeited land legally described as:

Legal: That part of the NW1/4 of NE1/4 described as follows: Beginning at the Southeast corner of said NW1/4 of NE1/4; thence West along the South line for a distance of 300 feet; thence North parallel to the East line of said NW1/4 of NE1/4 to the North line; thence East along the North line of said NW1/4 of NE1/4 for a distance of 300 feet to the Northeast corner of said NW1/4 of NE1/4; thence South along the East line of said NW1/4 of NE1/4 to the Point of Beginning. Sec 23 Twp 57N Rge 20W
Parcel ID No: 141-0020-02923
LDKey: 130653

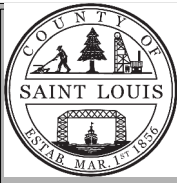
WHEREAS, The applicant was the owner of record at the time of forfeiture and is eligible to repurchase the property; and

WHEREAS, Minn. Stat. § 282.302, subd. 1, provides that the deed must be issued to the record owner of the property at the time of the expiration of the redemption period established under § 281.23, which was Jon Richard Grabanski; and

WHEREAS, The applicant has made payment in full to pay the amounts due and owing under Minn. Stat. § 282.241 to repurchase the homestead property; and

WHEREAS, Approving the repurchase will promote the use of lands that will best serve the public interest.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board approves the repurchase application by Jon Richard Grabanski of Hibbing, MN, on file in County Board File No.____, subject to payments including: total taxes and assessments of \$4,417.73, deed fee of \$25, deed tax of \$14.58, and recording fee of \$46, for a total of \$4,503.31, to be deposited into Fund 240 (Tax-Forfeited Land Fund); plus a service fee of \$500, to be deposited into Fund 100 (General Fund).



St. Louis County Land and Minerals Department Tax-Forfeited Land Sales - Repurchase

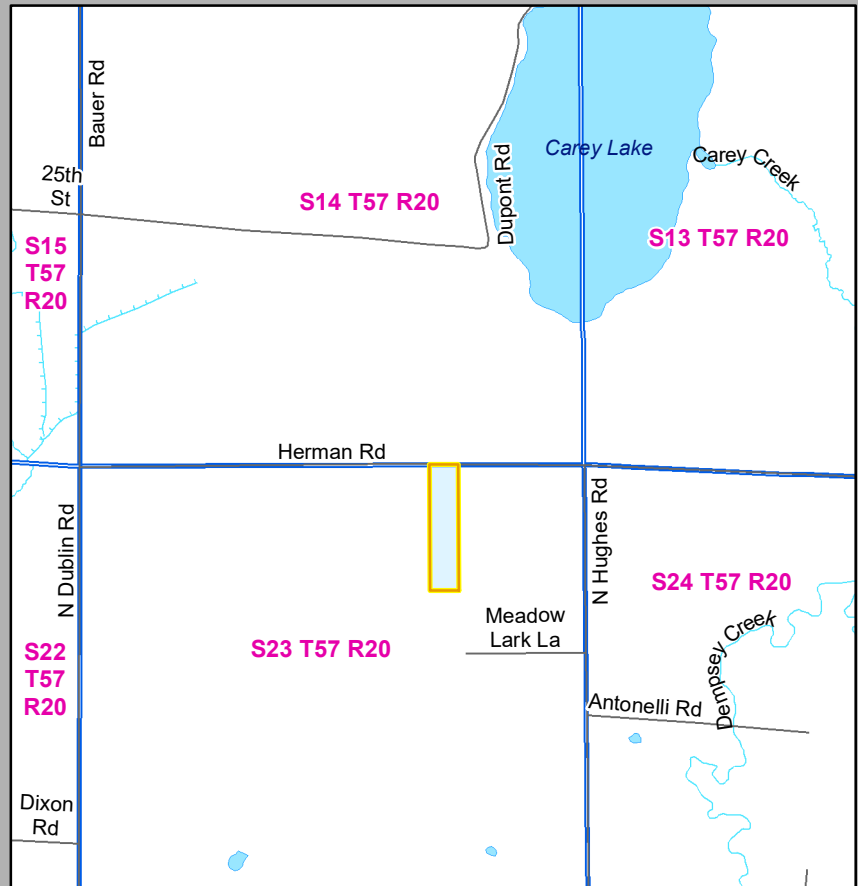
Legal: That part of the NW1/4 of NE1/4 described as follows: Beginning at the Southeast corner of said NW1/4 of NE1/4; thence West along the South line for a distance of 300 feet; thence North parallel to the East line of said NW1/4 of NE1/4 to the North line; thence East along the North line of said NW1/4 of NE1/4 for a distance of 300 feet to the Northeast corner of said NW1/4 of NE1/4; thence South along the East line of said NW1/4 of NE1/4 to the Point of Beginning.
Sec 23 Twp 57N Rge 20W

Parcel Code: 141-0020-02923

LDK: 130653

Address: 10956 Herman Rd.
Hibbing, MN 55746

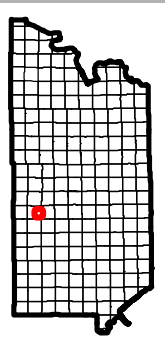
Acres: 9.10



City of Hibbing Sec: 23 Twp: 57N Rng: 20W

Commissioner District # 7

- Area of Interest
- Tax Forfeited
- Road

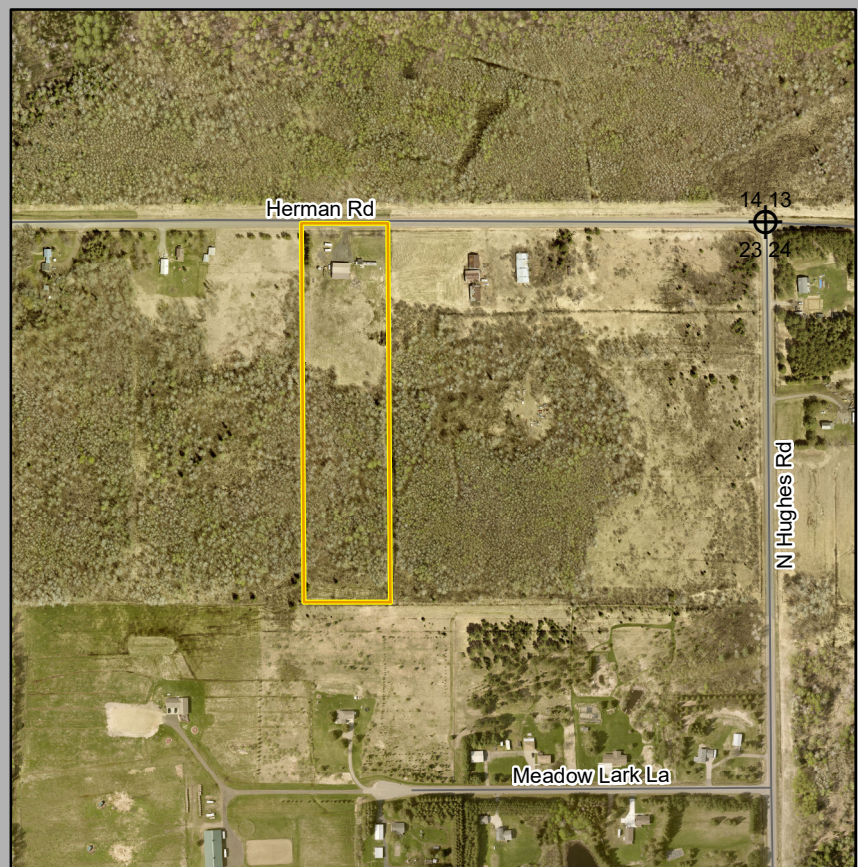


St. Louis County, Minnesota

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**St. Louis County
Land and Minerals Department**

2024





REPURCHASE APPLICATION

Tax-Forfeited Lands

St. Louis County, Minnesota

4000

PURSUANT TO MINNESOTA STATUTES, SECTION 282.241, the undersigned hereby makes application to repurchase from the State of Minnesota the following described tax-forfeited land, pursuant to Minnesota Statutes, Section 282.241, as amended; said land is situated in St. Louis County, Minnesota, and more particularly described as follows:

PROPERTY

Parcel Identification Number(s) (PIN) 141-0020-02923

Physical Street Address
10956 Herman Rd.

Legal Description
See attached.

City
Hibbing

State
MN

ZIP
55746

APPLICANT

Applicant Name (First, Middle, Last, Suffix)

John Richard Grabanski

Daytime Phone #

218-969-7906

Mobile #

Applicant Name (First, Middle, Last, Suffix)

Email

Grabanski John R@gmail.com

Mailing Address

10956 Herman Rd

City

Hibbing

State

MN

ZIP

55746

Applicant states and shows that at the time of the forfeiture to the State, they were (please check one):

☒ Owner

☐ Representative or devisee of owner

☐ Heir(s) of the owner

☐ Person to whom the right to pay taxes is given by statute, mortgage or other agreement
(Provide documentation with application)

REPURCHASE JUSTIFICATION

Based on the following information, the County Board will determine how undue hardship or injustice resulting from the tax forfeiture will be corrected by the repurchase; or how the repurchase will best serve the public interest.

1. List all individuals or entities that are eligible to repurchase the parcel(s). Must provide legal documentation.

John Grabanski

Who is Eligible to Repurchase: Minnesota Statutes 282.241, Subdivision 1. Repurchase requirements: The owner at the time of forfeiture, or the owner's heirs, devisees, or representatives, or any person to whom the right to pay taxes was given by statute, mortgage, or other agreement, may repurchase any parcel of land claimed by the state to be forfeited to the state for taxes unless before the time repurchase is made the parcel is sold under installment payments, or otherwise, by the state as provided by law, or is under mineral prospecting permit or lease, or proceedings have been commenced by the state or any of its political subdivisions or by the United States to condemn the parcel of land.

2. Describe when and how you first became aware of any tax delinquency and explain by each year, why the property taxes were not paid.

I got letters in the mail every year
they were not paid BECAUSE I DIDN'T
HAVE THE MONEY I DIDN'T HAVE A JOB
NOW I DO

3. Did the tax forfeiture create an undue hardship or injustice for you?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If no, skip to #5.
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4. If your answer to question #3 is "Yes," please answer the following:

A. Explain how the tax forfeiture created an undue hardship or injustice for you.

B. If approved to repurchase, explain how the undue hardship or injustice will be corrected.

5. Explain, in detail, how allowing you to repurchase the parcel will promote the use of the land that will best serve the public interest.

It will keep the property from going delinquent

WELLS (Please check the appropriate box below)

<input type="checkbox"/> There are no wells on this property	<input checked="" type="checkbox"/> There are one or more wells on this property (See enclosed well disclosure information sheet)
<input type="checkbox"/> No change since last well certificate	<input type="checkbox"/> Well disclosure completed - \$50.00 enclosed (Check Payable to St. Louis County Auditor)

MILITARY SERVICE

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Are you currently in active military service?
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If you have been discharged within the last 6 months, provide discharge date and attach documentation.	Discharge Date:
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DEED NAME(S)			
Minnesota Statutes 282.302 Subdivision 1 requires the deed to be issued to the previous owner of record. Subdivision 2 provides the state deed must name the record owner's estate as grantee if the previous owner is deceased. (If more than two, attach additional list.)			
Name (First, Middle, Last, Suffix) <u>John Richard Grabanski</u>			
Name (First, Middle, Last, Suffix)			
Mailing Address <i>Where to send deed, contract for deed, billings, tax statements, etc.</i> <u>10956 Herman Rd</u>		City <u>Hibbing</u>	State <u>MN</u>
ZIP <u>55746</u>			
Ownership (For Deed Purposes) Check One <input checked="" type="checkbox"/> Single Ownership <input type="checkbox"/> Co-ownership: Joint Tenancy <input type="checkbox"/> Co-ownership: Tenancy in Common <input type="checkbox"/> Co-ownership: Other			
If more than one, what is the relationship?			
AGREEMENT AND SIGNATURE			
Applicant agrees to pay upon such repurchase, by check or money order, as directed by the St. Louis County Board, the full price of repurchase, the terms of which will be stated by the contract and required by law.			
If I am allowed to repurchase the parcel, I understand that there will be conditions on the repurchase, including, but not limited to the following:			
A. To combine any split tax parcels across structure or property into common ownership.			
B. To pay all county-incurred maintenance costs and administrative fees related to the tax forfeiture of the parcel prior to the repurchase.			
C. To pay and keep current all taxes and assessments.			
D. To keep and maintain property insurance on structures for the life of the contract for deed.			
E. To comply with all state and local code requirements.			
F. To not remove any structure, minerals, sand, gravel, topsoil, subsoil, peat, timber or timber products until the contract for deed has been paid in full.			
In submitting this application, I understand that it will be disclosed to the County Board as part of a resolution, and that all the contents of this application will become accessible to any member of the public, and that the County may use any data or information provided for communication and other uses as needed.			
Signature		Date	
Signature <u>John Grabanski</u>		Date <u>March-13-2024</u>	
CONTACT			
St. Louis County Land and Minerals Department Government Services Center 320 West 2nd Street, Suite 302 Duluth, MN 55802		EMAIL: landdept@stlouiscountymn.gov PHONE: (218) 726-2606 FAX: (218) 726-2600 WEB: stlouiscountymn.gov	

Incomplete Applications: All application questions must be filled in for this repurchase application to be complete. All incomplete applications will be returned to the applicant to be completed and resubmitted.

Contact our office at 218-726-2606 for the current amount owed, which increases monthly.

OFFICE USE ONLY		
TAX DELINQUENCY		
Taxes became delinquent in (Year):	<u>2019</u>	
Taxes remained delinquent and unpaid for the subsequent years of:	<u>2020-2023</u>	
REPURCHASE COSTS (Check Payable to St. Louis County Auditor)		
That pursuant to Minnesota Statutes, the total cost of the repurchase is:	<u>\$5,003.31</u>	Thru: Date <u>2.29.24</u>
This amount is the greater value of all delinquent taxes and assessments computed under Section 282.241 and 282.251, together with all accrued interest and penalties, including fees and maintenance costs.		

That part of the NW1/4 of NE1/4 described as follows: Beginning at the Southeast corner of said NW1/4 of NE1/4; thence West along the South line for a distance of 300 feet; thence North parallel to the East line of said NW1/4 of NE1/4 to the North line; thence East along the North line of said NW1/4 of NE1/4 for a distance of 300 feet to the Northeast corner of said NW1/4 of NE1/4; thence South along the East line of said NW1/4 of NE1/4 to the Point of Beginning. Sec 23 Twp 57N Rge 20W 141-0020-02923



St. Louis County Board of Commissioners Request for Board Action 24 - 133

Committee: **Environmental & Natural Resources**
From: Julie Marinucci, Director Land & Minerals
Nancy J. Nilsen, County Auditor/Treasurer
Reviewed by: Kevin Z. Gray, County Administrator

Date: March 26, 2024

Attachments: ☒ yes ☐ no

Consent: ☒ yes ☐ no

ITEM: Repurchase of State Tax-Forfeited Land – Hart (Non-Homestead)

Background/Overview:

The St. Louis County Land and Minerals Department received an application from Todd Ronald Hart, of Mt. Iron, MN, seeking to repurchase property located at 9656 Old Hwy. 169, Mt. Iron, MN. The applicant was the record owner of property which was forfeited to the State of Minnesota on December 13, 2023. Based on the application review and research by Land and Minerals staff, along with the Minnesota statutes referenced below, the applicant is eligible to repurchase said property and has made satisfactory application to do so.

Policy Objectives:

Minn. Stat. § 282.241 permits state tax-forfeited land to be repurchased by the previous owner upon payment of the sum of all delinquent taxes and assessments computed under Minn. Stat. § 282.251, together with penalties, interest, and maintenance costs, that accrued or would have accrued if the land had not forfeited to the state.

Minn. Stat. § 282.302, subd. 1, provides that the state's eventual quitclaim deed must be issued to the record owner of the property at the time of the expiration of the redemption period established under § 281.23. The record owner at the time of forfeiture was Todd R. Hart.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

The applicant has made payment in full of \$1,441.24, which is all amounts due and owing under Minn. Stat. § 282.241. The repurchase of this property will promote the use of lands that will best serve the public interest. Funds will be deposited into Fund 240 (Tax-Forfeited Land Fund), except a service fee of \$500, which will be deposited into Fund 100 (General Fund).

Recommendation:

It is recommended that the St. Louis County Board approve the repurchase application of Todd Ronald Hart of Mt. Iron, MN, subject to payments including: total taxes and assessments of \$868.59, deed fee of \$25, deed tax of \$1.65, and recording fee of \$46, for a total amount of \$941.24 to be deposited into Fund 240 (Tax-Forfeited Land Fund); plus a service fee of \$500 to be deposited into Fund 100 (General Fund).

