



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

**August 3, 2021**

**Immediately following the Board Meeting, which begins at 9:30 A.M.**  
**Lake Superior Room, Government Services Center, 320 W. 2<sup>nd</sup> St., Duluth, MN**

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**CONSENT AGENDA:**

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

**Minutes of July 27, 2021**

**Public Works & Transportation Committee, Commissioner McDonald, Chair**

1. Cooperative Agreement with the Minnesota Department of Iron Range Resources and Rehabilitation to Complete Pedestrian Improvements on CSAH 138 [21-328]
2. Execute a Grant Agreement with the State of Minnesota and Cooperative Agreement with Voyageur Country ATV Club for Various Segment Improvements [21-329]
3. Iron Range Resources & Rehabilitation FY 2022 Regional Trails Grant Application – Four ATV Club Trail Improvements to Various Segments [21-330]

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

4. Abatement List for Board Approval [21-331]

**Environment & Natural Resources Committee, Commissioner Musolf, Chair**

5. Right of Way Easement Across State Tax Forfeited Land to William T. Foreman (Grand Lake Twp 52-16) [21-332]
6. Adjoining Owner Sales [21-333]
7. Public Sale of State Tax Forfeited Properties [21-334]

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**TIME SPECIFIC PRESENTATIONS:**

**10:30A.M. Proposed Renovation of County Board Room**

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**REGULAR AGENDA:**

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

**Public Works & Transportation Committee, Commissioner McDonald, Chair**

1. **Amendment to the 2021 Liquid Surface Treatment Calcium Chloride Award of Bid**  
[21-335]  
Resolution approving an amendment to the original Board Resolution No. 21-290 for the 2021 Liquid Surface Treatment services by EnviroTech Services, Inc.
2. **State of Minnesota Contract Purchase of Sodium Chloride and Alternative Chemical Deicers**  
[21-336]  
Resolution approving the purchase of sodium chloride and alternative chemical deicers for snow and ice control on roads.

**Central Management & Intergovernmental Committee, Commissioner Jewell, Chair**

- 1. Amended Petition to Revoke Portion of Savanna Road in Halden Township [21-337]**  
Resolution revoking portion of Savanna Road in Halden Township.

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**COMMISSIONER DISCUSSION ITEMS AND REPORTS:**

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

**ADJOURNED:**

**NEXT COMMITTEE OF THE WHOLE MEETING DATES:**

<b>August 10, 2021</b>	<b>Government Services Center, 201 S. 3<sup>rd</sup> Ave. W., Virginia, MN</b>
<b>September 7, 2021</b>	<b>Government Services Center, 320 W. 2<sup>nd</sup> Street, Duluth, MN</b>
<b>September 14, 2021</b>	<b>Virginia Courthouse, 300 S. 5<sup>th</sup> Ave., Virginia, MN</b>

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

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

July 27, 2021

Location: Proctor City Hall, Proctor, Minnesota

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

Absent: None

Convened: Chair Jugovich called the meeting to order at 10:08 a.m.

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## CONSENT AGENDA

Nelson/Jewell moved to approve the consent agenda Item #2, Acceptance of MN DHS Housing and Support Services Grant to Develop Community Living Infrastructure [21-317] was removed from the consent agenda for separate consideration. The motion passed. (7-0)

- Minutes of July 13, 2021
- Request to Apply for HUD Youth Homelessness Demonstration Program Funds [21-316]
- Abatement List for Board Approval [21-318]
- Lawful Gambling Application (Duluth Township) [21-319]
- Authorization to Apply for Depot Foundation Grant for St. Louis County Heritage & Arts Center: Basement Buildout [21-320]
- Repurchase of State Tax Forfeited Land – Dertinger / Housey and Schaeffbauer (Non-Homestead) [21-321]
- Reclassification of State Tax Forfeited Lands to Non-Conservation [21-322]
- Consideration of Request for Free Conveyance of State Tax Forfeited Land to St. Louis County – Integrated Waste Management Facility [21-323]

