



## AGENDA

### REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF ST. LOUIS COUNTY, MINNESOTA

**Tuesday, October 25, 2016, 9:30 A.M.**

**County Board Room, Second Floor  
St. Louis County Courthouse  
100 N. 5<sup>th</sup> Avenue West  
Duluth, Minnesota**

**STEVE RAUKAR, Chair  
Seventh District**

**FRANK JEWELL, Vice-Chair  
First District**

**PATRICK BOYLE  
Second District**

**CHRIS DAHLBERG  
Third District**

**TOM RUKAVINA  
Fourth District**

**PETE STAUBER  
Fifth District**

**KEITH NELSON  
Sixth District**

County Auditor  
Donald Dicklich

County Administrator  
Kevin Gray

County Attorney  
Mark Rubin

Clerk of the Board  
Phil Chapman

The St. Louis County Board of Commissioners welcomes you to this meeting. This agenda contains a brief description of each item to be considered. The Board encourages your participation. If you wish to speak on an item contained in the agenda, you will be allowed to address the Board when a motion is on the floor. If you wish to speak on a matter that does not appear on the agenda, you may do so during the public comment period at the beginning of the meeting. Except as otherwise provided by the Standing Rules of the County Board, no action shall be taken on any item not appearing in the agenda.

When addressing the Board, please sign in at the podium and state your name and address for the record. Please address the Board as a whole through the Chair. Comments to individual Commissioners or staff are not permitted. The St. Louis County Board promotes adherence to civility in conducting the business of the County. Civility will provide increased opportunities for civil discourse in order to find positive resolutions to the issue before the Board. Tools of civility include: pay attention, listen, be inclusive, do not gossip, show respect, be agreeable, apologize, give constructive criticism and take responsibility [County Board Resolution No. 560, adopted on September 9, 2003]. Speakers will be limited to five (5) minutes.

**\*\*In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify Property Management 72 hours prior to the meeting at (218)725-5085.\*\***

All supporting documentation is available for public review in the County Auditor's Office, 100 North 5th Avenue West - Room No. 214, St. Louis County Courthouse, Duluth, MN, during regular business hours 8:00 A.M. - 4:30 P.M., Monday through Friday. Agenda is also available on our website at <http://www.stlouiscountymn.gov/GOVERNMENT/BoardofCommissioners.aspx>

**AGENDA**  
**St. Louis County Board**  
**October 25, 2016**  
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9:30 A.M.      Moment of Silence  
                    Pledge of Allegiance  
                    Roll Call

AT THIS TIME CITIZENS WILL BE ALLOWED TO ADDRESS THE BOARD ON ITEMS NOT ON THE AGENDA. [Speakers will be limited to 5 minutes each.]

FOR ITEMS LISTED ON THE BOARD AGENDA OR COMMITTEE OF THE WHOLE AGENDA, CITIZENS WILL BE ALLOWED TO ADDRESS THE BOARD AT THE TIME A MOTION IS ON THE FLOOR.

**CONSENT AGENDA**

Approval of business submitted on the consent agenda.

**REGULAR AGENDA**

**Environment & Natural Resources Committee – Commissioner Rukavina, Chair**

1.      Repurchase of state tax forfeited land by Eric and Deborah Ringsred, Duluth, MN (non-homestead). **{16-438}** [Tabled from October 11, 2016; requires majority vote to remove from the table for consideration.]

**Finance & Budget Committee – Commissioner Nelson, Chair**

2.      Arrowhead Economic Opportunity Agency (AEOA)/Range Mental Health Center site acquisition agreement (City of Virginia). **{16-458}**

**ADJOURNED:**



**Eric & Deborah Ringsred, Duluth, MN**

Parcel Code	010-1480-05510
Taxes and Assessments	\$1,824.93
Service Fees	\$114.00
Deed Tax	\$6.02
Deed Fee	\$25.00
Recording Fee	\$46.00
Total Consideration	\$2,015.95

**Repurchase of State Tax Forfeited Land – Ringsred (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, costs, and interest; and