Repurchase of State Tax-Forfeited Land – Hart (Non-Homestead)

BY COMMISSIONER: _____

WHEREAS, Minn. Stat. § 282.241 provides that state tax-forfeited land may be repurchased by the previous owner subject to payment of delinquent taxes and assessments, with penalties, interest, and maintenance costs; and

WHEREAS, The applicant, Todd Ronald Hart of Mt. Iron, MN, has applied to repurchase state tax-forfeited land legally described as:

Legal: NW1/4 of NW1/4 EXCEPT that part lying North of Old Highway #169
AND EXCEPT the West 600 feet, Sec 24 Twp 58N Rge 19W
Parcel ID No: 385-0010-02262
LDKey: 130679

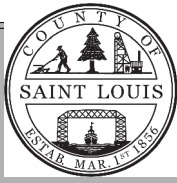
WHEREAS, The applicant was the owner of record at the time of forfeiture and is eligible to repurchase the property; and

WHEREAS, Minn. Stat. § 282.302, subd. 1, provides that the deed must be issued to the record owner of the property at the time of the expiration of the redemption period established under § 281.23, which was Todd R. Hart; and

WHEREAS, The applicant has made payment in full to pay the amounts due and owing under Minn. Stat. § 282.241 to repurchase the non-homestead property; and

WHEREAS, Approving the repurchase will promote the use of lands that will best serve the public interest.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board approves the repurchase application by Todd Ronald Hart of Mt. Iron, MN, on file in County Board File No.____, to Todd R. Hart, subject to payments including: total taxes and assessments of \$868.59, deed fee of \$25, deed tax of \$1.65, and recording fee of \$46, for a total of \$941.24, to be deposited into Fund 240 (Tax-Forfeited Land Fund); plus a service fee of \$500, to be deposited into Fund 100 (General Fund).



St. Louis County Land and Minerals Department Tax-Forfeited Land Sales - Repurchase

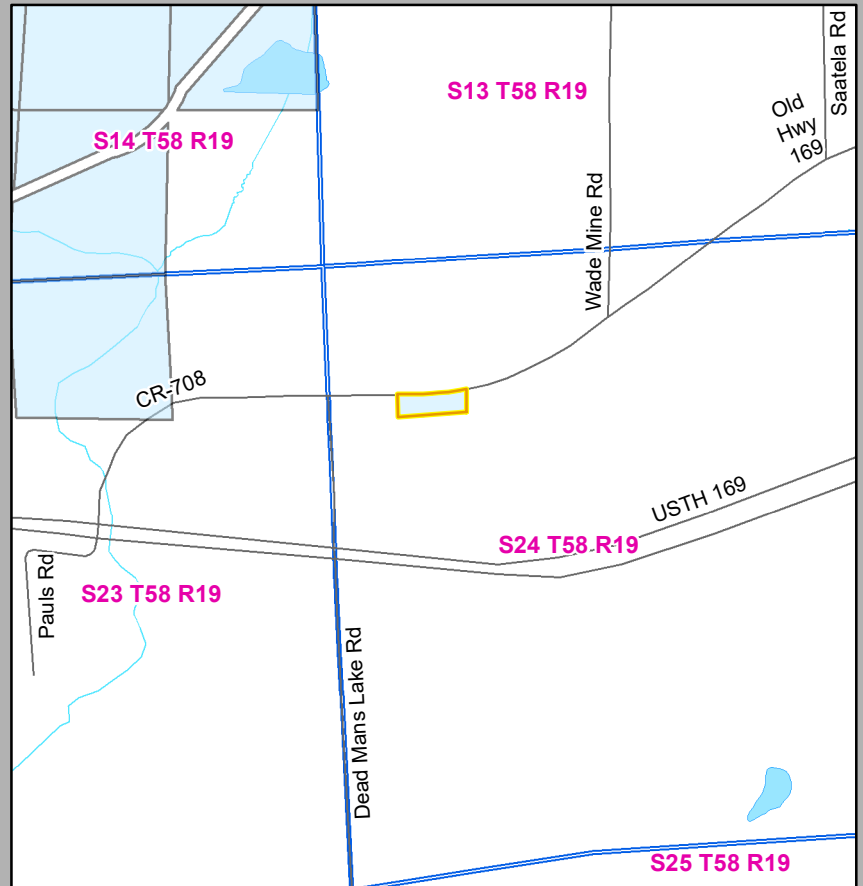
Legal: NW1/4 of NW1/4 EXCEPT that
part lying North of Old Highway #169
AND EXCEPT the West 600 feet,
Sec 24 Twp 58N Rge 19W

Parcel Code: 385-0010-02262

LDK: 130679

Address: 9656 Old Hwy. 169
Mt. Iron, MN 55768

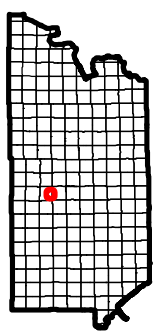
Acres: 2.47



City of Mt. Iron Sec: 24 Twp: 58N Rng: 19W

Commissioner District # 7

- Area of Interest
- Tax Forfeited
- Road



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 and Minerals Department**

2024





REPURCHASE APPLICATION

Tax-Forfeited Lands

St. Louis County, Minnesota

4000

PURSUANT TO MINNESOTA STATUTES, SECTION 282.241, the undersigned hereby makes application to repurchase from the State of Minnesota the following described tax-forfeited land, pursuant to Minnesota Statutes, Section 282.241, as amended; said land is situated in St. Louis County, Minnesota, and more particularly described as follows:

PROPERTY

Parcel Identification Number(s) (PIN) 385-0010-02262

Physical Street Address
9656 Old Hwy. 169

Legal Description
NW1/4 of NW1/4 EXCEPT that part lying North of Old Highway #169 AND EXCEPT the West 600 feet, Sec 24 Twp 58N Rge 19W

City
Mt. Iron

State
MN

ZIP

APPLICANT

Applicant Name (First, Middle, Last, Suffix)

Daytime Phone #

Mobile #

Todd Ronald Hart

N/A

218 966 5914

Applicant Name (First, Middle, Last, Suffix)

Email

none

Mailing Address

9656 Old Hwy 169

City

Mt. Iron

State

MN

ZIP

55768

Applicant states and shows that at the time of the forfeiture to the State, they were (please check one):

☒ Owner

☐ Representative or devisee of owner

☐ Heir(s) of the owner

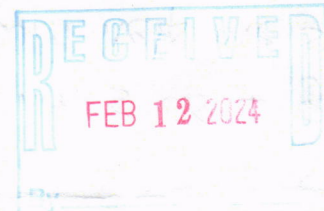
☐ Person to whom the right to pay taxes is given by statute, mortgage or other agreement
(Provide documentation with application)

REPURCHASE JUSTIFICATION

Based on the following information, the County Board will determine how undue hardship or injustice resulting from the tax forfeiture will be corrected by the repurchase; or how the repurchase will best serve the public interest.

1. List all individuals or entities that are eligible to repurchase the parcel(s). Must provide legal documentation.

Todd Ronald Hart



Who is Eligible to Repurchase: Minnesota Statutes 282.241, Subdivision 1. Repurchase requirements: The owner at the time of forfeiture, or the owner's heirs, devisees, or representatives, or any person to whom the right to pay taxes was given by statute, mortgage, or other agreement, may repurchase any parcel of land claimed by the state to be forfeited to the state for taxes unless before the time repurchase is made the parcel is sold under installment payments, or otherwise, by the state as provided by law, or is under mineral prospecting permit or lease, or proceedings have been commenced by the state or any of its political subdivisions or by the United States to condemn the parcel of land.

2. Describe when and how you first became aware of any tax delinquency and explain by each year, why the property taxes were not paid.

I was served papers during summer of 2023. I have been making significant payments since August of 2023. I've been disabled and unemployed due to the Covid pandemic and physical and financial recovery has been slow.

3. Did the tax forfeiture create an undue hardship or injustice for you?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If no, skip to #5.
--	---	-----------------------------	--------------------

4. If your answer to question #3 is "Yes," please answer the following:

A. Explain how the tax forfeiture created an undue hardship or injustice for you.

I have been making payments to the county auditor and was only a few hundred dollars away from bringing it current this property is the only thing keeping from having to live on the streets. also the added fees are gonna totally derestate my financial situation and my opportunities for employment ~~the~~ My monthly income is around three hundred dollars

~~I think all of this was unnecessary. If someone would have sent a billing statement I would have paid it~~

B. If approved to repurchase, explain how the undue hardship or injustice will be corrected.

If approved I can continue on the course of creating a sucure home and employment opportunities as I get older. Being almost sixty and disabled it will help me stay Productive member of my community

5. Explain, in detail, how allowing you to repurchase the parcel will promote the use of the land that will best serve the public interest.

I have been growing heirloom seeds for fifteen years that I sell to a seed bank and the produce grown is donated to help the growing homelessness ~~the~~ problem in the area of which Im soon to be on those rolls if not approved. Im a big advocate of helping the homeless population and spend a significant amount of time on these projects. Ive been able to facilitate a certain amount of work and opportunities to people to help them back on their feet. Ive made sbw but steady improvements instituting sustainable living practices including solar energy and food preservation, leaving a small carbon footprint I than share my results and practices with other to help them adopt the same lifestyle Regardless of the fact that the state of MN took my rights my drivers license and my employment opportunities because of the pandemic lockdown, Ive managed to build a decent quality of living. If not approved, well I guess it'll be the end of life for me

WELLS (Please check the appropriate box below)

<input checked="" type="checkbox"/> There are no wells on this property	<input type="checkbox"/> There are one or more wells on this property <i>astm old and tired</i> (See enclosed well disclosure information sheet)
<input type="checkbox"/> No change since last well certificate	<input type="checkbox"/> Well disclosure completed - \$50.00 enclosed (Check Payable to St. Louis County Auditor)

MILITARY SERVICE

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Are you currently in active military service?
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If you have been discharged within the last 6 months, provide discharge date and attach documentation.	Discharge Date:
--	-----------------

DEED NAME(S)

Minnesota Statutes 282.302 Subdivision 1 requires the deed to be issued to the previous owner of record. Subdivision 2 provides the state deed must name the record owner's estate as grantee if the previous owner is deceased. (If more than two, attach additional list.)

Name (First, Middle, Last, Suffix)

Todd Ronald Hart

Name (First, Middle, Last, Suffix)

Mailing Address *Where to send deed, contract for deed, billings, tax statements, etc.*

9656 Old Hwy 169

City

MH Iron

State

MN

ZIP

55768

Ownership (For Deed Purposes) Check One

☒ Single Ownership ☐ Co-ownership: Joint Tenancy ☐ Co-ownership: Tenancy in Common ☐ Co-ownership: Other

If more than one, what is the relationship?

AGREEMENT AND SIGNATURE

Applicant agrees to pay upon such repurchase, by check or money order, as directed by the St. Louis County Board, the full price of repurchase, the terms of which will be stated by the contract and required by law.

If I am allowed to repurchase the parcel, I understand that there will be conditions on the repurchase, including, but not limited to the following:

- A. To combine any split tax parcels across structure or property into common ownership.
- B. To pay all county-incurred maintenance costs and administrative fees related to the tax forfeiture of the parcel prior to the repurchase.
- C. To pay and keep current all taxes and assessments.
- D. To keep and maintain property insurance on structures for the life of the contract for deed.
- E. To comply with all state and local code requirements.
- F. To not remove any structure, minerals, sand, gravel, topsoil, subsoil, peat, timber or timber products until the contract for deed has been paid in full.

In submitting this application, I understand that it will be disclosed to the County Board as part of a resolution, and that all the contents of this application will become accessible to any member of the public, and that the County may use any data or information provided for communication and other uses as needed.

Signature

Todd Hart

Date

2-2-24

Signature

Date

CONTACT**St. Louis County**

Land and Minerals Department
Government Services Center
320 West 2nd Street, Suite 302
Duluth, MN 55802

EMAIL: landdept@stlouiscountymn.gov

PHONE: (218) 726-2606

FAX: (218) 726-2600

WEB: stlouiscountymn.gov

Incomplete Applications: All application questions must be filled in for this repurchase application to be complete. All incomplete applications will be returned to the applicant to be completed and resubmitted.

Contact our office at 218-726-2606 for the current amount owed, which increases monthly.

OFFICE USE ONLY**TAX DELINQUENCY**

Taxes became delinquent in (Year):

2019

Taxes remained delinquent and unpaid for the subsequent years of:

2020 + 2023

REPURCHASE COSTS (Check Payable to St. Louis County Auditor)

That pursuant to Minnesota Statutes, the total cost of the repurchase is:

\$ 1441.24

Thru: Date

2.29.24

This amount is the greater value of all delinquent taxes and assessments computed under Section 282.241 and 282.251, together with all accrued interest and penalties, including fees and maintenance costs.



St. Louis County Board of Commissioners Request for Board Action 24 - 134

Committee: **Environmental & Natural Resources**
From: Julie Marinucci, Director Land & Minerals
Nancy J. Nilsen, County Auditor/Treasurer
Reviewed by: Kevin Z. Gray, County Administrator

Date: March 26, 2024

Attachments: ☒ yes ☐ no

Consent: ☒ yes ☐ no

ITEM: **Repurchase of State Tax-Forfeited Land – Garcia (Non-Homestead)**

Background/Overview:

The St. Louis County Land and Minerals Department received an application from Gabriel Christopher Garcia and Ben Garcia, of Virginia, MN, seeking to repurchase property located at 509 Chestnut Street, Virginia, MN. The applicants were the record owners of property which was forfeited to the State of Minnesota on December 13, 2023. Based on the application review and research by Land and Minerals staff, along with the Minnesota statutes referenced below, the applicants are eligible to repurchase said property and have made satisfactory application to do so.

Policy Objectives:

Minn. Stat. § 282.241 permits state tax-forfeited land to be repurchased by the previous owners upon payment of the sum of all delinquent taxes and assessments computed under Minn. Stat. § 282.251, together with penalties, interest, and maintenance costs, that accrued or would have accrued if the land had not forfeited to the state.

Minn. Stat. § 282.302, subd. 1, provides that the state's eventual quitclaim deed must be issued to the record owner of the property at the time of the expiration of the redemption period established under § 281.23. The record owners at the time of forfeiture were Gabriel C. Garcia and Ben C. Garcia.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

The applicants have made the required downpayment of \$1,603.22 to enter into a four-year contract for deed to pay all amounts due and owing under Minn. Stat. § 282.241 per county board guidelines. The repurchase of this property will promote the use of lands that will best serve the public interest. Funds will be deposited into Fund 240 (Tax-Forfeited Land Fund), except a service fee of \$500, which will be deposited into Fund 100 (General Fund).

Recommendation:

It is recommended that the St. Louis County Board approve the repurchase application of Gabriel Christopher Garcia and Ben Garcia of Virginia, MN, subject to payments including: total taxes and assessments of \$5,286.11, deed fee of \$25, deed tax of \$17.44, and recording fee of \$46, for a total amount of \$5,374.55 to be deposited into Fund 240 (Tax-Forfeited Land Fund); plus a service fee of \$500 to be deposited into Fund 100 (General Fund).

Repurchase of State Tax-Forfeited Land – Garcia (Non-Homestead)

BY COMMISSIONER: _____

WHEREAS, Minn. Stat. § 282.241 provides that state tax-forfeited land may be repurchased by the previous owners subject to payment of delinquent taxes and assessments, with penalties, interest, and maintenance costs; and

WHEREAS, The applicants, Gabriel Christopher Garcia and Ben Garcia of Virginia, MN, have applied to repurchase state tax-forfeited land legally described as:

Legal: Lot 29, Block 21, VIRGINIA
Parcel ID No: 090-0010-04800
LDKey: 130631

WHEREAS, The applicants were the owners of record at the time of forfeiture and are eligible to repurchase the property; and

WHEREAS, Minn. Stat. § 282.302, subd. 1, provides that the deed must be issued to the record owners of the property at the time of the expiration of the redemption period established under § 281.23, which were Gabriel C. Garcia and Ben C. Garcia; and

WHEREAS, The applicants have made satisfactory downpayment to enter into a four-year contract for deed to pay the amounts due and owing under Minn. Stat. § 282.241 to repurchase the non-homestead property; and

WHEREAS, Approving the repurchase will promote the use of lands that will best serve the public interest.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board approves the repurchase application by Gabriel Christopher Garcia and Ben Garcia of Virginia, MN, on file in County Board File No.____, to Gabriel C. Garcia and Ben C. Garcia, subject to payments including: total taxes and assessments of \$5,286.11, deed fee of \$25, deed tax of \$17.44, and recording fee of \$46, for a total of \$5,374.55, to be deposited into Fund 240 (Tax-Forfeited Land Fund); plus a service fee of \$500, to be deposited into Fund 100 (General Fund).