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## Health & Human Services Committee

Boyle/Nelson moved that the St. Louis County Board invest and distribute up to \$5,183,159 in 2021-2024 American Recovery Act funds through its Public Health and Human Services (PHHS) Department to support school districts and individual schools within St. Louis County to reengage students and get them back on track for academic success following the pandemic, and further, that the St. Louis County Board authorizes PHHS to enter into contracts with the University of Minnesota to provide *Check & Connect* implementation and management (training, program coordination, evaluation, coaching, technical support), and selected school districts and individual schools within St. Louis County for three years of funding to support mentors and coordinators beginning August 2021 through August 2024. [21-324]. St. Louis County Public Health and Human Services Deputy Director Paula Stocke commented that truancy numbers are not available for last year due to COVID-related waivers; however, school districts have indicated that truancy was an issue. Deputy Director Stocke mentioned that PHHS contacted opt-out districts and many already had programs in place. In response to Commissioner Boyle's question regarding the type of applicants that were being considered, Deputy Director Stocke said that the agreements gave the districts flexibility for hiring mentors. County Administrator Kevin

Gray said that the agreements are purposeful with a 3-year window and funding would be available if opt-out districts decided to opt-in at a future date. After further discussion, the motion passed. (7-0)

Boyle/Jewell moved that the St. Louis County Board authorizes the Public Health and Human Services Department to accept grant funds in the amount of \$395,850 from the Minnesota Department of Human Services Housing and Supports and Services Division for the 2021-2023 grant cycle including continued funding of Position Code G030-001, to enter into agreements with community partners and to increase the 2021 revenue and expense budget to reflect the awarded amount, with any unspent funds to be carried over into the 2022 and 2023 grant cycle. [21-324]. Commissioner Jewell asked for clarification as to who would be served by the grant and requested that the item be moved without recommendation. After further discussion, the motion passed without recommendation. (7-0)

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### **Finance & Budget Committee**

Jugovich/McDonald moved that St. Louis County approves a grant in the amount up to \$1,200,000 to the St. Louis County Agricultural Fair Association for the purposes of constructing new buildings at the St. Louis County Fairgrounds in Chisholm, MN; that these funds be used exclusively for the construction of a cattle, sheep, goat & swine barn and rabbit, poultry & small animal buildings; and further, that the County Administrator and County Attorney are authorized to negotiate and execute appropriate agreements payable from Fund 403, Object 403002, or if determined eligible by the County and prioritized by the County Board, from American Rescue Plan Act (ARPA) funds or from other fund savings as a result of the County's receipt of ARPA funds. [21-325]. St. Louis County Fair Board President Brian Toivola said that putting the tents up is a major project and it costs \$10,000 annually to put up the tents. Commissioner Nelson commented that this will help fulfill a 24-year promise by the Board to get the fairgrounds back to the operable condition it was in before the Board forced it to move to Chisholm. Chair Jugovich said that the buildings will enhance the experience for fairgoers and will make it much better for the animals. Commissioner McDonald commented that there are safety concerns for the handlers and animals due to excessive heat and lack of airflow inside the tents. Commissioner Musolf asked if this agreement would follow St. Louis County purchasing rules. Commissioner Nelson asked the maker of the motion if he wished to include St. Louis County purchasing rules requirements. Jugovich/McDonald revised the motion to require that St. Louis County purchasing rules are followed. Commissioner Nelson commented that the St. Louis County Fair Board would be following that protocol and using Building and Trades for construction. Commissioner Nelson noted that the St. Louis County Fair has the finest children's barn because it was built by Building and Trades and volunteer labor. After further discussion, the motion passed. (7-0)

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### **Central Management & Intergovernmental Committee**

Jewell/McDonald moved that the 2020-2022 Deputy Sheriff Unit Collective Bargaining Agreement is ratified, and the appropriate county officials are authorized to execute the Collective Bargaining Unit Agreement with Law Enforcement Labor Services. [21-326]. Administrator Gray said that this was the final bargaining agreement to be approved and noted that this went to arbitration. In addition, insurance premiums are consistent with all other bargaining units. After further discussion, the motion passed. (7-0)