WHEREAS, The applicants, Eric & Deborah Ringsred of Duluth, MN, have applied to repurchase state tax forfeited land legally described as:

CITY OF DULUTH  
N 100 FT OF LOT 2, BLOCK 84  
ENDION DIVISION OF DULUTH  
Parcel Code: 010-1480-05510; and

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

WHEREAS, Approving the repurchase will correct undue hardship and 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 Eric & Deborah Ringsred of Duluth, MN, on file in County Board File No. \_\_\_\_\_, subject to payments including total taxes and assessments of \$1,824.93, service fee of \$114, deed tax of \$6.02, deed fee of \$25, and recording fee of \$46, for a total of \$2,015.95 to be deposited into Fund 240 (Forfeited Tax Fund).

APPLICATION FOR REPURCHASE OF TAX FORFEITED LANDS

Pursuant to Minnesota Statutes 1986, Section 282.241, as amended by Chapter 268, Laws of 1987.

TO THE COUNTY BOARD AND COUNTY AUDITOR OF ST. LOUIS COUNTY, MINNESOTA:

The undersigned, Eric Ringsred, hereby makes application to repurchase from the State of Minnesota the following described land, pursuant to Minnesota Statutes 1987, Section 282.241, as amended; said land is situated in St. Louis County, Minnesota, and more particularly described as follows:

CITY OF DULUTH, N 100 FT of LOT 2, BLOCK 84, ENDION DIVISION OF DULUTH

Applicant states and shows that at the time of the forfeiture to the State, he/she was (please check one):

- the owner
- heir(s) of the owner
- the representative of the owner
- the person to whom the right to pay taxes is given by statute, to wit:
- designating under what claim of right, whether mortgage or otherwise the right is exercised

That such taxes became delinquent in 2011 and remained delinquent and unpaid for the subsequent years of: 2012,2013,2014,2015

That pursuant to Minnesota Statutes, the total cost of repurchase \$1,923.55 which is the greater value of all delinquent taxes and assessments computed under Section 282.241, together with all accrued interest and penalties, including fees. Please contact our office at 218-726-2606 for the current amount due which increases monthly.

That a hardship would result to the petitioner unless said repurchase is allowed, for the reason that: applicant to state reasons why taxes were not paid.

Paperwork got lost - per Beebe, Robin (Secretary)

Please check the appropriate box below:

- There are one or more wells on this property (See enclosed well disclosure information sheet)
- No change since last well certificate  Well disclosure completed - \$50.00 enclosed
- There are no wells on this property

APPLICANT REQUESTS THAT REPURCHASE BE MADE IN THE NAME OF:

Name (s): Eric Ringsred

Are you currently in active military service? No

If you have been discharged within the last 6 months, provide discharge date \_\_\_\_\_ and documentation. Applicant offers to pay upon such repurchase, by check or money order, as directed by the St. Louis County Board, the full price of repurchase as stated above, the terms of which will be stated by the contract and required by law.

Dated: 1-29 2016

By:  (Signature)

Address: 1510 E 2nd St.  
City: Duluth State: Mn Zip: 55812  
Phone: 918 260-3099