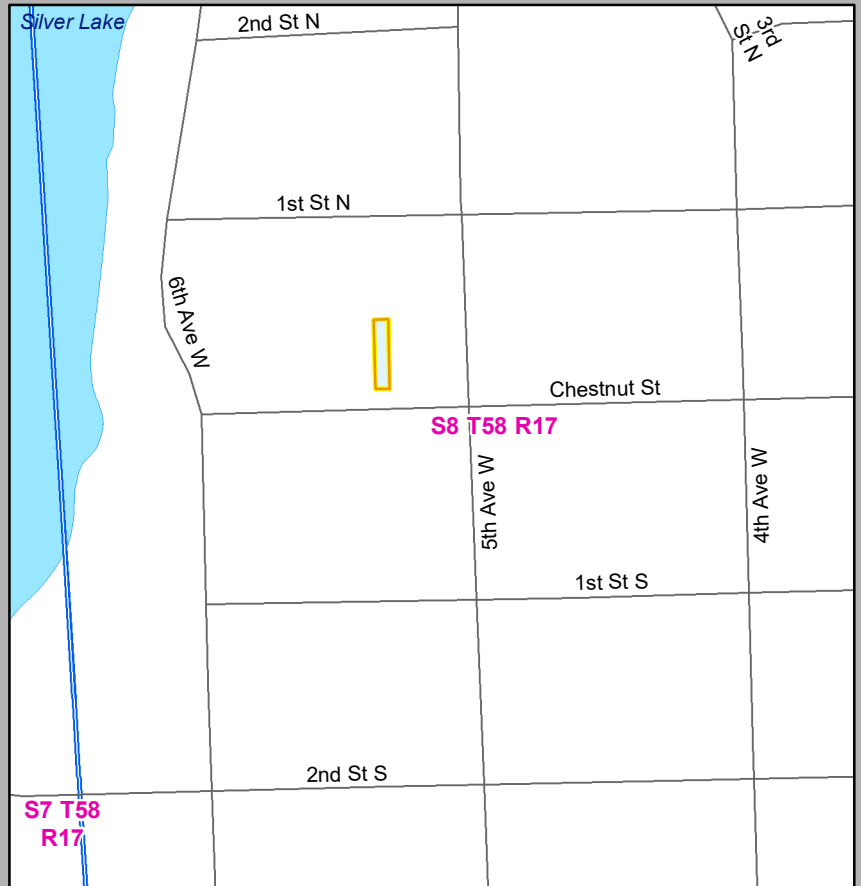
St. Louis County Land and Minerals Department Tax-Forfeited Land Sales - Repurchase

Legal: Lot 29, Block 21, VIRGINIA

Parcel Code: 090-0010-04800




LDK: 130631

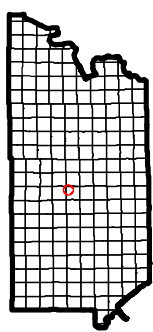
Address: 509 Chestnut St.
Virginia, MN 55792



City of Virginia Sec: 8 Twp: 58N Rng: 17W

Commissioner District # 6

-  Area of Interest
-  Tax Forfeited
-  Road



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 and Minerals Department**

2024





REPURCHASE APPLICATION

Tax-Forfeited Lands

St. Louis County, Minnesota

4000

PURSUANT TO MINNESOTA STATUTES, SECTION 282.241, the undersigned hereby makes application to repurchase from the State of Minnesota the following described tax-forfeited land, pursuant to Minnesota Statutes, Section 282.241, as amended; said land is situated in St. Louis County, Minnesota, and more particularly described as follows:

PROPERTY

Parcel Identification Number(s) (PIN)

090-0010-04500

Physical Street Address

209 Chestnut

Legal Description

City

Virginia

State

MN

ZIP

55792

APPLICANT

Applicant Name (First, Middle, Last, Suffix)

Gabriel Christopher Garcia

Daytime Phone #

218949092

Mobile #

same

Applicant Name (First, Middle, Last, Suffix)

Ben Garcia

Email

Gabe7655@gmail.com

Mailing Address

612 13th St N

City

Virginia

State

MN

ZIP

55792

Applicant states and shows that at the time of the forfeiture to the State, they were (please check one):

☒ Owner

☐ Heir(s) of the owner

☐ Representative or devisee of owner

☐ Person to whom the right to pay taxes is given by statute, mortgage or other agreement
(Provide documentation with application)

REPURCHASE JUSTIFICATION

Based on the following information, the County Board will determine how undue hardship or injustice resulting from the tax forfeiture will be corrected by the repurchase; or how the repurchase will best serve the public interest.

1. List all individuals or entities that are eligible to repurchase the parcel(s). Must provide legal documentation.

Gabriel Garcia
Ben Garcia

Who is Eligible to Repurchase: Minnesota Statutes 282.241, Subdivision 1. Repurchase requirements: The owner at the time of forfeiture, or the owner's heirs, devisees, or representatives, or any person to whom the right to pay taxes was given by statute, mortgage, or other agreement, may repurchase any parcel of land claimed by the state to be forfeited to the state for taxes unless before the time repurchase is made the parcel is sold under installment payments, or otherwise, by the state as provided by law, or is under mineral prospecting permit or lease, or proceedings have been commenced by the state or any of its political subdivisions or by the United States to condemn the parcel of land.

2. Describe when and how you first became aware of any tax delinquency and explain by each year, why the property taxes were not paid.

~~In Dec went to pay tax~~ Never received tax statement
In Dec went to pay tax after receiving
a letter for you try to come in and
pay Dec 28/2023 But they said it been
sent to tax Forfeit

3. Did the tax forfeiture create an undue hardship or injustice for you?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If no, skip to #5.
--	------------------------------	--	--------------------

4. If your answer to question #3 is "Yes," please answer the following:

A. Explain how the tax forfeiture created an undue hardship or injustice for you.

B. If approved to repurchase, explain how the undue hardship or injustice will be corrected.

5. Explain, in detail, how allowing you to repurchase the parcel will promote the use of the land that will best serve the public interest.

going to maintain upkeep on the Building
some time plan to reopen the Bar
in the future.

WELLS (Please check the appropriate box below)

☒ There are no wells on this property

☐ No change since last well certificate

☐ There are one or more wells on this property

(See enclosed well disclosure information sheet)

☐ Well disclosure completed - \$50.00 enclosed

(Check Payable to St. Louis County Auditor)

MILITARY SERVICE

☐ Yes ☒ No Are you currently in active military service?

If you have been discharged within the last 6 months, provide discharge date and attach documentation.

Discharge Date:

DEED NAME(S)

Minnesota Statutes 282.302 Subdivision 1 requires the deed to be issued to the previous owner of record. Subdivision 2 provides the state deed must name the record owner's estate as grantee if the previous owner is deceased. (If more than two, attach additional list.)

Name (First, Middle, Last, Suffix)

Gabriel Garcia

Name (First, Middle, Last, Suffix)

Ben Garcia

Mailing Address Where to send deed, contract for deed, billings, tax statements, etc.

612 13th St N

City

Virginia

State

MN

ZIP

55792

Ownership (For Deed Purposes) Check One

☐ Single Ownership☐ Co-ownership: Joint Tenancy☐ Co-ownership: Tenancy in Common☒ Co-ownership: Other

If more than one, what is the relationship?

AGREEMENT AND SIGNATURE

Applicant agrees to pay upon such repurchase, by check or money order, as directed by the St. Louis County Board, the full price of repurchase, the terms of which will be stated by the contract and required by law.

If I am allowed to repurchase the parcel, I understand that there will be conditions on the repurchase, including, but not limited to the following:

A. To combine any split tax parcels across structure or property into common ownership.

B. To pay all county-incurred maintenance costs and administrative fees related to the tax forfeiture of the parcel prior to the repurchase.

C. To pay and keep current all taxes and assessments.

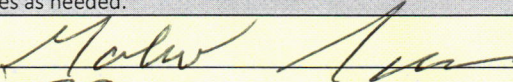
D. To keep and maintain property insurance on structures for the life of the contract for deed.

E. To comply with all state and local code requirements.

F. To not remove any structure, minerals, sand, gravel, topsoil, subsoil, peat, timber or timber products until the contract for deed has been paid in full.

In submitting this application, I understand that it will be disclosed to the County Board as part of a resolution, and that all the contents of this application will become accessible to any member of the public, and that the County may use any data or information provided for communication and other uses as needed.

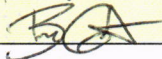
Signature



Date

2/13/24

Signature



Date

2/13/24

CONTACT**St. Louis County**

Land and Minerals Department
Government Services Center
320 West 2nd Street, Suite 302
Duluth, MN 55802

EMAIL: landdept@stlouiscountymn.gov**PHONE:** (218) 726-2606**FAX:** (218) 726-2600**WEB:** stlouiscountymn.gov

Incomplete Applications: All application questions must be filled in for this repurchase application to be complete. All incomplete applications will be returned to the applicant to be completed and resubmitted.

Contact our office at 218-726-2606 for the current amount owed, which increases monthly.

OFFICE USE ONLY**TAX DELINQUENCY**

Taxes became delinquent in (Year):

2019

Taxes remained delinquent and unpaid for the subsequent years of:

2020-2023

REPURCHASE COSTS (Check Payable to St. Louis County Auditor)

That pursuant to Minnesota Statutes, the total cost of the repurchase is:

\$5,874.55

Thru: Date

2.29.24

This amount is the greater value of all delinquent taxes and assessments computed under Section 282.241 and 282.251, together with all accrued interest and penalties, including fees and maintenance costs.



St. Louis County Board of Commissioners Request for Board Action 24 - 135

Committee: **Environmental & Natural Resources**
From: Julie Marinucci, Director Land & Minerals
Nancy J. Nilsen, County Auditor/Treasurer
Reviewed by: Kevin Z. Gray, County Administrator

Date: March 26, 2024

Attachments: ☒ yes ☐ no

Consent: ☒ yes ☐ no

ITEM: Repurchase of State Tax-Forfeited Land – Kahtava (Non-Homestead)

Background/Overview:

The St. Louis County Land and Minerals Department received an application from Roger Dale Kahtava, of Virginia, MN, seeking to repurchase property located in Colvin Township, MN. The applicant is the heir to the record owner of property which was forfeited to the State of Minnesota on December 13, 2023. Based on the application review and research by Land and Minerals staff, along with the Minnesota statutes referenced below, the applicant is eligible to repurchase said property and has made satisfactory application to do so.

Policy Objectives:

Minn. Stat. § 282.241 permits state tax-forfeited land to be repurchased by the heirs of the previous owner upon payment of the sum of all delinquent taxes and assessments computed under Minn. Stat. § 282.251, together with penalties, interest, and maintenance costs, that accrued or would have accrued if the land had not forfeited to the state.

Minn. Stat. § 282.302, subd. 1, provides that the state's eventual quitclaim deed must be issued to the record owner of the property at the time of the expiration of the redemption period established under § 281.23. The record owner at the time of forfeiture was Stanley D. Kahtava. Stanley D. Kahtava is deceased, and Minn. Stat. § 282.302, subd. 2, provides that the deed must name the record owner's estate as grantee if a record owner is deceased.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

The applicant has made payment in full of \$2,954.02, which is all amounts due and owing under Minn. Stat. § 282.241. The repurchase of this property will promote the use of lands that will best serve the public interest. Funds will be deposited into Fund 240 (Tax-Forfeited Land Fund), except a service fee of \$500, which will be deposited into Fund 100 (General Fund).

Recommendation:

It is recommended that the St. Louis County Board approve the repurchase application of Roger Dale Kahtava of Virginia, MN, subject to payments including: total taxes and assessments of \$2,381.37, deed fee of \$25, deed tax of \$1.65, and recording fee of \$46, for a total amount of \$2,454.02 to be deposited into Fund 240 (Tax-Forfeited Land Fund); plus a service fee of \$500 to be deposited into Fund 100 (General Fund).

Repurchase of State Tax-Forfeited Land – Kahtava (Non-Homestead)

BY COMMISSIONER: _____

WHEREAS, Minn. Stat. § 282.241 provides that state tax-forfeited land may be repurchased by the previous owner subject to payment of delinquent taxes and assessments, with penalties, interest, and maintenance costs; and

WHEREAS, The applicant, Roger Dale Kahtava of Virginia, MN, has applied to repurchase state tax-forfeited land legally described as:

Legal: SE1/4 of NW1/4, Sec 6 Twp 56N Rge 15W
Parcel ID No: 300-0010-00920
LDKey: 130664

WHEREAS, The applicant was the heir to the owner of record at the time of forfeiture and is eligible to repurchase the property; and

WHEREAS, Minn. Stat. § 282.302, subd. 1, provides that the deed must be issued to the record owner of the property at the time of the expiration of the redemption period established under § 281.23, which was Stanley D. Kahtava; and

WHEREAS, Stanley D. Kahtava is deceased, and Minn. Stat. § 282.302, subd. 2, provides that the deed must name the record owner's estate as grantee if a record owner is deceased.; and

WHEREAS, The applicant has made payment in full to pay the amounts due and owing under Minn. Stat. § 282.241 to repurchase the non-homestead property; and

WHEREAS, Approving the repurchase will promote the use of lands that will best serve the public interest.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board approves the repurchase application by Roger Dale Kahtava of Virginia, MN, on file in County Board File No.____, to the Estate of Stanley D. Kahtava, subject to payments including: total taxes and assessments of \$2,381.37, deed fee of \$25, deed tax of \$1.65, and recording fee of \$46, for a total of \$2,454.02, to be deposited into Fund 240 (Tax-Forfeited Land Fund); plus a service fee of \$500, to be deposited into Fund 100 (General Fund).



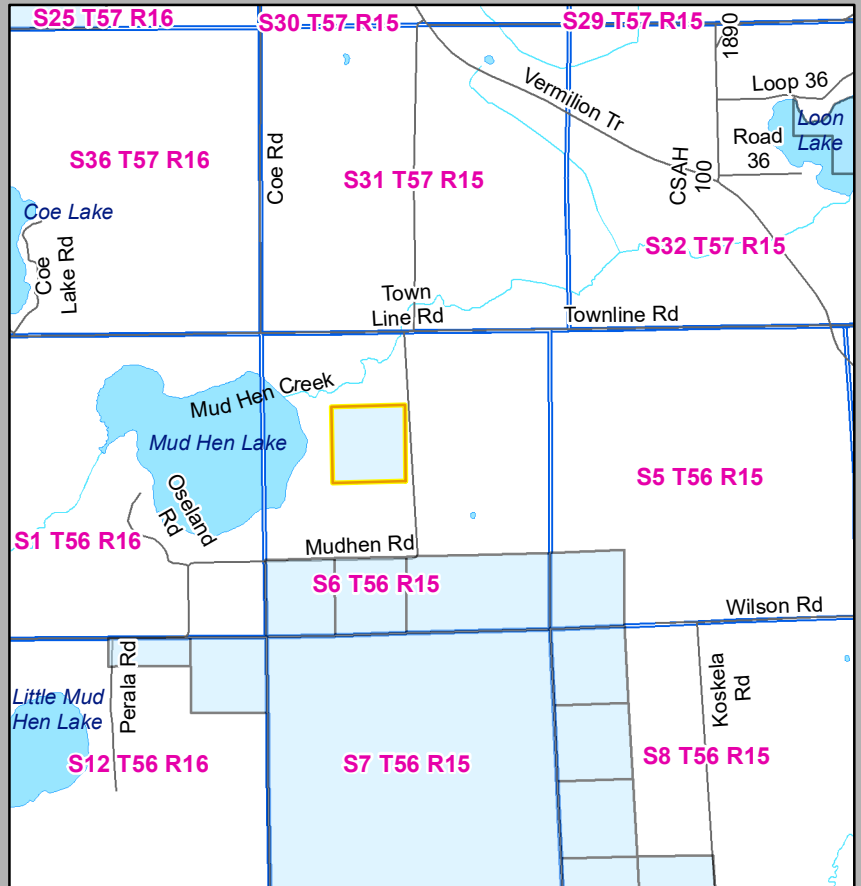
St. Louis County Land and Minerals Department Tax-Forfeited Land Sales - Repurchase

Legal: SE1/4 of NW1/4,
Sec 6 Twp 56N Rge 15W

Parcel Code: 300-0010-00920

LDK: 130664

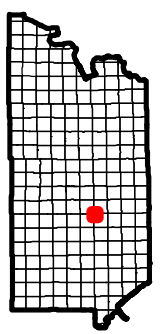
Acres: 40.00



Town of Colvin Sec: 6 Twp: 56N Rng: 15W

Commissioner District # 4

- Area of Interest
- Tax Forfeited
- Road



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 and Minerals Department

2024





REPURCHASE APPLICATION

Tax-Forfeited Lands

St. Louis County, Minnesota

4000

PURSUANT TO MINNESOTA STATUTES, SECTION 282.241, the undersigned hereby makes application to repurchase from the State of Minnesota the following described tax-forfeited land, pursuant to Minnesota Statutes, Section 282.241, as amended; said land is situated in St. Louis County, Minnesota, and more particularly described as follows:

PROPERTY

Parcel Identification Number(s) (PIN)			300-0010-00920		
Physical Street Address			Legal Description		
3473 Mud Hen Road			SW 1/4 of NW 1/4, Section 6, Township 56N, Range 15W		
City	State	ZIP			
Mankin	MN	55763			

APPLICANT

Applicant Name (First, Middle, Last, Suffix)		Daytime Phone #	Mobile #	
Roger Dale Kahtava		218-749-1855	218-780-7855	
Applicant Name (First, Middle, Last, Suffix)		Email		
		Rootie57@hotmail.com		
Mailing Address		City	State	ZIP
1800 South 13th Ave West		Virginia	MN	55792

Applicant states and shows that at the time of the forfeiture to the State, they were (please check one):

- | | |
|--|---|
| <input type="checkbox"/> Owner | <input type="checkbox"/> Representative or devisee of owner |
| <input checked="" type="checkbox"/> Heir(s) of the owner | <input type="checkbox"/> Person to whom the right to pay taxes is given by statute, mortgage or other agreement
(Provide documentation with application) |

REPURCHASE JUSTIFICATION

Based on the following information, the County Board will determine how undue hardship or injustice resulting from the tax forfeiture will be corrected by the repurchase; or how the repurchase will best serve the public interest.