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### **COMMISSIONER DISCUSSION ITEMS AND REPORTS**

Commissioner Nelson commented that he and former Commissioner Forsman volunteered to pour concrete for the St. Louis County Fair Children's barn. Commissioner Nelson noted that Dr. Jack (John)



Jordan passed away recently. Mr. Jordan donated over \$2 million in safety investments for the west side of Lake Vermilion, including contributions to the fire brigade and a contribution for the purchase of a fireboat.

Commissioner Musolf thanked the Board for meeting in Proctor and commented that City of Proctor Mayor Chad Ward sends warm wishes. Commissioner Musolf also thanked Representative Mary Murphy for attending the meeting.

At 10:55 a.m., Nelson/Boyle moved to adjourn the Committee of the Whole meeting. The motion passed. (7-0)

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Mike Jugovich, Chair of the County Board

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Phil Chapman, Clerk of the County Board

# **BOARD LETTER NO. 21 – 328**

## **PUBLIC WORKS & TRANSPORTATION COMMITTEE CONSENT NO. 1**

### **BOARD AGENDA NO.**

**DATE:** August 3, 2021

**RE:** Cooperative Agreement with  
the Minnesota Department of  
Iron Range Resources and  
Rehabilitation to Complete  
Pedestrian Improvements on  
CSAH 138

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

James T. Foldesi  
Public Works Director/Highway Engineer

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

To provide a safe, well maintained road and bridge system.

#### **ACTION REQUESTED:**

The St. Louis County Board is requested to authorize a cooperative agreement with the Minnesota Department of Iron Range Resources and Rehabilitation (IRRR), to complete pedestrian improvements on County State Aid Highway (CSAH) 138 (Giants Ridge Road).

#### **BACKGROUND:**

The Public Works Department is leading a project in 2022 to resurface CSAH 138 (Giants Ridge Road), beginning at Minnesota Trunk Highway (MNTH) 135 and ending at the end of pavement. This project is further identified as SAP 069-738-009, CP 0138-367846.

Giants Ridge, which is a subsidiary of the Minnesota Department of Iron Range Resources and Rehabilitation, requested improvements be made to an existing pedestrian crossing on Giants Ridge Road, located 0.68 mile south of the end of pavement at the main entrance to the Villas at Giants Ridge.

The Public Works Department reviewed this request and agreed to incorporate certain improvements to this pedestrian crossing in the roadway resurfacing project. St. Louis County will be responsible, at its cost and expense, to construct pedestrian landings and install pavement markings. IRRR will be responsible for the cost to pave the trail on the east side of Giants Ridge Road that connects to this pedestrian crossing. The

estimated cost to pave the trail is \$7,500. The trail paving will be completed by St. Louis County's contractor that will resurface Giants Ridge Road. As a side note, Giants Ridge installed a dynamic pedestrian warning sign system in 2021 at this pedestrian crossing. This pedestrian warning sign system, which was approved via a St. Louis County Right-of-Way Permit, will be owned and maintained by Giants Ridge.

The Public Works Department will prepare the plan and specifications, award the contract to the lowest responsible bidder, perform all necessary contract administration from contract award to certification of final payment, and perform all record keeping and construction inspection at the cost of St. Louis County. IRRR's cost participation will be 100 percent of their share of the project as detailed in the plan at the contract unit prices.

**RECOMMENDATION:**

It is recommended the St. Louis County Board authorize a cooperative agreement with the Minnesota Department of Iron Range Resources and Rehabilitation to complete pedestrian improvements on CSAH 138 (Giants Ridge Road). The funds received from the IRRR will be receipted into Fund 220, Agency 220613, Object 532304.