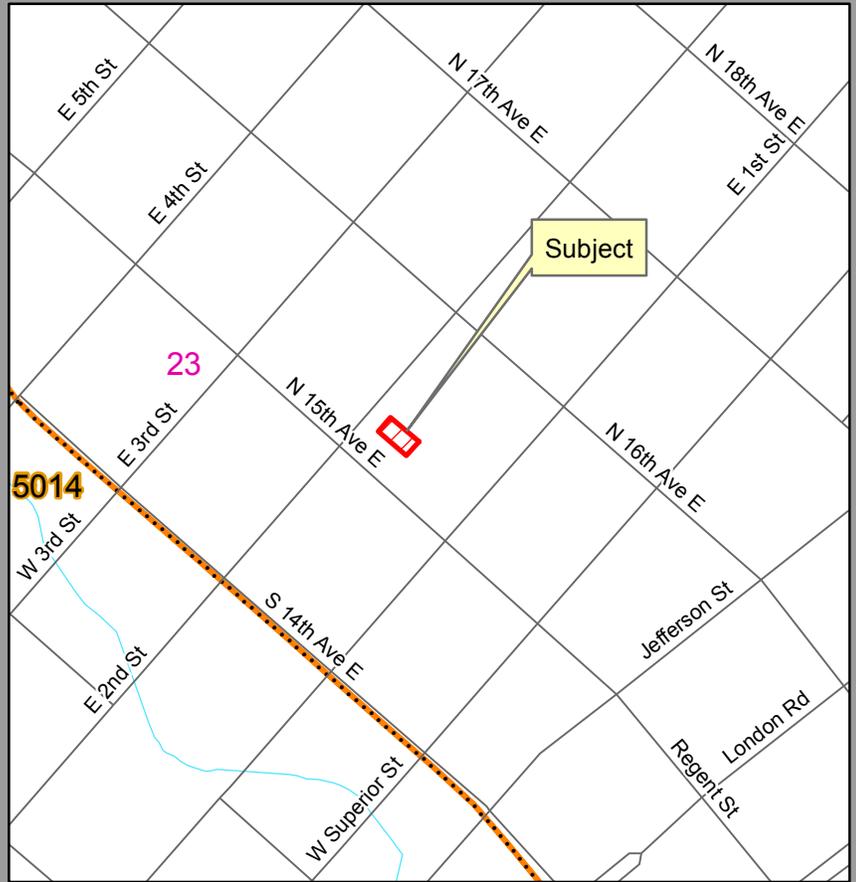
# St. Louis County Land & Minerals Department Tax Forfeited Land Sales

## Repurchase of Property

Legal : CITY OF DULUTH  
N 100 FT of LOT 2, BLOCK 84  
ENDION DIVISION OF DULUTH

Parcel Code : 010-1480-05510

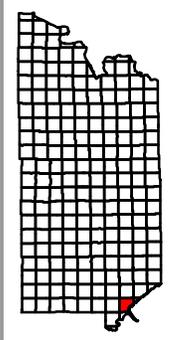
LDKEY : 121878



City of Duluth Sec: 23 Twp: 50 Rng: 14

### Commissioner District # 2

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



St. Louis County, Minnesota

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

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



2016



2003 NAIP Photo

Admin Board  
10/11/16

Owner	Taxpayer	Parcel	Address	Delq	Enrolled in Confession of Judgement Payment Plan	Enrolled in Land Department Contract for Deed	2016 Taxes		Total Delinquent Tax Due (with Interest thru 10/31/16)	Status of Confession of Judgement Plan	Proj Forfeiture Year
							1st Half Due - 5/15/16 (if > \$0.00, then currently late)	2016 Taxes 2nd Half Due -10/17/16			
State of Minnesota	Temple Corp Inc	010-0930-00320	213 & 215 E 1st St, Duluth, MN	No	No	Yes	\$2,474.08	\$2,209.00	\$0.00		
State of Minnesota	Temple Corp Inc	010-0930-00622	110 E 1st St, Duluth, MN	No	No	Yes	\$878.08	\$784.00	\$0.00		
Eric Ringsred - Wasbasha	Eric Ringsred	010-0930-00630	114 E 1st St, Duluth, MN	Yes	Yes	No	\$0.00	\$1,380.00	\$16,212.95	2016 Installment Due by 12/31/16	2011
State of Minnesota	Temple Corp Inc	010-0950-00870	117, 125, 129 N 2nd Ave E, Duluth, MN	No	No	Yes	\$7,514.08	\$6,709.00	\$0.00		
Temple Corp Inc	Temple Corp Inc	010-1220-02190	2403 W 6th St, Duluth, MN	Yes	No	No	\$1,503.04	\$1,342.00	\$7,493.10	2016 Installment Due by 12/31/16	2018
Eric Ringsred	Eric Ringsred	010-1480-05540	1510 E 2nd St, Duluth, MN	Yes	Yes	No	\$1,305.92	\$1,166.00	\$6,456.73		2011
North Shore Bank of Commerce	Temple Corp Inc	010-1480-08630	1523 E 5th St, Duluth, MN	Yes	No	No	\$704.48	\$629.00	\$5,175.71		2017
Eric Ringsred	Eric Ringsred	010-2710-03230	701 W Arrowhead Rd, Duluth, MN	Yes	No	No	\$1,536.84	\$2,846.00	\$21,320.43		2016
Eric Ringsred	Eric Ringsred	010-3320-00770	522 E Oxford St, Duluth, MN	No	No	No	\$0.00	\$0.00	\$0.00		
Eric Ringsred	Eric Ringsred	010-3320-00800	435 Leicester Ave, Duluth, MN	Yes	No	No	\$1,296.96	\$1,158.00	\$5,949.67		2018
Temple Corp Inc	Temple Corp Inc	502-0040-00010	8898 W Branch Rd, Duluth, MN	Yes	No	No	\$101.52	\$94.00	\$507.49		2018
Temple Corp Inc	Temple Corp Inc	502-0040-00030	Not Available	Yes	No	No	\$928.80	\$860.00	\$4,543.16		2018