1. List all individuals or entities that are eligible to repurchase the parcel(s). Must provide legal documentation.

Roger Dale Kahtava (Heir) Brother of Stanley Kahtava

Who is Eligible to Repurchase: Minnesota Statutes 282.241, Subdivision 1. Repurchase requirements: The owner at the time of forfeiture, or the owner's heirs, devisees, or representatives, or any person to whom the right to pay taxes was given by statute, mortgage, or other agreement, may repurchase any parcel of land claimed by the state to be forfeited to the state for taxes unless before the time repurchase is made the parcel is sold under installment payments, or otherwise, by the state as provided by law, or is under mineral prospecting permit or lease, or proceedings have been commenced by the state or any of its political subdivisions or by the United States to condemn the parcel of land.

2. Describe when and how you first became aware of any tax delinquency and explain by each year, why the property taxes were not paid.

My sister was taking care of all Stanley's assets after he passed away. She quit paying because of the large medical lien that got placed on the property. I just became aware of the tax forfeit.

3. Did the tax forfeiture create an undue hardship or injustice for you?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If no, skip to #5.
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4. If your answer to question #3 is "Yes," please answer the following:

A. Explain how the tax forfeiture created an undue hardship or injustice for you.

B. If approved to repurchase, explain how the undue hardship or injustice will be corrected.

5. Explain, in detail, how allowing you to repurchase the parcel will promote the use of the land that will best serve the public interest.

To clean up the property and to keep it in the family.

WELLS (Please check the appropriate box below)

- | | |
|---|---|
| <input checked="" type="checkbox"/> There are no wells on this property | <input type="checkbox"/> There are one or more wells on this property
(See enclosed well disclosure information sheet) |
| <input type="checkbox"/> No change since last well certificate | <input type="checkbox"/> Well disclosure completed - \$50.00 enclosed
(Check Payable to St. Louis County Auditor) |

MILITARY SERVICE

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Are you currently in active military service?
------------------------------	--	---

If you have been discharged within the last 6 months, provide discharge date and attach documentation.

Discharge Date:

DEED NAME(S)

Minnesota Statutes 282.302 Subdivision 1 requires the deed to be issued to the previous owner of record. Subdivision 2 provides the state deed must name the record owner's estate as grantee if the previous owner is deceased. (If more than two, attach additional list.)

Name (First, Middle, Last, Suffix)

Estate of Stanley Kahtava

Name (First, Middle, Last, Suffix)

Mailing Address *Where to send deed, contract for deed, billings, tax statements, etc.*

1800 South 13th Avenue West

City

Virginia

State

MN

ZIP

55792

Ownership (For Deed Purposes) Check One

☒ Single Ownership ☐ Co-ownership: Joint Tenancy ☐ Co-ownership: Tenancy in Common ☐ Co-ownership: Other

If more than one, what is the relationship?

AGREEMENT AND SIGNATURE

Applicant agrees to pay upon such repurchase, by check or money order, as directed by the St. Louis County Board, the full price of repurchase, the terms of which will be stated by the contract and required by law.

If I am allowed to repurchase the parcel, I understand that there will be conditions on the repurchase, including, but not limited to the following:

- A. To combine any split tax parcels across structure or property into common ownership.
- B. To pay all county-incurred maintenance costs and administrative fees related to the tax forfeiture of the parcel prior to the repurchase.
- C. To pay and keep current all taxes and assessments.
- D. To keep and maintain property insurance on structures for the life of the contract for deed.
- E. To comply with all state and local code requirements.
- F. To not remove any structure, minerals, sand, gravel, topsoil, subsoil, peat, timber or timber products until the contract for deed has been paid in full.

In submitting this application, I understand that it will be disclosed to the County Board as part of a resolution, and that all the contents of this application will become accessible to any member of the public, and that the County may use any data or information provided for communication and other uses as needed.

Signature

Roger D Kahtava

Date

1.28.24

Signature

Date

CONTACT**St. Louis County**

Land and Minerals Department
Government Services Center
320 West 2nd Street, Suite 302
Duluth, MN 55802

EMAIL: landdept@stlouiscountymn.gov

PHONE: (218) 726-2606

FAX: (218) 726-2600

WEB: stlouiscountymn.gov

Incomplete Applications: All application questions must be filled in for this repurchase application to be complete. All incomplete applications will be returned to the applicant to be completed and resubmitted.

Contact our office at 218-726-2606 for the current amount owed, which increases monthly.

OFFICE USE ONLY**TAX DELINQUENCY**

Taxes became delinquent in (Year):

2019

Taxes remained delinquent and unpaid for the subsequent years of:

2020-2023

REPURCHASE COSTS (Check Payable to St. Louis County Auditor)

That pursuant to Minnesota Statutes, the total cost of the repurchase is:

\$ 2,954.02

Thru: Date

1.31.24

This amount is the greater value of all delinquent taxes and assessments computed under Section 282.241 and 282.251, together with all accrued interest and penalties, including fees and maintenance costs.



St. Louis County Board of Commissioners Request for Board Action 24 - 136

Committee: **Environmental & Natural Resources**
From: Julie Marinucci, Director Land & Minerals
Nancy J. Nilsen, County Auditor/Treasurer
Reviewed by: Kevin Z. Gray, County Administrator

Date: March 26, 2024

Attachments: ☒ yes ☐ no

Consent: ☒ yes ☐ no

**ITEM: Repurchase of State Tax-Forfeited Land – Saransor Properties, LLC
(Non-Homestead)**

Background/Overview:

The St. Louis County Land and Minerals Department received an application from Saransor Properties, LLC, of Eden Prairie, MN, seeking to repurchase property located at 10 Glencrest Ct., Duluth, MN. The applicant was the record owner of property which was forfeited to the State of Minnesota on December 13, 2023. Based on the application review and research by Land and Minerals staff, along with the Minnesota statutes referenced below, the applicant is eligible to repurchase said property and has made satisfactory application to do so.

Policy Objectives:

Minn. Stat. § 282.241 permits state tax-forfeited land to be repurchased by the previous owner upon payment of the sum of all delinquent taxes and assessments computed under Minn. Stat. § 282.251, together with penalties, interest, and maintenance costs, that accrued or would have accrued if the land had not forfeited to the state.

Minn. Stat. § 282.302, subd. 1, provides that the state's eventual quitclaim deed must be issued to the record owner of the property at the time of the expiration of the redemption period established under § 281.23. The record owner at the time of forfeiture was Saransor Properties, LLC.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

The applicant has made payment in full of \$16,253.72, which is all amounts due and owing under Minn. Stat. § 282.241. The repurchase of this property will promote the use of lands that will best serve the public interest. Funds will be deposited into Fund 240 (Tax-Forfeited Land Fund), except a service fee of \$500, which will be deposited into Fund 100 (General Fund).

Recommendation:

It is recommended that the St. Louis County Board approve the repurchase application of Saransor Properties, LLC of Eden Prairie, MN, subject to payments including: total taxes and assessments of \$15,631.14, deed fee of \$25, deed tax of \$51.58, and recording fee of \$46, for a total amount of \$15,753.72 to be deposited into Fund 240 (Tax-Forfeited Land Fund); plus a service fee of \$500 to be deposited into Fund 100 (General Fund).

Repurchase of State Tax-Forfeited Land – Saransor Properties, LLC (Non-Homestead)

BY COMMISSIONER: _____

WHEREAS, Minn. Stat. § 282.241 provides that state tax-forfeited land may be repurchased by the previous owner subject to payment of delinquent taxes and assessments, with penalties, interest, and maintenance costs; and

WHEREAS, The applicant, Saransor Properties, LLC of Eden Prairie, MN, has applied to repurchase state tax-forfeited land legally described as:

Legal: Lot 9, Block 2, NORTONS STEEL PLANT DIVISION OF DULUTH

Parcel ID No: 010-3540-00440

LDKey: 130608

AND

Legal: Lot 10, Block 2, NORTONS STEEL PLANT DIVISION OF DULUTH

Parcel ID No: 010-3540-00450

LDKey: 130609

AND

Legal: Lot 38 AND N1/2 of Lots 39 thru 44, Block 2, NORTONS STEEL
PLANT DIVISION OF DULUTH

Parcel ID No: 010-3540-00730

LDKey: 130610

WHEREAS, The applicant was the owner of record at the time of forfeiture and is eligible to repurchase the property; and

WHEREAS, Minn. Stat. § 282.302, subd. 1, provides that the deed must be issued to the record owner of the property at the time of the expiration of the redemption period established under § 281.23, which was Saransor Properties, LLC; and

WHEREAS, The applicant has made payment in full to pay the amounts due and owing under Minn. Stat. § 282.241 to repurchase the non-homestead property; and

WHEREAS, Approving the repurchase will promote the use of lands that will best serve the public interest.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board approves the repurchase application by Saransor Properties, LLC of Eden Prairie, MN, on file in County Board File No.____, subject to payments including: total taxes and assessments of \$15,631.14, deed fee of \$25, deed tax of \$51.58, and recording fee of \$46, for a total of \$15,753.72, to be deposited into Fund 240 (Tax-Forfeited Land Fund); plus a service fee of \$500, to be deposited into Fund 100 (General Fund).



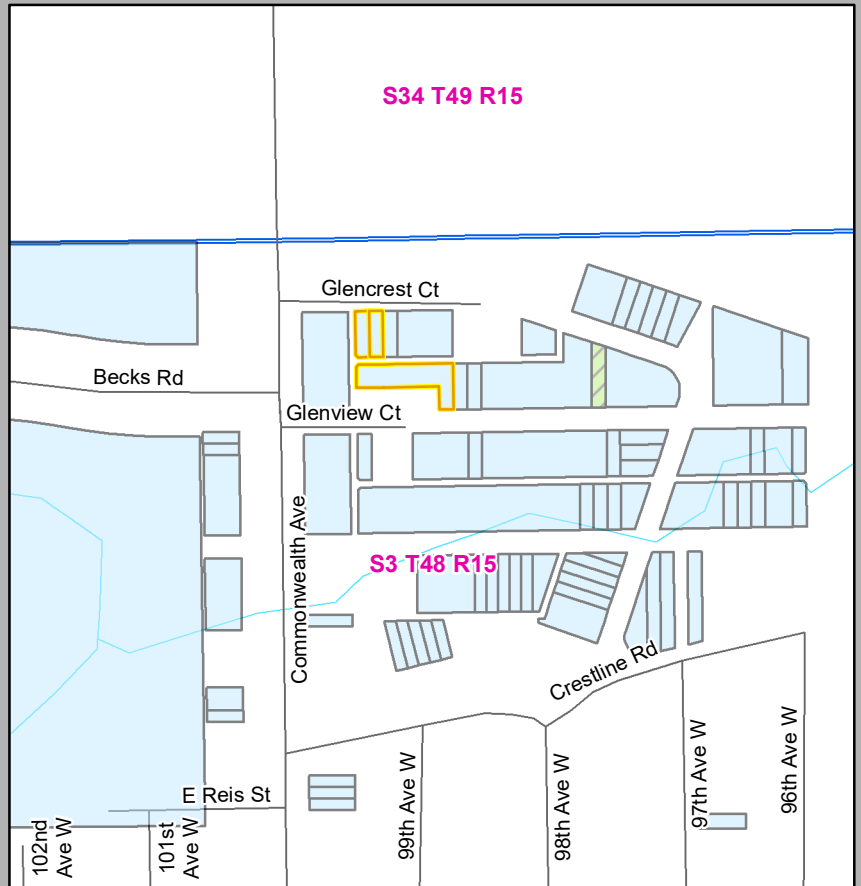
St. Louis County Land and Minerals Department Tax-Forfeited Land Sales - Repurchase

Legal: Lot 9 and Lot 10 and Lot 38 AND
N1/2 of Lots 39 thru 44, Block 2, NORTONS
STEEL PLANT DIVISION OF DULUTH

Parcel Code: 010-3540-00440, -00450, -00730




LDK: 130608, 130609, 130610

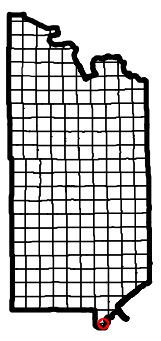
Address: 10 Glencrest Ct.
Duluth, MN 55808



City of Duluth Sec: 3 Twp: 48N Rng: 15W

Commissioner District # 3

-  Area of Interest
-  Tax Forfeited
-  Road

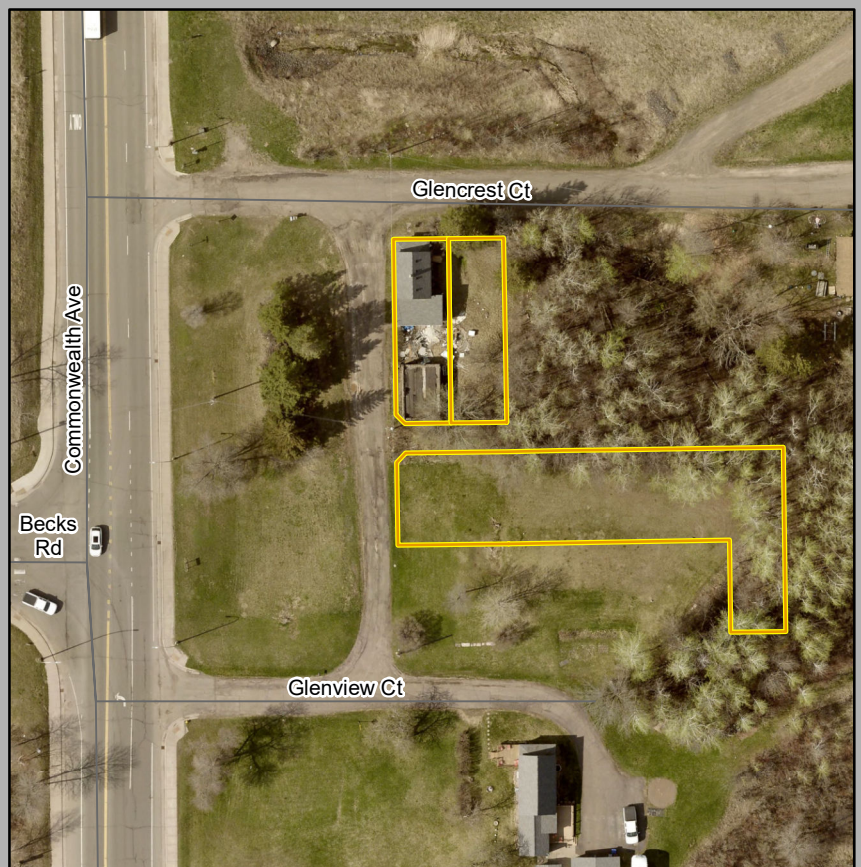


St. Louis County, Minnesota

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**St. Louis County
Land and Minerals Department**

2024





REPURCHASE APPLICATION

Tax-Forfeited Lands

St. Louis County, Minnesota

4000

PURSUANT TO MINNESOTA STATUTES, SECTION 282.241, the undersigned hereby makes application to repurchase from the State of Minnesota the following described tax-forfeited land, pursuant to Minnesota Statutes, Section 282.241, as amended; said land is situated in St. Louis County, Minnesota, and more particularly described as follows:

PROPERTY

Parcel Identification Number(s) (PIN) 010-3540-00440, -00450, -00730

Physical Street Address
10 Glencrest Ct.

Legal Description

Lot 9 and Lot 10 and Lot 38 AND N1/2 of Lots 39 thru 44, Block 2, NORTONS STEEL PLANT DIVISION OF DULUTH

City
Duluth

State
MN

ZIP
55808

APPLICANT

Applicant Name (First, Middle, Last, Suffix)

Siyad Abdille Abdullahi

Daytime Phone #

612 749 3314

Mobile #

612 281 6866

Applicant Name (First, Middle, Last, Suffix)

SARANSOR PROPERTIES

Email

siyadabdul@gmail.com

Mailing Address

19014 Firethorn Pt

City

DENVER

State

MN

ZIP

55347

Applicant states and shows that at the time of the forfeiture to the State, they were (please check one):

☒ Owner

☐ Heir(s) of the owner

☐ Representative or devisee of owner

☐ Person to whom the right to pay taxes is given by statute, mortgage or other agreement
(Provide documentation with application)

REPURCHASE JUSTIFICATION

Based on the following information, the County Board will determine how undue hardship or injustice resulting from the tax forfeiture will be corrected by the repurchase; or how the repurchase will best serve the public interest.

1. List all individuals or entities that are eligible to repurchase the parcel(s). Must provide legal documentation.

Only above
SARANSOR PROPERTIES, LLC
c/o Siyad Abdullahi

Who is Eligible to Repurchase: Minnesota Statutes 282.241, Subdivision 1. Repurchase requirements: The owner at the time of forfeiture, or the owner's heirs, devisees, or representatives, or any person to whom the right to pay taxes was given by statute, mortgage, or other agreement, may repurchase any parcel of land claimed by the state to be forfeited to the state for taxes unless before the time repurchase is made the parcel is sold under installment payments, or otherwise, by the state as provided by law, or is under mineral prospecting permit or lease, or proceedings have been commenced by the state or any of its political subdivisions or by the United States to condemn the parcel of land.

2. Describe when and how you first became aware of any tax delinquency and explain by each year, why the property taxes were not paid.

by calling the County. Had several small businesses that were severely & adversely affected by Covid-19 & thus fell behind with property tax payments.

3. Did the tax forfeiture create an undue hardship or injustice for you?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If no, skip to #5.
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4. If your answer to question #3 is "Yes," please answer the following:

A. Explain how the tax forfeiture created an undue hardship or injustice for you.

well, paying the 16k all @ once was a hardship. However, the payment has now been paid in full.