**Cooperative Agreement with the Minnesota Department of Iron Range Resources and Rehabilitation to Complete Pedestrian Improvements on CSAH 138**

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

WHEREAS, The Public Works Department is leading a project in 2022 to resurface CSAH 138 (Giants Ridge Road), beginning at MNTH 135 and ending at the end of pavement, which project is identified as SAP 069-738-009, CP 0138-367846; and

WHEREAS, Giants Ridge, which is a subsidiary of the Minnesota Department of Iron Range Resources and Rehabilitation, requested improvements be made to an existing pedestrian crossing on CSAH 138 (Giants Ridge Road), located 0.68 mile south of the end of pavement; and

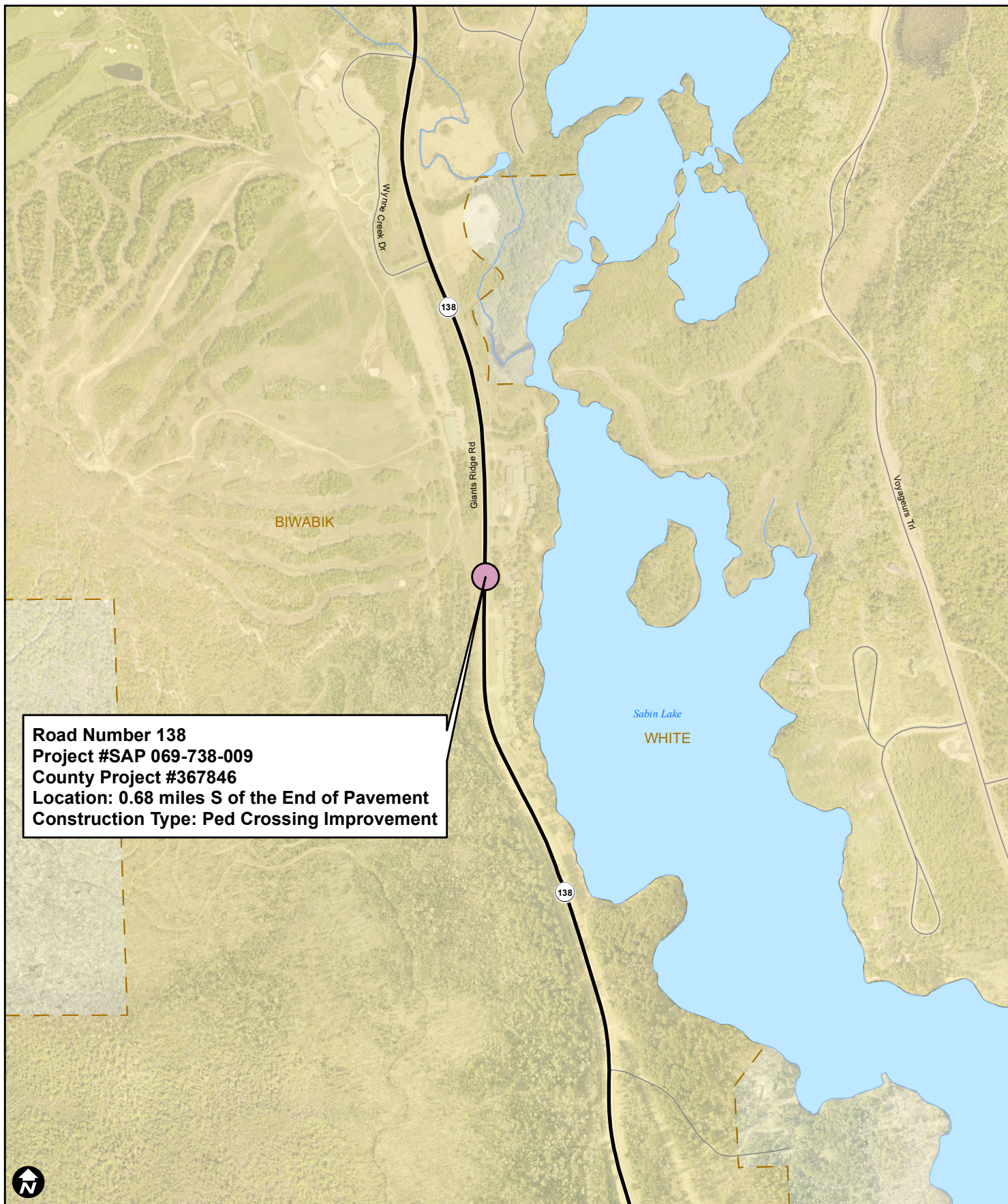
WHEREAS, The Public Works Department reviewed this request and agreed to incorporate certain improvements to this pedestrian crossing in the roadway resurfacing project; and