# **BOARD LETTER NO. 16 – 458**

## **FINANCE & BUDGET COMMITTEE NO. 1**

### **OCTOBER 25, 2016 BOARD AGENDA NO. 2**

**DATE:** October 11, 2016                      **RE:** AEOA/Range Mental Health  
Center Site Acquisition  
Agreement (City of Virginia)

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

Tony Mancuso, Director  
Property Management

#### **RELATED DEPARTMENT GOAL:**

Provide safe, secure, efficient, and code compliant facilities and facility operations.  
Administer capital improvement and facilities construction projects.

#### **ACTION REQUESTED:**

The St. Louis County Board is requested to approve a site acquisition agreement with the City of Virginia for the future Arrowhead Economic Opportunity Agency (AEOA)/Range Mental Health Center (RMHC) facility.

#### **BACKGROUND:**

The St. Louis County Board adopted Resolution No. 13-515 on August 6, 2013, supporting the AEOA/RMHC 2014 Capital Appropriation Request for the construction of a new joint facility. Further, County Board Resolution No. 15-393 dated June 23, 2015, accepted \$3,000,000 in State of Minnesota General Obligation Bond funds for the predesign/design/site acquisition/site improvements of the proposed facility. Of the \$3,000,000, \$1,800,000 was designated for predesign/design and the remaining \$1,200,000 for land acquisition and site work.

St. Louis County has secured the services of LHB of Duluth, MN, for architectural and engineering. LHB is currently in the process of completing the predesign work as required by the State of Minnesota. LHB has determined that a site of approximately 5 to 6 acres is required to accommodate the new building, associated parking and all storm water management improvements.

Site selection is a requirement for completion and submittal of the predesign document. Property Management has completed the investigation of seven sites in Virginia that meet the basic design criteria, four of the sites were privately held with costs up to \$1,650,000. The City of Virginia proposed the recommended site being of ample size, located on an all season road, with utilities close at hand.

The city desires to enter into an agreement to hold the property for the county until such time that the legislature approves bond funding and the AEOA/RMHC entities identify required matching funding source of approximately \$13,000,000 (total project cost estimate is \$28,000,000). At that time, the project would be deemed as “shovel ready” and the city would then approve a final sale of the site.

The city has offered to hold the property for four (4) calendar years from the date of execution of an agreement, with an annual holding cost of \$7,500 (a maximum of \$30,000 if the process goes full term) with those proceeds applied to the purchase price of \$150,000. The holding costs would be non-refundable if the project does not proceed. County staff is in agreement with this offer and desires to complete the property acquisition portion of the predesign site selection report. The city-owned parcel description and site map are attached.

