



St. Louis County Lease Program



Annual newsletter from the St. Louis County Land and Minerals Department

Dear St. Louis County Leaseholder,

Greetings and Happy New Year! Our County recreation cabin lease program helps provide revenue for the County and also plays an important part in the lives of many of our leaseholders, their friends and their families. Memories made “at the cabin or shack” have spanned generations and many age brackets. We hope to continue the good relationship we have with our recreation lease holders well into the future.

Consumer Price Index (CPI) this year is: 8%

Looking back at 2022

St. Louis County cabin leases are normally inspected on a three year time schedule. Overall, our cabin leases are being well maintained. Thank you for taking the time to care for your lease sites.

Some common issues which may result in a warning or penalty:

Improper disposal of solid waste – Please keep garbage, debris, lumber and unused items picked up around your lease site. Any building materials, supplies or usable items should be stored inside or stacked neatly alongside a building.

Unauthorized Construction – Any additions, modifications or improvements to the structures on your lease site need to have prior approval from the Land and Minerals Department by filling out and submitting a Construction Request Form. Prior approval ensures any improvements on your lease site are in line with lease requirements before any work is done. Construction Request Forms can be obtained from any Land and Minerals office or can be found on the County website.

Licensing – Any boats, trailers, or ATVs licenses must be kept current. Our lease sites cannot be used for storage of broken or unlicensed vehicles, boats or trailers.

Tree Cutting— No unauthorized tree cutting or defacing or damaging of trees at lease site. Contact Virginia or Pike Lake to obtain a Dead and Down permit if there are trees threatening your structures. **If your lease site has downed trees and/or brush from the December 2022 heavy snow, please contact your area office to obtain a dead and down permit prior to removing.**

Appeals – If you receive a violation or penalty which you feel is in error, please submit a written letter of appeal to the Land and Minerals Department within 30 days of receiving the penalty letter. Prompt communication will help clear up any confusion or errors in our inspection process.

Outhouses - A permit will be needed from St. Louis County On-site Wastewater if relocating an outhouse. Contact the Pike Lake or Virginia Land and Minerals Department office for more information.

A reminder to those lessees who would like to sell and/or transfer a lease with an existing well: Before transfer of the primary lessee, an existing well must either legally be closed by a person licensed to do so in the State of Minnesota with a copy of the well closure papers going to the Land & Minerals Department, **or** lessee must pay a one-time **\$1,000 well deposit** in order to retain the well upon transfer. Please contact the Land & Minerals Department if you have any questions about new or existing wells.

Land Management Spotlight:
Aerial Spraying



As part of our forest management operations the Land & Minerals Dept. regenerates every site we harvest. In an effort to regenerate and re-establish native pine types that were once prevalent across the county, we plant white, red and jack pine on sites where the soil types and native plant communities indicate these species are well adapted. These seedlings often need a little help surviving competition exerted by other vegetation that can overtop the seedlings, robbing them of sunlight, or crowding their roots underground. One tool we utilize to help release pine seedlings from this competition is herbicides. Applying the right herbicide at the right time targets competing vegetation without affecting the pine seedlings, giving them a window to grow freely before other vegetation grows back. The herbicides can be applied on the ground by a sprayer mounted on a skidder or aerially by a helicopter. Aerial applications are typically utilized on sites where planted pine are larger and susceptible to damage from skidders. Helicopters are also utilized to reach more remote sites or where skidders may cause soil damage like rutting or compaction. All herbicide applications are made by contractors who are required to be licensed and trained as a commercial pesticide applicator by the MN Department of Agriculture.

Annual lease payments - Please pay lease payments within 30 days of bill date to avoid late fees.

Taxes - Keep up to date on taxes to avoid late fees and/or cancellation. Contact the Auditors office at 218-726-2383 Ext 2, for all tax related items.

NOTE: Lessees phone numbers have been provided to the Sheriff's Dept. in case of any break-ins. Please update phone numbers with the Land & Minerals Dept. Lessees may also post a "No Trespassing" sign on the door of their cabin with name and phone number listed so the Sheriffs have contact information readily available.

Please contact the Land & Minerals Dept. to update your email address to ensure we have the most current information on file. Email us at johnsonk@stlouiscountymn.gov and include name and lease number. Many lessees are choosing to correspond by email when it comes to authorizations.

For information on deer stands, shooting lanes and food plots on Tax Forfeited Lands, please see the St. Louis County website - Lands and Minerals Department, Tax Forfeited Trust Lands, Recreational Opportunities (<https://www.stlouiscountymn.gov/departments-a-z/land-minerals/tax-forfeited-trust-lands/recreation-opportunities>)

Land and Minerals Department Addresses & Telephone Numbers:

Duluth: (218) 726-2606 **Pike Lake: (218) 625-3700**
320 W. 2nd St., Suite 302 5713 Old Miller Trunk Hwy
Govt. Services Center Duluth, MN 55811
Duluth, MN 55802

Virginia Zone Offices: **Ely: (218) 365-8230**
Virginia: (218) 742-9898 35 N 3rd Ave. W
7820 Hwy 135 Ely, MN 55731
Virginia, MN 55792

Cook: (218) 361-7916
New office location
9558 Ashawa Road
Cook, MN 55723



Notify the Land and Minerals Department of any change of address or phone number for the primary or joint lessee as soon as possible.