WHEREAS, St. Louis County will be responsible to construct pedestrian landings and install pavement markings whereas the Minnesota Department of Iron Range Resources and Rehabilitation will be responsible for the cost to pave the trail on the east side of Giants Ridge Road that connects to this pedestrian crossing; and

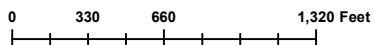
WHEREAS, The Public Works Department will prepare the plan and specifications, award the contract to the lowest responsible bidder, perform all necessary contract administration from contract award to certification of final payment, and perform all record keeping and construction inspection; and

WHEREAS, The Minnesota Department of Iron Range Resources and Rehabilitation will pay to St. Louis County for their respective cost share as detailed in the plan at the contract unit prices.

THEREFORE, BE IT RESOLVED, That the appropriate County Officials are hereby authorized to enter into an agreement, and approve any amendments approved by the County Attorney's Office, with the Minnesota Department of Iron Range Resources and Rehabilitation (IRRR) to complete pedestrian improvements on CSAH 138 (Giants Ridge Road). The funds received from the IRRR will be receipted into Fund 220, Agency 220613, Object 532304.



**St. Louis County 2022 Road & Bridge Construction**



**Map Components**

**2022 Road & Bridge Construction**

Ped Crossing Improvement

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



# **BOARD LETTER NO. 21 – 329**

## **PUBLIC WORKS & TRANSPORTATION COMMITTEE CONSENT NO. 2**

### **BOARD AGENDA NO.**

**DATE:** August 3, 2021

**RE:** Execute a Grant Agreement  
with the State of Minnesota  
and Cooperative Agreement  
with Voyageur Country ATV  
Club for Various Segment  
Improvements

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

James T. Foldesi  
Public Works Director/Highway Engineer

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

To provide a safe, well maintained road and bridge system.

#### **ACTION REQUESTED:**

The St. Louis County Board is requested to authorize the execution of a grant with the State of Minnesota and enter into a cooperative agreement with the Voyageur Country ATV (VCATV) Club.

#### **BACKGROUND:**

St. Louis County Public Works and the VCATV Club have secured a State grant in the amount of \$154,300 from the Department of Iron Range Resources and Rehabilitation (IRRR) to complete work on various segments of the Voyageur Country ATV system located in St. Louis County.

The County has agreed to sponsor the VCATV Club and is acting as the fiscal agent and contract administrator for the State funds. As such, the County shall enter into a grant contract with the State and a cooperative agreement with the VCATV Club to complete work on various segments of the Voyageur Country ATV trail system which include the following:

1. Additional work to the Vermilion Falls to Gold Coast Road segment of the ATV trail;
2. Purchasing of wetland credits for VCATV trail segments;
3. Trail hardening on a section of Arrowhead Trail north of County State Aid Highway 23 and east of Myrtle Lake;

4. Improvements on the USFS 601 Verma-Grade which serves the Vermilion River Bridge Trail segment.

The VCATV Club, or its Consultants, shall perform the planning, design, environmental permitting, and right-of-way acquisition for the project. St. Louis County shall assist the VCATV Club with the bidding process and award to the Contractor to complete the construction of the trail segment.

The VCATV Club will be responsible for 100 percent of the costs of the improvements in excess of the IRRR funds.