**RECOMMENDATION:**

It is recommended that the St. Louis County Board authorize a site acquisition agreement with the City of Virginia, MN, for the AEOA/RMHC facility project, payable from Fund 400, Agency 400040. This expense will be eligible for reimbursement from the 2014 State of Minnesota Capital Appropriation.

## **AEOA/Range Mental Health Center Site Acquisition Agreement (Virginia)**

BY COMMISSIONER \_\_\_\_\_

WHEREAS, The St. Louis County Board passed resolutions of support and acceptance of State of Minnesota General Obligation Bond funds for the construction of a new joint facility for the Arrowhead Economic Opportunity Agency/Range Mental Health Center in Virginia, MN; and

WHEREAS, Site selection is an integral part of the State of Minnesota predesign process; and

WHEREAS, The St. Louis County Property Management Department has evaluated seven (7) sites that conform to project requirements with one site owned by the City of Virginia emerging as the preferred site for the facility; and

WHEREAS, The City of Virginia has offered to sell the preferred site to the county for \$150,000 and to hold the property for a maximum of four (4) years at a fee of \$7,500 per year, with holding fees to be applied to the purchase price;

THEREFORE, BE IT RESOLVED, That the St. Louis County Board authorizes the appropriate county officials to enter into a site acquisition agreement with the City of Virginia, MN, for parcels described in County Board File No. \_\_\_\_\_ with provisions included for the city to hold the property for the county's future purchase for a maximum of four (4) years from the date of the executed agreement at a fee of \$7,500 per year up to a maximum of \$30,000 which shall be applied to the full purchase price of \$150,000 if the building project secures funding to completion;

RESOLVED FURTHER, That the holding fees are non-refundable in the event that project funding is not available within the stipulated timeframe;

RESOLVED FURTHER, That holding fee expenses are payable from Fund 400, Agency 400040, and are eligible for reimbursement from the 2014 State of Minnesota Capital Appropriation.

Legal Description and Parcel Codes of City of Virginia Property:

That part of the NE ¼ of the NW 1/4, Section 8, Township 58 North, Range 17 West of the Fourth Principal Meridian, according to the United States Government Survey thereof (including Lots 9, 10, and 11, Block 71 and Lot 1, Block 74, all in FIRST ADDITION TO VIRGINIA according to the recorded plat thereof) which lies North and East of 2nd Avenue North (Formally State Hwy No. 135) as the same is currently located.

Parcel Codes: 090-0180-00490, 090-0020-00180, 090-0020-00550.