B. If approved to repurchase, explain how the undue hardship or injustice will be corrected.

I don't anticipate any challenges to make future property tax payments on time.

5. Explain, in detail, how allowing you to repurchase the parcel will promote the use of the land that will best serve the public interest.

We had already done a lot of work on the property to fix it up & we hope to complete the remodeling this summer. Will have value to the neighborhood.

WELLS (Please check the appropriate box below)

<input checked="" type="checkbox"/> There are no wells on this property	<input type="checkbox"/> There are one or more wells on this property (See enclosed well disclosure information sheet)
<input type="checkbox"/> No change since last well certificate	<input type="checkbox"/> Well disclosure completed - \$50.00 enclosed (Check Payable to St. Louis County Auditor)

MILITARY SERVICE

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Are you currently in active military service?
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If you have been discharged within the last 6 months, provide discharge date and attach documentation.	Discharge Date:
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DEED NAME(S)

Minnesota Statutes 282.302 Subdivision 1 requires the deed to be issued to the previous owner of record. Subdivision 2 provides the state deed must name the record owner's estate as grantee if the previous owner is deceased. (If more than two, attach additional list.)

Name (First, Middle, Last, Suffix)

Name (First, Middle, Last, Suffix)

Mailing Address *Where to send deed, contract for deed, billings, tax statements, etc.*

City

State

ZIP

19014 Firethorn Pt. E

EDEN PRAIRIE

MN

55347

Ownership (For Deed Purposes) Check One

☐ Single Ownership ☐ Co-ownership: Joint Tenancy ☐ Co-ownership: Tenancy in Common ☐ Co-ownership: Other

If more than one, what is the relationship?

N/A

AGREEMENT AND SIGNATURE

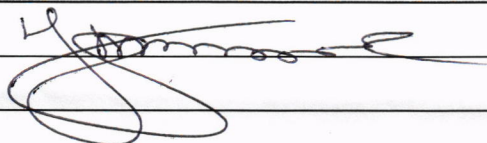
Applicant agrees to pay upon such repurchase, by check or money order, as directed by the St. Louis County Board, the full price of repurchase, the terms of which will be stated by the contract and required by law.

If I am allowed to repurchase the parcel, I understand that there will be conditions on the repurchase, including, but not limited to the following:

- A. To combine any split tax parcels across structure or property into common ownership.
- B. To pay all county-incurred maintenance costs and administrative fees related to the tax forfeiture of the parcel prior to the repurchase.
- C. To pay and keep current all taxes and assessments.
- D. To keep and maintain property insurance on structures for the life of the contract for deed.
- E. To comply with all state and local code requirements.
- F. To not remove any structure, minerals, sand, gravel, topsoil, subsoil, peat, timber or timber products until the contract for deed has been paid in full.

In submitting this application, I understand that it will be disclosed to the County Board as part of a resolution, and that all the contents of this application will become accessible to any member of the public, and that the County may use any data or information provided for communication and other uses as needed.

Signature



Date

02/27/24

Signature

Date

CONTACT**St. Louis County**

Land and Minerals Department
Government Services Center
320 West 2nd Street, Suite 302
Duluth, MN 55802

EMAIL: landdept@stlouiscountymn.gov

PHONE: (218) 726-2606

FAX: (218) 726-2600

WEB: stlouiscountymn.gov

Incomplete Applications: All application questions must be filled in for this repurchase application to be complete. All incomplete applications will be returned to the applicant to be completed and resubmitted.

Contact our office at 218-726-2606 for the current amount owed, which increases monthly.

OFFICE USE ONLY**TAX DELINQUENCY**

Taxes became delinquent in (Year):

2019

Taxes remained delinquent and unpaid for the subsequent years of:

2020-2023

REPURCHASE COSTS (Check Payable to St. Louis County Auditor)

That pursuant to Minnesota Statutes, the total cost of the repurchase is:

\$16,253.72

Thru: Date

2.29.24

This amount is the greater value of all delinquent taxes and assessments computed under Section 282.241 and 282.251, together with all accrued interest and penalties, including fees and maintenance costs.



St. Louis County Board of Commissioners Request for Board Action 24 - 137

Committee: **Environmental & Natural Resources**
From: Julie Marinucci, Director Land & Minerals
Nancy J. Nilsen, County Auditor/Treasurer
Reviewed by: Kevin Z. Gray, County Administrator

Date: March 26, 2024

Attachments: ☒ yes ☐ no

Consent: ☒ yes ☐ no

ITEM: Repurchase of State Tax-Forfeited Land – Vanderwilder Investment Group (Non-Homestead)

Background/Overview:

The St. Louis County Land and Minerals Department received an application from Vanderwilder Investment Group, of Eveleth, MN, seeking to repurchase property located at 116 10th Street S., Virginia, MN. The applicant was the record owner of property which was forfeited to the State of Minnesota on December 13, 2023. Based on the application review and research by Land and Minerals staff, along with the Minnesota statutes referenced below, the applicant is eligible to repurchase said property and has made satisfactory application to do so.

Policy Objectives:

Minn. Stat. § 282.241 permits state tax-forfeited land to be repurchased by the previous owner upon payment of the sum of all delinquent taxes and assessments computed under Minn. Stat. § 282.251, together with penalties, interest, and maintenance costs, that accrued or would have accrued if the land had not forfeited to the state.

Minn. Stat. § 282.302, subd. 1, provides that the state's eventual quitclaim deed must be issued to the record owner of the property at the time of the expiration of the redemption period established under § 281.23. The record owner at the time of forfeiture was Vanderwilder Investment Group.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

The applicant has made payment in full of \$5,744.51, which is all amounts due and owing under Minn. Stat. § 282.241. The repurchase of this property will promote the use of lands that will best serve the public interest. Funds will be deposited into Fund 240 (Tax-Forfeited Land Fund), except a service fee of \$500, which will be deposited into Fund 100 (General Fund).

Recommendation:

It is recommended that the St. Louis County Board approve the repurchase application of Vanderwilder Investment Group of Eveleth, MN, subject to payments including: total taxes and assessments of \$5,156.49, deed fee of \$25, deed tax of \$17.02, and recording fee of \$46, for a total amount of \$5,244.51 to be deposited into Fund 240 (Tax-Forfeited Land Fund); plus a service fee of \$500 to be deposited into Fund 100 (General Fund).

**Repurchase of State Tax-Forfeited Land – Vanderwilder Investment Group
(Non-Homestead)**

BY COMMISSIONER: _____

WHEREAS, Minn. Stat. § 282.241 provides that state tax-forfeited land may be repurchased by the previous owner subject to payment of delinquent taxes and assessments, with penalties, interest, and maintenance costs; and

WHEREAS, The applicant, Vanderwilder Investment Group of Eveleth, MN, has applied to repurchase state tax-forfeited land legally described as:

Legal: Lot 7 and W1/2 of Lot 8, Block 3, ANDERSONS 3RD ADDITION TO VIRGINIA
Parcel ID No: 090-0060-00340
LDKey: 130632

WHEREAS, The applicant was the owner of record at the time of forfeiture and is eligible to repurchase the property; and

WHEREAS, Minn. Stat. § 282.302, subd. 1, provides that the deed must be issued to the record owner of the property at the time of the expiration of the redemption period established under § 281.23, which was Vanderwilder Investment Group; and

WHEREAS, The applicant has made payment in full to pay the amounts due and owing under Minn. Stat. § 282.241 to repurchase the non-homestead property; and

WHEREAS, Approving the repurchase will promote the use of lands that will best serve the public interest.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board approves the repurchase application by Vanderwilder Investment Group of Eveleth, MN, on file in County Board File No.____, subject to payments including: total taxes and assessments of \$5,156.49, deed fee of \$25, deed tax of \$17.02, and recording fee of \$46, for a total of \$5,244.51, to be deposited into Fund 240 (Tax-Forfeited Land Fund); plus a service fee of \$500, to be deposited into Fund 100 (General Fund).



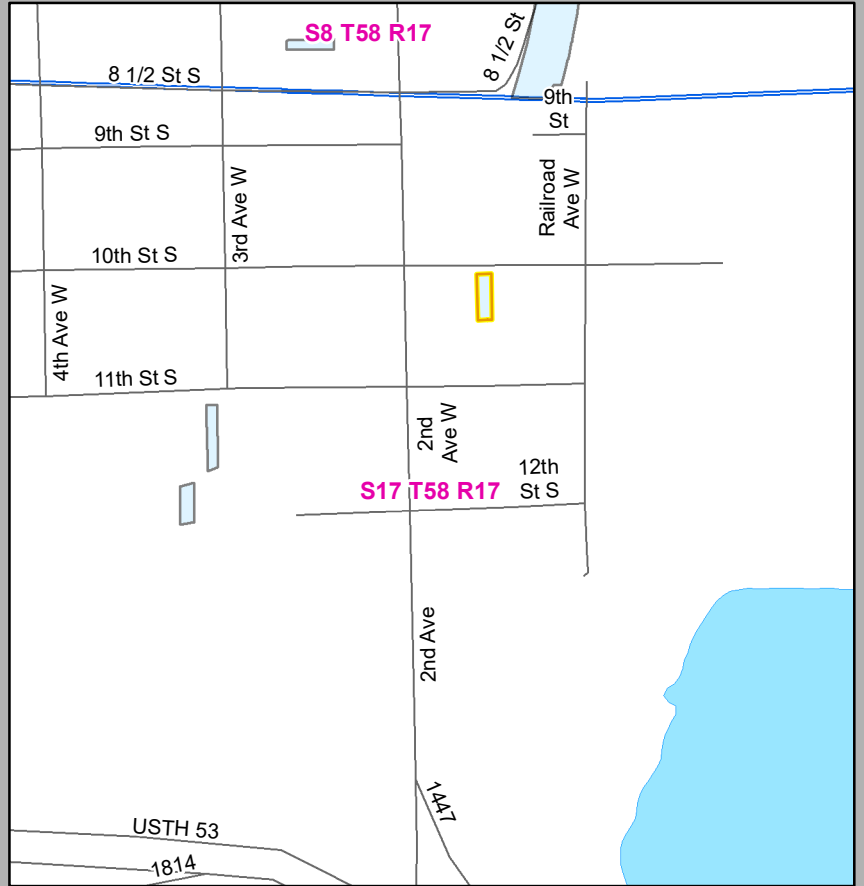
St. Louis County Land and Minerals Department Tax-Forfeited Land Sales - Repurchase

Legal: Lot 7 and W1/2 of Lot 8, Block 3,
ANDERSONS 3RD ADDITION TO VIRGINIA

Parcel Code: 090-0060-00340




LDK: 130632

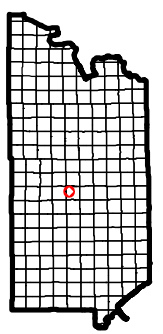
Address: 116 10th Street S.
Virginia, MN 55792



City of Virginia Sec: 17 Twp: 58N Rng: 17W

Commissioner District # 6

-  Area of Interest
-  Tax Forfeited
-  Road



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 and Minerals Department**

2024





REPURCHASE APPLICATION

Tax-Forfeited Lands

St. Louis County, Minnesota

4000

PURSUANT TO MINNESOTA STATUTES, SECTION 282.241, the undersigned hereby makes application to repurchase from the State of Minnesota the following described tax-forfeited land, pursuant to Minnesota Statutes, Section 282.241, as amended; said land is situated in St. Louis County, Minnesota, and more particularly described as follows:

PROPERTY

Parcel Identification Number(s) (PIN) 090-0060-00340

Physical Street Address
116 10th St. S

Legal Description

Lot 7 and W1/2 of Lot 8, Block 3 Andersons 3rd Addition to Virginia

City Virginia

State
MN

ZIP
55792

APPLICANT

Applicant Name (First, Middle, Last, Suffix)

Damon Paul Johnson

Daytime Phone #

702 351 9668

Mobile #

Applicant Name (First, Middle, Last, Suffix)

Email

Mailing Address

209 Grant ave

City

Eveleth

State

MN

ZIP

55734

Applicant states and shows that at the time of the forfeiture to the State, they were (please check one):

☐ Owner

☒ Representative or devisee of owner

☐ Heir(s) of the owner

☐ Person to whom the right to pay taxes is given by statute, mortgage or other agreement
(Provide documentation with application)

REPURCHASE JUSTIFICATION

Based on the following information, the County Board will determine how undue hardship or injustice resulting from the tax forfeiture will be corrected by the repurchase; or how the repurchase will best serve the public interest.

1. List all individuals or entities that are eligible to repurchase the parcel(s). Must provide legal documentation.

Vanderwilder Investment group

Who is Eligible to Repurchase: Minnesota Statutes 282.241, Subdivision 1. Repurchase requirements: The owner at the time of forfeiture, or the owner's heirs, devisees, or representatives, or any person to whom the right to pay taxes was given by statute, mortgage, or other agreement, may repurchase any parcel of land claimed by the state to be forfeited to the state for taxes unless before the time repurchase is made the parcel is sold under installment payments, or otherwise, by the state as provided by law, or is under mineral prospecting permit or lease, or proceedings have been commenced by the state or any of its political subdivisions or by the United States to condemn the parcel of land.

2. Describe when and how you first became aware of any tax delinquency and explain by each year, why the property taxes were not paid.

when we received info in mail at 116 10th St South
Virginia, MN 55792

3. Did the tax forfeiture create an undue hardship or injustice for you?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If no, skip to #5.
4. If your answer to question #3 is "Yes," please answer the following:			
A. Explain how the tax forfeiture created an undue hardship or injustice for you.			
B. If approved to repurchase, explain how the undue hardship or injustice will be corrected.			
5. Explain, in detail, how allowing you to repurchase the parcel will promote the use of the land that will best serve the public interest.			
<p>it will be in use and on the tax rolls.</p>			
WELLS (Please check the appropriate box below)			
<input checked="" type="checkbox"/> There are no wells on this property		<input type="checkbox"/> There are one or more wells on this property <small>(See enclosed well disclosure information sheet)</small>	
<input type="checkbox"/> No change since last well certificate		<input type="checkbox"/> Well disclosure completed - \$50.00 enclosed <small>(Check Payable to St. Louis County Auditor)</small>	
MILITARY SERVICE			
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Are you currently in active military service?	
If you have been discharged within the last 6 months, provide discharge date and attach documentation.			Discharge Date:

DEED NAME(S)

Minnesota Statutes 282.302 Subdivision 1 requires the deed to be issued to the previous owner of record. Subdivision 2 provides the state deed must name the record owner's estate as grantee if the previous owner is deceased. (If more than two, attach additional list.)

Name (First, Middle, Last, Suffix)

Vanderwilder Investment group

Name (First, Middle, Last, Suffix)

Mailing Address Where to send deed, contract for deed, billings, tax statements, etc.

209 Grant ave

City

Eveleth

State

mn

ZIP

55734

Ownership (For Deed Purposes) Check One

☒ Single Ownership☐ Co-ownership: Joint Tenancy☐ Co-ownership: Tenancy in Common☐ Co-ownership: Other

If more than one, what is the relationship?

AGREEMENT AND SIGNATURE

Applicant agrees to pay upon such repurchase, by check or money order, as directed by the St. Louis County Board, the full price of repurchase, the terms of which will be stated by the contract and required by law.

If I am allowed to repurchase the parcel, I understand that there will be conditions on the repurchase, including, but not limited to the following:

A. To combine any split tax parcels across structure or property into common ownership.

B. To pay all county-incurred maintenance costs and administrative fees related to the tax forfeiture of the parcel prior to the repurchase.

C. To pay and keep current all taxes and assessments.

D. To keep and maintain property insurance on structures for the life of the contract for deed.

E. To comply with all state and local code requirements.

F. To not remove any structure, minerals, sand, gravel, topsoil, subsoil, peat, timber or timber products until the contract for deed has been paid in full.

In submitting this application, I understand that it will be disclosed to the County Board as part of a resolution, and that all the contents of this application will become accessible to any member of the public, and that the County may use any data or information provided for communication and other uses as needed.

Signature

Dann P. Johnson

Date

3-4-24

Signature

Date

CONTACT**St. Louis County**

Land and Minerals Department
Government Services Center
320 West 2nd Street, Suite 302
Duluth, MN 55802

EMAIL: landdept@stlouiscountymn.gov**PHONE:** (218) 726-2606**FAX:** (218) 726-2600**WEB:** stlouiscountymn.gov

Incomplete Applications: All application questions must be filled in for this repurchase application to be complete. All incomplete applications will be returned to the applicant to be completed and resubmitted.

Contact our office at 218-726-2606 for the current amount owed, which increases monthly.

OFFICE USE ONLY**TAX DELINQUENCY**

Taxes became delinquent in (Year):

2019

Taxes remained delinquent and unpaid for the subsequent years of:

2020, 2022, 2023

REPURCHASE COSTS (Check Payable to St. Louis County Auditor)

That pursuant to Minnesota Statutes, the total cost of the repurchase is:

\$ 5,744.51

Thru: Date

3.31.24

This amount is the greater value of all delinquent taxes and assessments computed under Section 282.241 and 282.251, together with all accrued interest and penalties, including fees and maintenance costs.