**RECOMMENDATION:**

It is recommended the St. Louis County Board authorize the execution of a Grant with the State of Minnesota and enter into a cooperative agreement with the Voyageur Country ATV (VCATV) Club to receive and administer the State of Minnesota IRRR grant to complete work on various segments of the Voyageur Country ATV trail system located St. Louis County, Minnesota. Revenue for these grants will be receipted into the project specific Agency in Fund 220, Object 530818.

**Execute a Grant Agreement with the State of Minnesota and Cooperative Agreement with Voyageur Country ATV Club for Various Segment Improvements**

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

WHEREAS, The VCATV Club has secured a State grant in the amount of \$154,300 from the Department of Iron Range Resources and Rehabilitation (IRRR) to complete work on various segments of the Voyageur Country ATV system located in St. Louis County, hereafter referred to as the "Project"; and

WHEREAS, St. Louis County shall act as the fiscal agent and contract administrator for the State grant funds for the Project; and

WHEREAS, The VCATV Club, or its Consultants, shall perform the planning, design, environmental permitting, and right-of-way acquisition for the Project; and

WHEREAS, Any Project costs in excess of the State grant funds are responsibility of the VCATV Club.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board authorize the execution of a grant with the State of Minnesota; and

RESOLVED FURTHER, That the St. Louis County Board authorizes the appropriate County Officials to enter into an agreement, and any amendments approved by the County Attorney, with the VCATV Club to receive and administer the State grant to complete work on various segments of the Voyageur Country ATV system located in St. Louis County, Minnesota. Revenue for these grants will be receipted into the project specific Agency in Fund 220, Object 530818.



# **BOARD LETTER NO. 21 – 330**

## **PUBLIC WORKS & TRANSPORTATION COMMITTEE CONSENT NO. 3**

### **BOARD AGENDA NO.**

**DATE:** August 3, 2021

**RE:** Iron Range Resources &  
Rehabilitation FY 2022  
Regional Trails Grant  
Application – Four ATV Club  
Trail Improvements to Various  
Segments

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

James T. Foldesi  
Public Works Director/Highway Engineer

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

To provide a safe, well maintained road and bridge system.

#### **ACTION REQUESTED:**

The St. Louis County Board is requested to act as the sponsoring agency for the FY 2022 Regional Trails grant application to the Iron Range Resources & Rehabilitation (IRRR) of four (4) ATV Clubs to perform work on various segments of each trail system located in northern St. Louis County.

#### **BACKGROUND:**

IRRR has funded their FY 2022 Regional Trails program in the amount of \$3,500,000. The IRRR Regional Trails grants are available to provide funding to assist with design, engineering, and construction of various types of trails. The IRRR has encouraged the ATV Clubs to work collaboratively on an application to the FY 2022 Regional Trails program.

The Voyageur Country ATV (VCATV) Club, Quad Cities ATV Club, Ranger Snowmobile/ATV Club, and Northern Traxx ATV Club each have various active projects to improve the trail system throughout St. Louis County. St. Louis County is currently acting as the fiscal agent and contract administrator for many of these ATV Club's design and construction projects. The four (4) ATV Clubs intend to complete a combined FY 2022 Regional Trails grant application to the IRRR in the amount of \$950,000 for the Project.

The VCATV Club has identified the following needs to be included in the FY 2022 Regional Trails grant application for a total request of \$250,000:

1. Overlooks on the elevated Boardwalk on the Vermilion Falls to Gold Coast Road segment of the VCATV Club trail;
2. Improvements on the USFS 601DI segment between USFS 601D (Cabin Road) and Wandering Pines which serves the Vermilion River Bridge Trail segment;
3. Construction of the Buyck to Shuster Road segment to supplement the \$500,000 State grant;
4. Permitting and wetland credits for various segments included in the Phase I Trail connections.

The Quad Cities ATV Club has identified the following needs to be included in the FY 2022 Regional Trails grant application for a total request of \$100,000:

1. Replacement of wood planking for the bridge by Arrowhead Lake Road & Highway 53;
2. Small Bridge/Boardwalk across Dead End Swamp;
3. Additional fill material on several segments including: Taconite Trail between Highway 53 & County State Aid Highway 25, Taconite Trail between Fire Road and Highway 53, Main loops of Big Aspen, and the Wooden Table Spur.