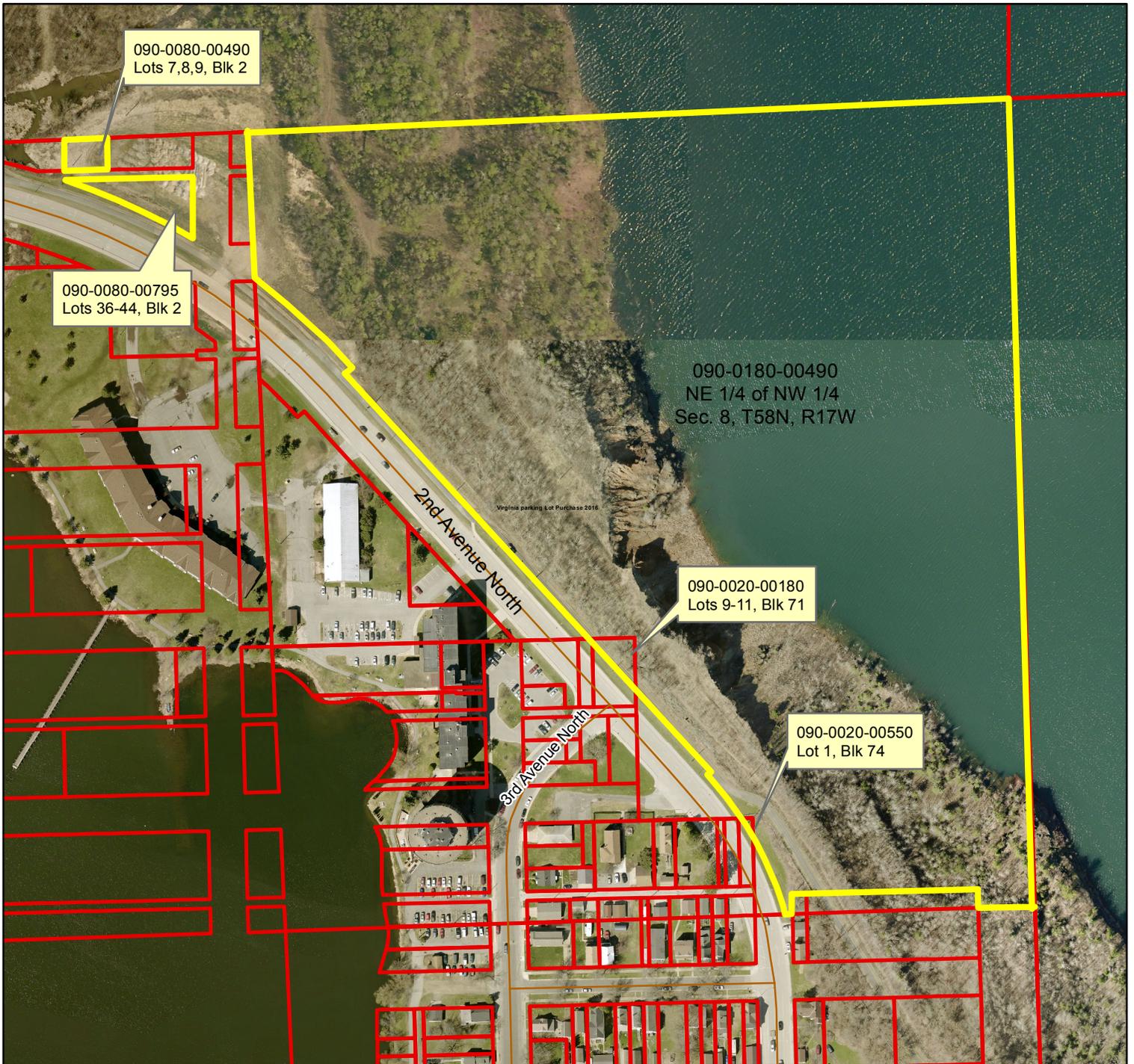
Lots 7, 8, and 9, Block 2, GREAT NORTHERN ADDITION TO VIRGINIA. Parcel Code: Part of Parcel 090-0080-00490.

That portion of Lots 36 through 44, inclusive, Block 2, GREAT NORTHERN ADDITION TO VIRGINIA lying northerly of the northerly line of 2nd Avenue North (Formally State Hwy No. 135) now located and constructed through said Block 2.

Parcel Code: 090-0080-00795.

# Proposed AEOA / RMHC Office Building Site

Property Location: 2nd Avenue North, Virginia, MN



## Legal Description and Parcel Codes of City of Virginia Property:

That part of the NE ¼ of the NW ¼, Section 8, Township 58 North, Range 17 West of the Fourth Principal Meridian, according to the United States Government Survey thereof (including Lots 9, 10, and 11, Block 71 and Lot 1, Block 74, all in FIRST ADDITION TO VIRGINIA according to the recorded plat thereof) which lies North and East of 2nd Avenue North (Formally State Hwy No. 135) as the same is currently located.

Parcel Codes: 090-0180-00490, 090-0020-00180, 090-0020-00550.

Lots 7, 8, and 9, Block 2, GREAT NORTHERN ADDITION TO VIRGINIA. Parcel Code: Part of Parcel 090-0080-00490.

That portion of Lots 36 through 44, inclusive, Block 2, GREAT NORTHERN ADDITION TO VIRGINIA lying northerly of the northerly line of 2nd Avenue North (Formally State Hwy No. 135) now located and constructed through said Block 2.

Parcel Code: 090-0080-00795.