St. Louis County Board of Commissioners Request for Board Action 24 – 138

Committee: **Public Works & Transportation**
From: James T. Foldesi, Public Works Director /
Highway Engineer
Reviewed by: Kevin Z. Gray, County Administrator

Date: March 26, 2024
Attachments: ☒yes ☐no
Consent: ☐yes ☒no

ITEM: Award of Bids: Grading, Aggregate Base, Plant Mixed Bituminous Surface, Pipe Culverts, Storm Sewer and Concrete Curb & Gutter Project (CP 0043-139601, SAP 069-643-018)

Background/Overview:

A grading, aggregate base, plant mixed bituminous surface, pipe culverts, storm sewer and concrete curb & gutter project is proposed for CSAH 43 (Fish Lake Rd and Beaver River Rd) between a point approximately 100' W of CSAH 48 (Lavaque Rd) and a point approximately 78' N of CR 294 (Pioneer Rd W). This section of Fish Lake Rd and Beaver River Rd currently has a daily average usage of 725 vehicles per day.

The Pavement Quality Index (PQI) is 1.7. The County uses a PQI score to determine the order and priorities of streets which will receive a pavement treatment. The PQI ranges from a score of 0-4.5, which shows significant need for the proposed improvements.

Bids were requested and let on March 7, 2024 and the County received four bids for the project with the low bid being from KGM Contractors, Inc. in the amount of \$4,944,879.06 which is -19.21% under the engineer's estimate of \$6,120,835.60.

BIDS:

- | | |
|---|-----------------------|
| • KGM Contractors, Inc.
Angora, MN | \$4,944,879.06 |
| • Ulland Brothers, Inc.
Cloquet, MN | \$4,944,900.00 |
| • Hoffman Construction Company
Black River Falls, WI | \$5,578,228.68 |
| • Northland Constructors of Duluth, a
Division of Mathy Construction Company
Duluth, MN | \$5,888,500.00 |

The project is anticipated to start on May 13, 2024, with an anticipated completion date of June 21, 2025.

Policy Objectives:

Per the County Purchasing Rules & Regulations, the County Board has delegated certain authority to the Public Works/Highway Engineer for setting the date for the calling of bids on Public Works projects already approved in the budget for capital improvements, and further requires County Board approval for award of bids received. Electronic bidding is prescribed for

Public Works Department road and bridge projects, with electronic format being the sole allowable form of bid submission (Minn. Stat. § 471.345, Subd. 18).

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

The Department's 2024 budget and capital improvement plan includes funding for this project. The County will be using Transportation Sales Tax Funds to fund this project.

Funding: CP 0043-139601, SAP 069-643-018
Fund 204, Agency 204271, Object 652806

Recommendation:

It is recommended that the St. Louis County Board award the project (CP 0043-139601, SAP 069-643-018) to low bidder of KGM Contractors, Inc. in the amount of \$4,944,879.06 payable from:

CP 0043-139601, SAP 069-643-018

Fund 204, Agency 204271, Object 652806 – Transportation Sales Tax Funds

**Award of Bids: Grading, Aggregate Base, Plant Mixed Bituminous Surface, Pipe Culverts,
Storm Sewer and Concrete Curb & Gutter Project (CP 0043-139601, SAP 069-643-018)**

BY COMMISSIONER _____

WHEREAS, Bids have been received electronically by St. Louis County Public Works Department for CP 0043-139601, SAP 069-643-018; and

WHEREAS, Bids were opened in the Richard H. Hansen Transportation and Public Works Complex, Duluth, MN, on March 7, 2024, and the low responsible bid was determined.

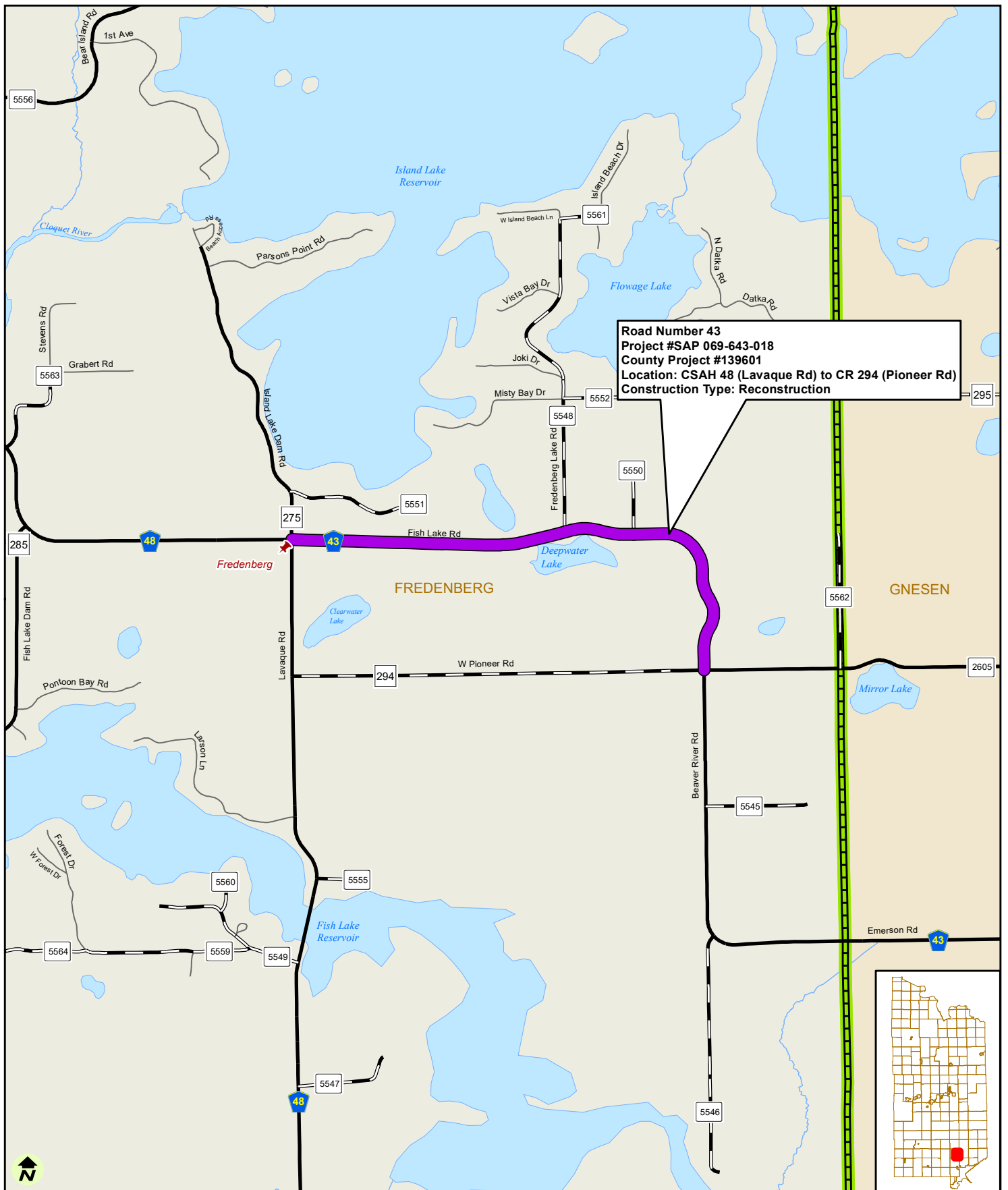
THEREFORE, BE IT RESOLVED, That the St. Louis County Board approves the award on the above project to the low bidder:

<u>LOW BIDDER</u>	<u>ADDRESS</u>	<u>AMOUNT</u>
KGM Contractors, Inc.	9211 Hwy 53 Angora, MN 55703	\$4,944,879.06

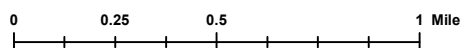
RESOLVED FURTHER, That the appropriate county officials are authorized to approve the contractor's performance bonds and to execute the bonds and contract for the above listed project payable from:

CP 0043-139601, SAP 069-643-018

Fund 204, Agency 204271, Object 652806 – Transportation Sales Tax Funds



St. Louis County 2024 Road & Bridge Construction



Map Components	
2024 Road & Bridge Construction	
	Reconstruction
	Interstate Highway
	U.S./State Highway
	County Road - Paved
	County Road - Gravel
	Local Road/City Street
	Railroad
	Commissioner District
	Township Boundary
	City/Town
	Lake
	River/Stream



St. Louis County Board of Commissioners Request for Board Action 24 - 139

Committee:	Public Works & Transportation	Date:	March 26, 2024
From:	James T. Foldesi, Public Works Director / Highway Engineer	Attachments:	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no
Reviewed by:	Kevin Z. Gray, County Administrator	Consent:	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no

ITEM: **Award of Bids: Crack Repair Special, Scrub Seal, Fog Seal, and Pavement Markings Project (CP 0000-753028, SAP 069-030-066 (2024 Scrub Seal)(Prime) consisting of 8 projects)**

Background/Overview:

A crack repair special, scrub seal, fog seal, and pavement markings project is proposed for various locations within St. Louis County.

Bids were requested and let on March 7, 2024 and the County received two bids for the project with the low bid being from Asphalt Surface Technologies Corporation (aka ASTECH Corp) in the amount of \$1,718,162.24 which is -7.03% under the engineer's estimate of \$1,848,026.47.

BIDS:

- | | |
|--|-----------------------|
| • Asphalt Surface Technologies Corporation
(aka ASTECH Corp)
Saint Cloud, MN | \$1,718,162.24 |
| • KGM Contractors, Inc.
Angora, MN | \$1,827,960.91 |

The project is anticipated to start on May 20, 2024, with an anticipated completion date of July 13, 2024.

Policy Objectives:

Per the County Purchasing Rules & Regulations, the County Board has delegated certain authority to the Public Works/Highway Engineer for setting the date for the calling of bids on Public Works projects already approved in the budget for capital improvements, and further requires County Board approval for award of bids received. Electronic bidding is prescribed for Public Works Department road and bridge projects, with electronic format being the sole allowable form of bid submission (Minn. Stat. § 471.345, Subd. 18).

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

The Department's 2024 budget and capital improvement plan includes funding for these projects. The County will be using Regular and Municipal State Aid, Local Construction and City of Chisholm Funds to fund these projects.

Funding:	CP 0000-753028, SAP 069-030-066 (2024 Scrub Seal)(Prime) consisting of 8 projects Fund 220, Agency 220779, Object 652700 Fund 200, Agency 203688, Object 652800
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Recommendation:

It is recommended that the St. Louis County Board award the project (CP 0000-753028, SAP 069-030-066 (2024 Scrub Seal)(Prime) consisting of 8 projects) to low bidder of Asphalt Surface Technologies Corporation (aka ASTECH Corp) in the amount of \$1,718,162.24 payable from:

CP 0000-753028, SAP 069-030-066 (2024 Scrub Seal)(Prime) consisting of 8 projects

Fund 220, Agency 220779, Object 652700 – Regular and Municipal State Aid, and City of Chisholm Funds - \$1,552,754.27

Fund 200, Agency 203688, Object 652800 – Local Construction Funds - \$165,407.97

With additional revenue budgeted for expense:

City of Chisholm, Fund 220, Agency 220779, Object 551530 - \$51,558.83

**Award of Bids: Crack Repair Special, Scrub Seal, Fog Seal, and Pavement Markings
Project (CP 0000-753028, SAP 069-030-066 (2024 Scrub Seal)(Prime) consisting of 8
projects)**

BY COMMISSIONER _____

WHEREAS, Bids have been received electronically by St. Louis County Public Works Department for CP 0000-753028, SAP 069-030-066 (2024 Scrub Seal)(Prime) consisting of 8 projects; and

WHEREAS, Bids were opened in the Richard H. Hansen Transportation and Public Works Complex, Duluth, MN, on March 7, 2024, and the low responsible bid was determined.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board approves the award on the above project to the low bidder:

<u>LOW BIDDER</u>	<u>ADDRESS</u>	<u>AMOUNT</u>
Asphalt Surface Technologies Corporation (aka ASTECH Corp)	PO Box 1025 Saint Cloud, MN 56302	\$1,718,162.24

RESOLVED FURTHER, That the appropriate county officials are authorized to approve the contractor's performance bonds and to execute the bonds and contract for the above listed project payable from:

CP 0000-753028, SAP 069-030-066 (2024 Scrub Seal)(Prime) consisting of 8 projects
Fund 220, Agency 220779, Object 652700 – Regular and Municipal State Aid, and City of Chisholm Funds - \$1,552,754.27
Fund 200, Agency 203688, Object 652800 – Local Construction Funds - \$165,407.97

With additional revenue budgeted for expense:
City of Chisholm, Fund 220, Agency 220779, Object 551530 - \$51,558.83



St. Louis County Board of Commissioners Request for Board Action 24 - 140

Committee: **Public Works & Transportation**
From: James T. Foldesi, Public Works Director /
Highway Engineer
Reviewed by: Kevin Z. Gray, County Administrator

Date: March 26, 2024
Attachments: ☒yes ☐no
Consent: ☐yes ☒no

ITEM: **Award of Bids: Micro-Surfacing Project (CP 0004-778336, SAP 069-604-088 (Low); CP 0008-788475, SAP 069-608-007 (Tied); CP 0133-788474, SAP 069-733-032 (Tied); CP 0000-823811 (Tied))**

Background/Overview:

A micro-surfacing project is proposed for CSAH 4 between CSAH 111 and 245' S of Embarrass River Bridge (CP 0004-778336, SAP 069-604-088); CSAH 8 between Hwy 73 and CR 965 (Hingeley Rd) (CP 0008-788475, SAP 069-608-007); CSAH 133 between CR 496 (Western Ave) and Hwy 53 (CP 0133-788474, SAP 069-733-032); W Arrowhead Rd between Thielke Cir and TH 53 (CP 0000-823811). The daily average usage (ADT) for these sections of road are provided for in the following table:

Project Number	ADT
CP 0004-778336, SAP 069-604-088 (Low)	1,485
CP 0008-788475, SAP 069-608-007 (Tied)	604
CP 0133-788474, SAP 069-733-032 (Tied)	768
CP 0000-823811 (Tied)	7,066

Bids were requested and let on March 7, 2024 and the County received one bid for the project with the sole bid being from Asphalt Surface Technologies Corporation (aka ASTECH Corp) in the amount of \$1,636,972.47 which is 8.34% over the engineer's estimate of \$1,510,991.05.

BIDS:

- **Asphalt Surface Technologies Corporation \$1,636,972.47**
(aka ASTECH Corp)
Saint Cloud, MN

The project is anticipated to start on July 8, 2024, with an anticipated completion date of August 17, 2024.

Policy Objectives:

Per the County Purchasing Rules & Regulations, the County Board has delegated certain authority to the Public Works/Highway Engineer for setting the date for the calling of bids on Public Works projects already approved in the budget for capital improvements, and further requires County Board approval for award of bids received. Electronic bidding is prescribed for Public Works Department road and bridge projects, with electronic format being the sole allowable form of bid submission (Minn. Stat. § 471.345, Subd. 18).

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

The Department's 2024 budget and capital improvement plan includes funding for these projects. The County will be using State Aid and City of Hermantown Funds to fund these projects.

Funding: CP 0004-778336, SAP 069-604-088 (Low); CP 0008-788475, SAP 069-608-007 (Tied); CP 0133-788474, SAP 069-733-032 (Tied); CP 0000-823811 (Tied)
Fund 220, Agency 220775, Object 652700
Fund 220, Agency 220776, Object 652700
Fund 220, Agency 220777, Object 652700
Fund 220, Agency 220778, Object 652700

Recommendation:

It is recommended that the St. Louis County Board award the project (CP 0004-778336, SAP 069-604-088 (Low); CP 0008-788475, SAP 069-608-007 (Tied); CP 0133-788474, SAP 069-733-032 (Tied); CP 0000-823811 (Tied)) to low bidder of Asphalt Surface Technologies Corporation (aka ASTECH Corp) in the amount of \$1,636,972.47 payable from:

CP 0004-778336, SAP 069-604-088 (Low);

Fund 220, Agency 220775, Object 652700 – State Aid Funds - \$251,987.10

CP 0008-788475, SAP 069-608-007 (Tied);

Fund 220, Agency 220776, Object 652700 – State Aid Funds - \$243,856.35

CP 0133-788474, SAP 069-733-032 (Tied);

Fund 220, Agency 220777, Object 652700 – State Aid Funds - \$893,032.55

CP 0000-823811 (Tied)

Fund 220, Agency 220778, Object 652700 – State Aid and City of Hermantown Funds - \$248,096.47

With additional revenue budgeted for expense:

City of Hermantown – Fund 220, Agency 220778, Object 551503 - \$248,096.47

Award of Bids: Micro-Surfacing Project (CP 0004-778336, SAP 069-604-088 (Low); CP 0008-788475, SAP 069-608-007 (Tied); CP 0133-788474, SAP 069-733-032 (Tied); CP 0000-823811 (Tied))

BY COMMISSIONER _____

WHEREAS, Bids have been received electronically by St. Louis County Public Works Department for CP 0004-778336, SAP 069-604-088 (Low); CP 0008-788475, SAP 069-608-007 (Tied); CP 0133-788474, SAP 069-733-032 (Tied); CP 0000-823811 (Tied); and

WHEREAS, Bids were opened in the Richard H. Hansen Transportation and Public Works Complex, Duluth, MN, on March 7, 2024, and the low responsible bid was determined.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board approves the award on the above project to the low bidder:

<u>LOW BIDDER</u>	<u>ADDRESS</u>	<u>AMOUNT</u>
Asphalt Surface Technologies Corporation (aka ASTECH Corp)	PO Box 1025 Saint Cloud, MN 56302	\$1,636,972.47

RESOLVED FURTHER, That the appropriate county officials are authorized to approve the contractor's performance bonds and to execute the bonds and contract for the above listed project payable from:

CP 0004-778336, SAP 069-604-088 (Low);

Fund 220, Agency 220775, Object 652700 – State Aid Funds - \$251,987.10

CP 0008-788475, SAP 069-608-007 (Tied);

Fund 220, Agency 220776, Object 652700 – State Aid Funds - \$243,856.35

CP 0133-788474, SAP 069-733-032 (Tied);

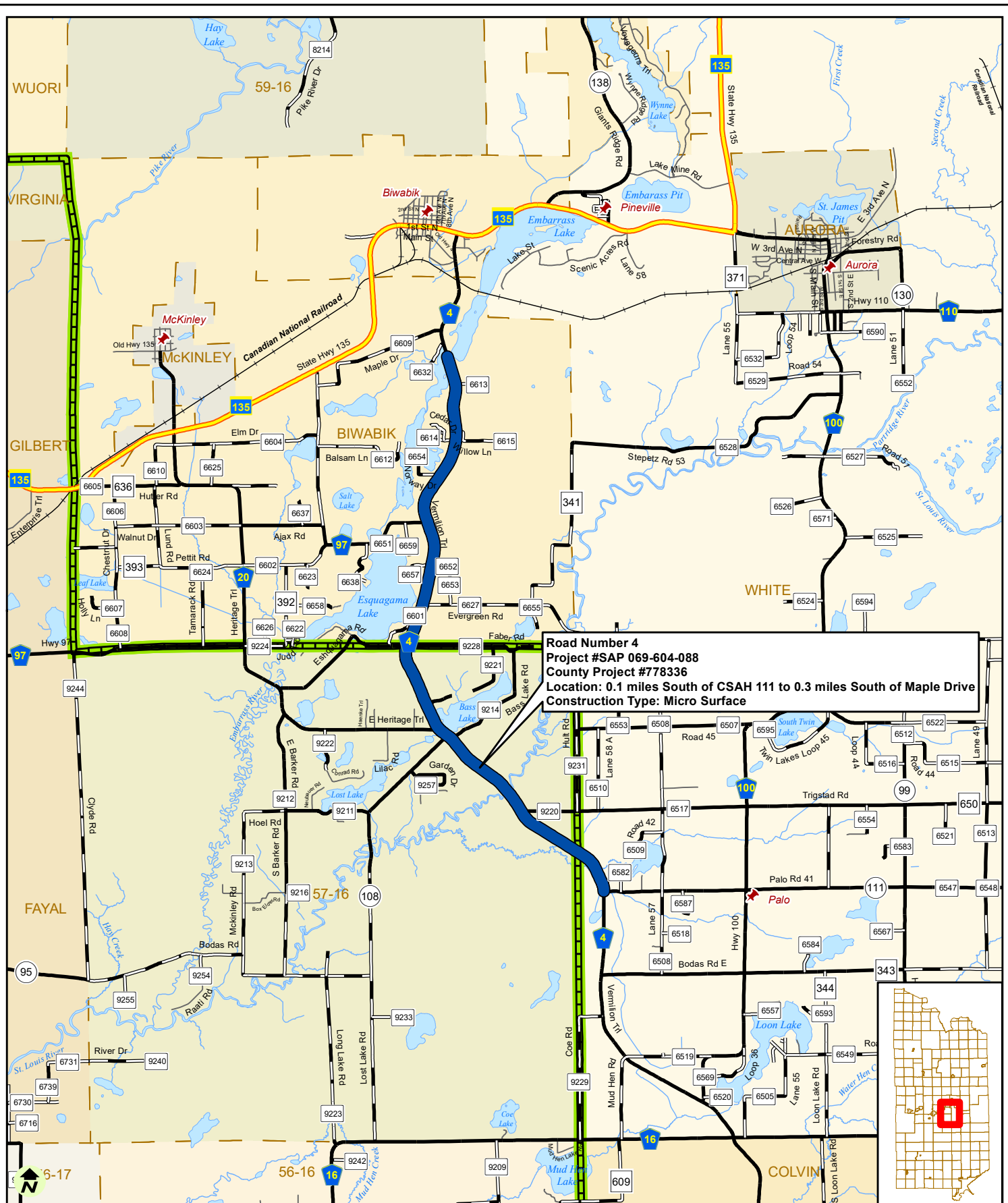
Fund 220, Agency 220777, Object 652700 – State Aid Funds - \$893,032.55

CP 0000-823811 (Tied)

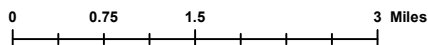
Fund 220, Agency 220778, Object 652700 – State Aid and City of Hermantown Funds - \$248,096.47

With additional revenue budgeted for expense:

City of Hermantown – Fund 220, Agency 220778, Object 551503 - \$248,096.47



St. Louis County 2024 Road & Bridge Construction

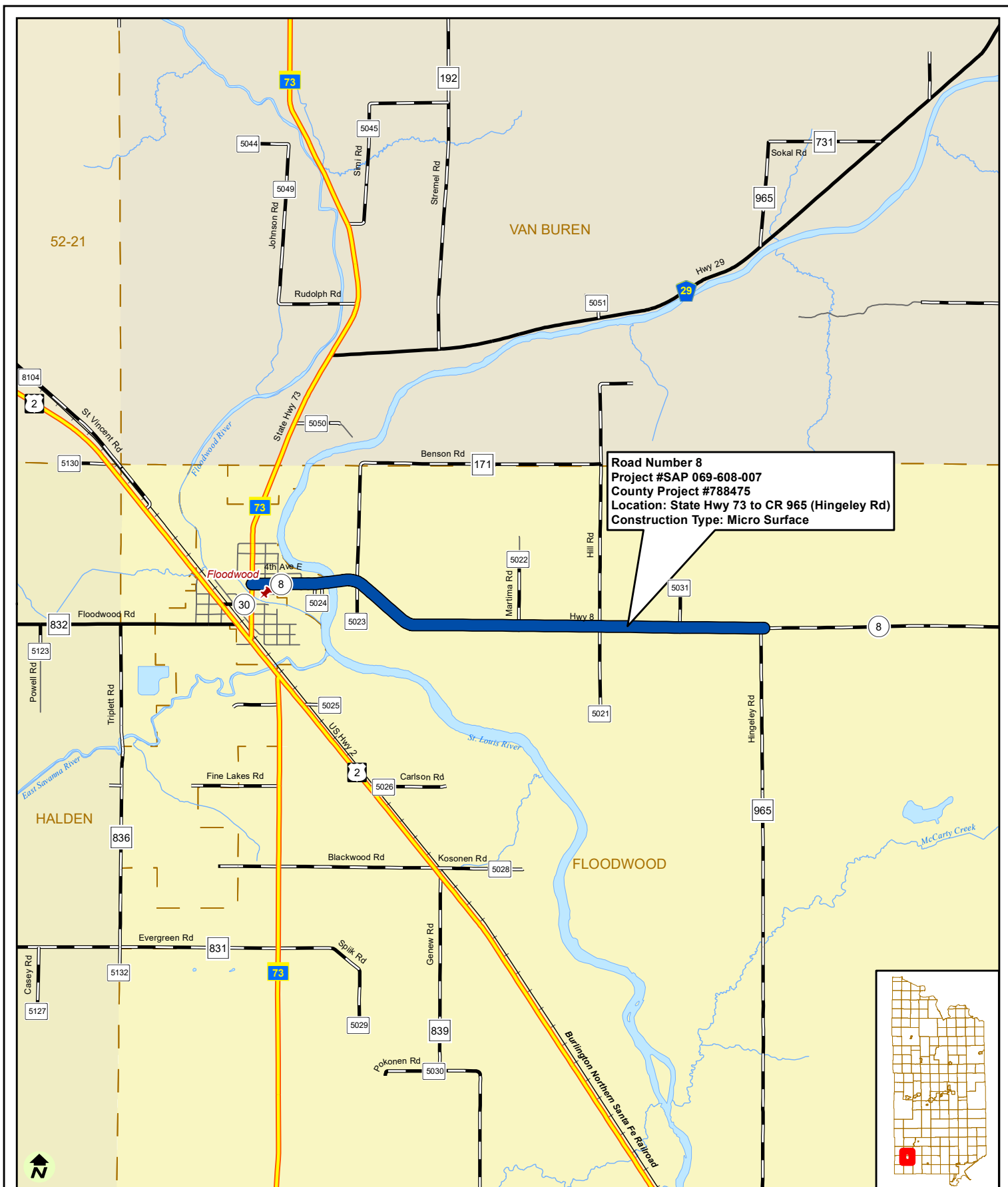


Map Components

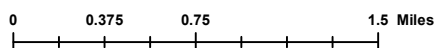
- 2024 Road & Bridge Construction
- Micro Surface
- Interstate Highway
- U.S./State Highway

- County/Twp Road - Paved
- County/Twp Road - Gravel
- Local Road/City Street
- Railroad
- Commissioner District

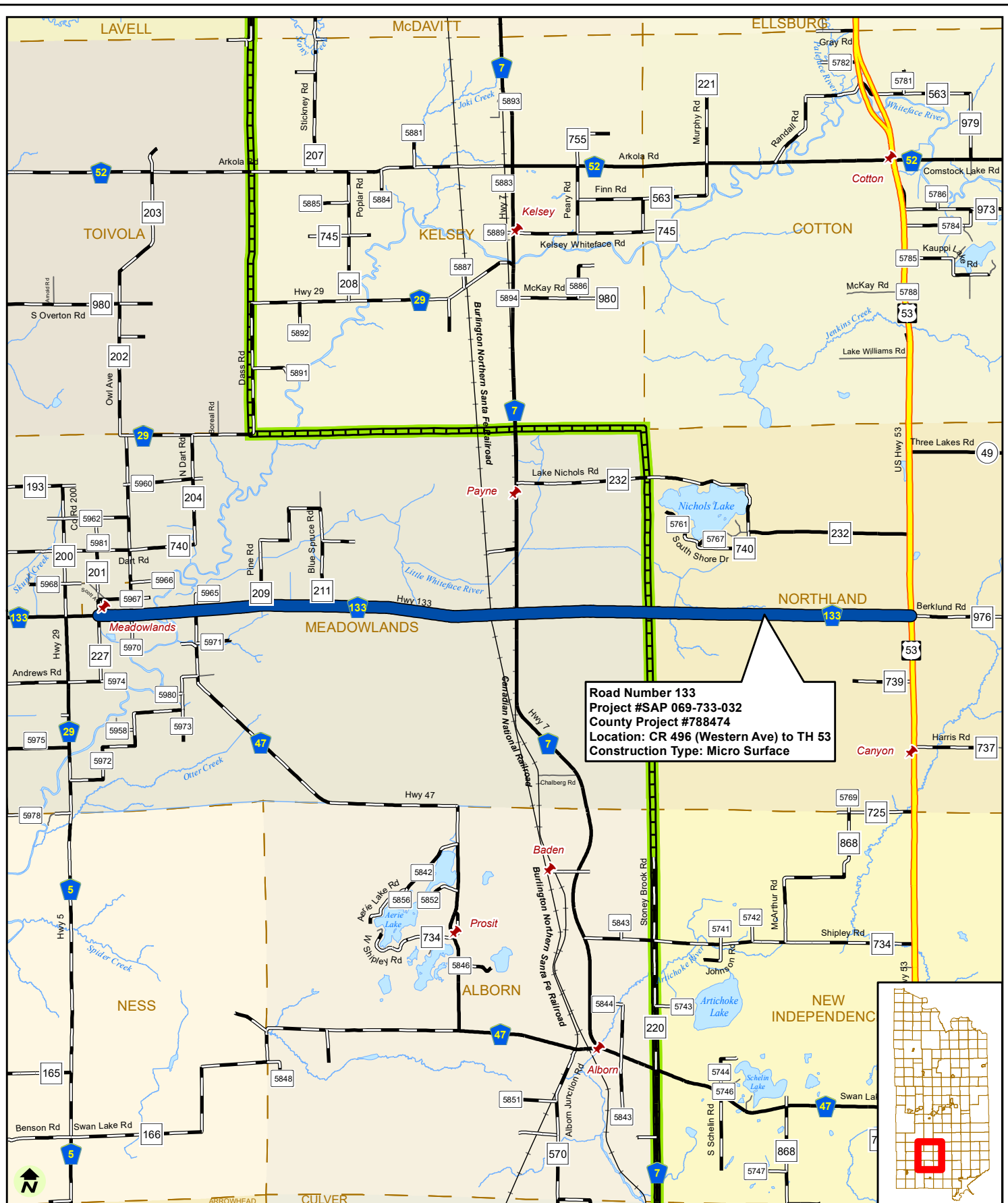
- Township Boundary
- City/Town
- Lake
- River/Stream



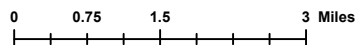
St. Louis County 2024 Road & Bridge Construction



Map Components	
2024 Road & Bridge Construction	
Micro Surface	County/Twp Road - Paved
Interstate Highway	County/Twp Road - Gravel
U.S./State Highway	Local Road/City Street
	Railroad
	Commissioner District
	Township Boundary
	City/Town
	Lake
	River/Stream



St. Louis County 2024 Road & Bridge Construction

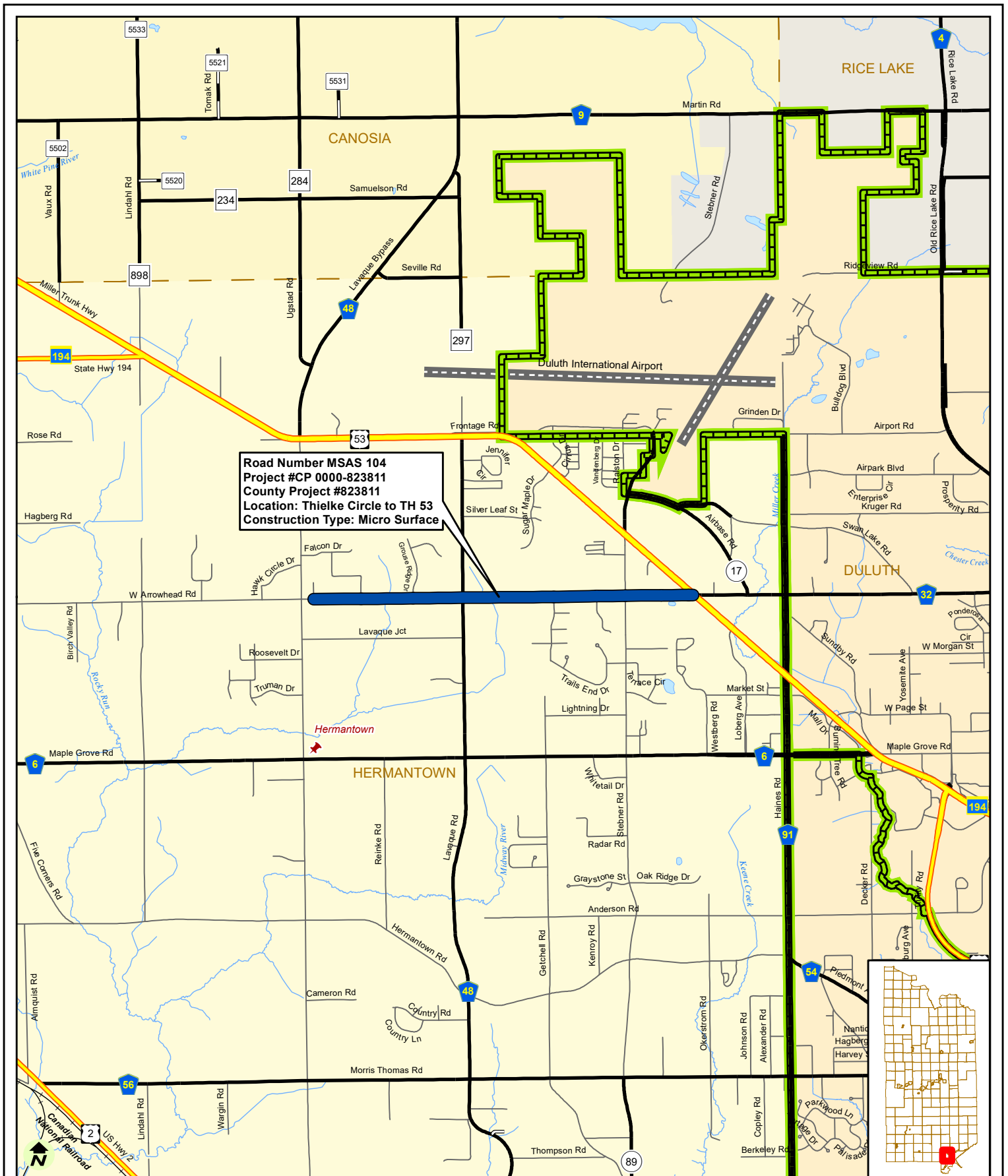


Map Components

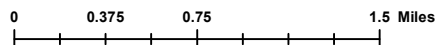
- 2024 Road & Bridge Construction
 - Micro Surface
 - Interstate Highway
 - U.S./State Highway

- County/Twp Road - Paved
- County/Twp Road - Gravel
- Local Road/City Street
- Railroad
- Commissioner District

- Township Boundary
- City/Town
- Lake
- River/Stream



St. Louis County 2024 Road & Bridge Construction



Map Components	
2024 Road & Bridge Construction	
Micro Surface	County/Twp Road - Paved
Interstate Highway	County/Twp Road - Gravel
U.S./State Highway	Local Road/City Street
	Railroad
	Commissioner District
	Township Boundary
	City/Town
	Lake
	River/Stream



St. Louis County Board of Commissioners Request for Board Action 24 – 141

Committee: **Public Works & Transportation**
From: James T. Foldesi, County Engineer/
Public Works Director
Reviewed by: Kevin Z. Gray, County Administrator

Date: March 26, 2024

Attachments: ☐ yes ☒ no

Consent: ☐ yes ☒ no

ITEM: **Purchase of Bulk Material Wall Panels – Countywide Improvement Project**

Background/Overview:

The County requested quotes from known suppliers in the region for the manufacturing, delivery and placement of bulk material wall panels used to separate salt and sand for the three new Public Works campuses being constructed for the Public Works Countywide Improvements Project.

Quotes were requested on February 9, 2024, and the County received two quotes for the project with the low quote being from Wieser Concrete in the amount of \$431,280.00.

QUOTES:

- | | |
|--------------------------|---------------------|
| • Wieser Concrete | \$431,280.00 |
| • Maiden Rock, WI | |
| • Hanson Silo Company. | \$543,396.00 |
| • Lake Lillian, MN | |

The 2023-2024 plow season has been very mild and will likely result in significant quantities of road salt not being consumed. Public Works is mandated by contract to take delivery of at least 80% of the contract or pay a significant rental fee for the dock space. For this reason, the administrative decision was made to invoke emergency purchasing to expedite the production and delivery of the wall panels to ensure that these facilities are ready to be utilized. This action is being brought forward to the Board to rectify the use of emergency purchasing.

Policy Objectives:

Emergency purchasing related to the health and safety of the public is authorized under Section III, D of the Purchasing Rules and Regulations adopted October 10, 2023, and Minn Stat. § 375.21.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

The Department's 2024 budget and capital improvement plan includes funding for this project. The County will be using Public Works Building Improvement funds to fund this project.

Funding: Fund 405, Agency 405191, Object 661100 – Culver (WO #541866)
Fund 405, Agency 405192, Object 661100 – Kugler (WO #621901)
Fund 405, Agency 405193, Object 661100 – Whiteface (WO #604324)

Recommendation:

It is recommended that the St. Louis County Board authorize the purchase of bulk material wall panels from Wieser Concrete for the three new Public Works campuses being constructed for the Public Works Countywide Improvements Project, in the amount of \$431,280.00, payable from:

Fund 405, Agency 405191, Object 661100 – Culver (WO #541866) - \$149,054.00

Fund 405, Agency 405192, Object 661100 – Kugler (WO #621901) - \$155,614.00

Fund 405, Agency 405193, Object 661100 – Whiteface (WO #604324) - \$126,612.00

Purchase of Bulk Material Wall Panels – Countywide Improvement Project

BY COMMISSIONER _____

WHEREAS, St. Louis County requested Quotes from known Suppliers in the region for the manufacturing, delivery and placement of bulk material wall panels used to separate salt and sand for the three new Public Works campuses being constructed for the Public Works Countywide Improvements Project; and

WHEREAS, Two quotes were received, with the low quote being from Wieser Concrete in the amount of \$ 431,280.00; and

WHEREAS, The administrative decision was made to invoke emergency purchasing to expedite the production and delivery of the wall panels to ensure that these facilities are ready to be utilized for road salt storage.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board authorizes the purchase of bulk material wall panels from Wieser Concrete, LLC of Saginaw, MN for a total cost of \$431,280.00, payable from:

Fund 405, Agency 405191, Object 661100 – Culver (WO #541866) - \$149,054.00

Fund 405, Agency 405192, Object 661100 – Kugler (WO #621901) - \$155,614.00

Fund 405, Agency 405193, Object 661100 – Whiteface (WO #604324) - \$126,612.00



St. Louis County Board of Commissioners Request for Board Action 24 – 142

Committee: **Public Works & Transportation**
From: James T. Foldesi, Public Works Director /
Highway Engineer
Reviewed by: Kevin Z. Gray, County Administrator

Date: March 26, 2024
Attachments: ☐yes ☒no
Consent: ☐yes ☒no

ITEM: Award of Bids: Bitumionus Seal Coat, Fog Seal, and Pavement Markings
Project (CP 0000-669832, SAP 069-030-060 (2024 Chip Seal)(Low)(Prime);
CP 0000-814612 (Tied); CP 0000-814287 (Tied))

Background/Overview:

A bitumionus seal coat, fog seal, and pavement markings project is proposed for various locations within St. Louis County.

Bids were requested and let on March 14, 2024 and the County received three bids for the project with the low bid being from Asphalt Surface Technologies Corporation (aka ASTECH Corp) in the amount of \$2,674,220.77 which is 1.38% over the engineer's estimate of \$2,637,689.53.

BIDS:

- | | |
|--|----------------|
| • Asphalt Surface Technologies Corporation
(aka ASTECH Corp)
Saint Cloud, MN | \$2,674,220.77 |
| • KGM Contractors, Inc.
Angora, MN | \$3,297,996.90 |
| • Allied Blacktop Company
Maple Grove, MN | \$4,126,116.38 |

The project is anticipated to start on June 10, 2024, with an anticipated completion date of September 14, 2024.

Policy Objectives:

Per the County Purchasing Rules & Regulations, the County Board has delegated certain authority to the Public Works/Highway Engineer for setting the date for the calling of bids on Public Works projects already approved in the budget for capital improvements, and further requires County Board approval for award of bids received. Electronic bidding is prescribed for Public Works Department road and bridge projects, with electronic format being the sole allowable form of bid submission (Minn. Stat. § 471.345, Subd. 18).

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

The Department's 2024 budget and capital improvement plan includes funding for these projects. The County will be using State Aid, Local, City of Duluth, City of Proctor and Lake County Funds to fund these projects.

Funding: CP 0000-669832, SAP 069-030-060 (2024 Chip Seal)(Low)(Prime); CP 0000-814612 (Tied); CP 0000-814287 (Tied)
Fund 220, Agency 220752, Object 652700
Fund 200, Agency 203689, Object 652800
Fund 220, Agency 220780, Object 652700
Fund 220, Agency 220781, Object 652700

Recommendation:

It is recommended that the St. Louis County Board award the project (CP 0000-669832, SAP 069-030-060 (2024 Chip Seal)(Low)(Prime); CP 0000-814612 (Tied); CP 0000-814287 (Tied)) to low bidder of Asphalt Surface Technologies Corporation (aka ASTECH Corp) in the amount of \$2,674,220.77 payable from:

CP 0000-669832, SAP 069-030-060 (2024 Chip Seal)(Low)(Prime);

Fund 220, Agency 220752, Object 652700 – State Aid and City of Proctor Funds - \$2,105,014.44
Fund 200, Agency 203689, Object 652800 – Local Funds - \$331,852.36

CP 0000-814612 (Tied)

Fund 220, Agency 220780, Object 652700 – Lake County Funds - \$56,131.48

CP 0000-814287 (Tied)

Fund 220, Agency 220781, Object 652700 – City of Duluth Funds - \$181,222.49

With additional revenue budgeted for expense:

City of Proctor – Fund 220, Agency 220752, Object 551502 - \$78,605.78

Lake County – Fund 220, Agency 220780, Object 551508 - \$56,131.48

City of Duluth – Fund 220, Agency 220781, Object 551501 - \$181,222.49

Award of Bids: Bitumionus Seal Coat, Fog Seal, and Pavement Markings Project (CP 0000-669832, SAP 069-030-060 (2024 Chip Seal)(Low)(Prime); CP 0000-814612 (Tied); CP 0000-814287 (Tied))

BY COMMISSIONER _____

WHEREAS, Bids have been received electronically by St. Louis County Public Works Department for CP 0000-669832, SAP 069-030-060 (2024 Chip Seal)(Low)(Prime); CP 0000-814612 (Tied); CP 0000-814287 (Tied); and

WHEREAS, Bids were opened in the Richard H. Hansen Transportation and Public Works Complex, Duluth, MN, on March 14, 2024, and the low responsible bid was determined.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board approves the award on the above project to the low bidder:

<u>LOW BIDDER</u>	<u>ADDRESS</u>	<u>AMOUNT</u>
Asphalt Surface Technologies Corporation (aka ASTECH Corp)	PO Box 1025 Saint Cloud, MN 56302	\$2,674,220.77

RESOLVED FURTHER, That the appropriate county officials are authorized to approve the contractor's performance bonds and to execute the bonds and contract for the above listed project payable from:

CP 0000-669832, SAP 069-030-060 (2024 Chip Seal)(Low)(Prime);

Fund 220, Agency 220752, Object 652700 – State Aid and City of Proctor Funds - \$2,105,014.44
Fund 200, Agency 203689, Object 652800 – Local Funds - \$331,852.36

CP 0000-814612 (Tied)

Fund 220, Agency 220780, Object 652700 – Lake County Funds - \$56,131.48

CP 0000-814287 (Tied)

Fund 220, Agency 220781, Object 652700 – City of Duluth Funds - \$181,222.49

With additional revenue budgeted for expense:

City of Proctor – Fund 220, Agency 220752, Object 551502 - \$78,605.78

Lake County – Fund 220, Agency 220780, Object 551508 - \$56,131.48

City of Duluth – Fund 220, Agency 220781, Object 551501 - \$181,222.49



St. Louis County Board of Commissioners Request for Board Action 24 – 143

Committee: **Public Works & Transportation**
From: James T. Foldesi, Public Works Director /
Highway Engineer
Reviewed by: Kevin Z. Gray, County Administrator

Date: March 26, 2024
Attachments: ☒yes ☐no
Consent: ☐yes ☒no

ITEM: Award of Bids: Bituminous Pavement Reclamation, Aggregate Base Class 5, Base Stabilization, Plant Mix Bituminous and Aggregate Surfacing Project (CP 0022-398243, SAP 069-622-023)

Background/Overview:

A bituminous pavement reclamation, aggregate base Class 5, base stabilization, plant mix bituminous and aggregate surfacing project is proposed for CSAH 22 between CSAH 25 and TH 53. This section of CSAH 22 currently has a daily average usage of 505 vehicles per day.

The Pavement Quality Index (PQI) is 3.2. The County uses a PQI score to determine the order and priorities of streets which will receive a pavement treatment. The PQI ranges from a score of 0-4.5, which shows significant need for the proposed improvements.

Bids were requested and let on March 14, 2024 and the County received two bids for the project with the low bid being from KGM Contractors, Inc. in the amount of \$1,613,777.92 which is -10.58% under the engineer's estimate of \$1,804,814.90.

BIDS:

- | | |
|-----------------------------------|-----------------------|
| • KGM Contractors, Inc. | \$1,613,777.92 |
| Angora, MN | |
| • Hawkinson Construction Co, Inc. | \$1,750,000.00 |
| Grand Rapids, MN | |

The project is anticipated to start on July 22, 2024, with an anticipated completion date of October 12, 2024.

Policy Objectives:

Per the County Purchasing Rules & Regulations, the County Board has delegated certain authority to the Public Works/Highway Engineer for setting the date for the calling of bids on Public Works projects already approved in the budget for capital improvements, and further requires County Board approval for award of bids received. Electronic bidding is prescribed for Public Works Department road and bridge projects, with electronic format being the sole allowable form of bid submission (Minn. Stat. § 471.345, Subd. 18).

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

The Department's 2024 budget and capital improvement plan includes funding for this project. The County will be using State Aid Funds to fund this project.

Funding: CP 0022-398243, SAP 069-622-023
Fund 220, Agency 220782, Object 652700

Recommendation:

It is recommended that the St. Louis County Board award the project (CP 0022-398243, SAP 069-622-023) to low bidder of KGM Contractors, Inc. in the amount of \$1,613,777.92 payable from:

CP 0022-398243, SAP 069-622-023

Fund 220, Agency 220782, Object 652700 – State Aid Funds

Award of Bids: Bituminous Pavement Reclamation, Aggregate Base Class 5, Base Stabilization, Plant Mix Bituminous and Aggregate Surfacing Project (CP 0022-398243, SAP 069-622-023)

BY COMMISSIONER _____

WHEREAS, Bids have been received electronically by St. Louis County Public Works Department for CP 0022-398243, SAP 069-622-023; and

WHEREAS, Bids were opened in the Richard H. Hansen Transportation and Public Works Complex, Duluth, MN, on March 14, 2024, and the low responsible bid was determined.

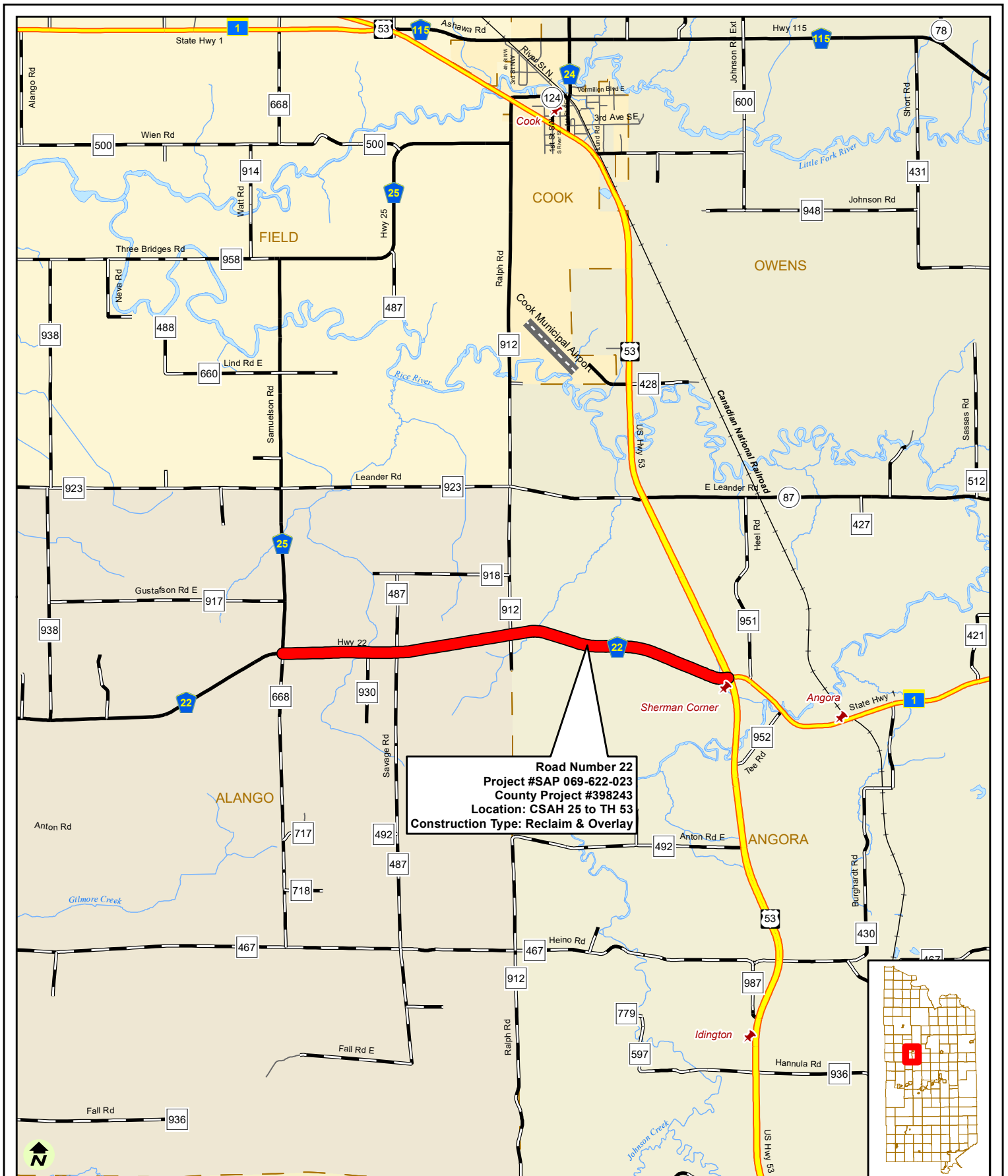
THEREFORE, BE IT RESOLVED, That the St. Louis County Board approves the award on the above project to the low bidder:

<u>LOW BIDDER</u>	<u>ADDRESS</u>	<u>AMOUNT</u>
KGM Contractors, Inc.	9211 Hwy 53 Angora, MN 55703	\$1,613,777.92

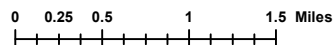
RESOLVED FURTHER, That the appropriate county officials are authorized to approve the contractor's performance bonds and to execute the bonds and contract for the above listed project payable from:

CP 0022-398243, SAP 069-622-023

Fund 220, Agency 220782, Object 652700 – State Aid Funds



St. Louis County 2024 Road & Bridge Construction



Map Components

2024 Road & Bridge Construction

- Reclaim & Overlay
- Interstate Highway
- U.S./State Highway

- County Road - Paved
- County Road - Gravel
- Local Road/City Street
- Railroad
- Commissioner District

- Township Boundary
- ★ City/Town
- Lake
- River/Stream