The Ranger Snowmobile/ATV Club has identified the following needs to be included in the FY 2022 Regional Trails grant application for a total request of \$500,000:

1. Improvements to the Moose multi-use trail project connecting the City of Biwabik to the OHV park in Gilbert to include a 3,800-foot boardwalk, culvert replacement, ditching, brushing, granular fill, and trail widening.

The Northern Traxx ATV Club has identified the following needs to be included in the FY 2022 Regional Trails grant application for a total of \$100,000:

1. Improvements to the Hibbing-Chisholm Trail to Alborn connection including approximately 3 miles of trail construction on a retired railroad grade, the installation of new culverts, and trail signage.

As such, St. Louis County is required to act the sponsoring agency for the FY 2022 Regional Trails grant application to IRRR.

Each individual ATV Club will be responsible for 100 percent of the costs of the improvements to their segments that are in excess of the IRRR funds.

**RECOMMENDATION:**

It is recommended the St. Louis County Board act as the sponsoring agency for the FY 2022 Regional Trails grant application to the IRRR of four (4) ATV Clubs to perform work on various segments of each trail system located in northern St. Louis County, Minnesota. Revenue for these grants will be receipted into the project specific Agency in Fund 220, Object 530818.

**Iron Range Resources & Rehabilitation FY 2022 Regional Trails Grant Application  
– Four ATV Club Trail Improvements to Various Segments**

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

WHEREAS, Four (4) ATV Clubs intend to complete a FY 2022 Regional Trails grant application to the Iron Range Resources and Rehabilitation (IRRR) in the amount of \$950,000 for improvements to various segments of each clubs ATV trail system located in northern St. Louis County, Minnesota, hereafter referred to as the “Project”; and

WHEREAS, St. Louis County is requested to act as the sponsoring agency for the Project grant application to the Iron Range Resources & Rehabilitation (IRRR); and

WHEREAS, Each individual ATV Club will be responsible for all costs not covered by the IRRR grant for the Project.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board agrees to act as the sponsoring agency for the FY 2022 Regional Trails grant application to the Iron Range Resources & Rehabilitation (IRRR) of four (4) ATV Clubs to perform work on various segments of each trail system located in northern St. Louis County, Minnesota. Revenue for these grants will be receipted into the project specific Agency in Fund 220, Object 530818.

# **BOARD LETTER NO. 21 – 331**

## **FINANCE & BUDGET COMMITTEE CONSENT NO. 4**

### **BOARD AGENDA NO.**

**DATE:** August 3, 2021                      **RE:** Abatement List for Board Approval

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

Mary Garness, Director  
Public Records & Property Valuation

David L. Sipila  
County Assessor

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

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

#### **ACTION REQUESTED:**

The St. Louis County Board is requested to approve the list of applications for abatement dated August 10, 2021.

#### **BACKGROUND:**

The intent of abatements is to provide equitable treatment to individual taxpayers while at the same time exercising prudence with the tax monies due to the taxing authorities within St. Louis County. Abatements are processed in conformance with St. Louis County Board Resolution No. 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.

#### **RECOMMENDATION:**

It is recommended that the St. Louis County Board approve the list of applications for abatement dated August 10, 2021.

## **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. 61426.



## Abatements Submitted for Approval by the St. Louis County Board

August 10, 2021

AUD. NO.	PARCEL ID	TAXPAYER NAME	LOCATION	APPRAISER	REASON	TAX YR.	REDUCTION
000436	010-0650-00610	XIE, WEIGUO & LU, XUEQUIN	DULUTH	FRANK CARVER	HOMESTEAD	2021	\$120.00
000425	040-0140-00150	KANGAS, BRIANNA	EVELETH	CHRIS JOELSON	HOMESTEAD	2021	\$624.00
000426	090-0089-00960	MCKIBBON, AMANDA	VIRGINIA	SARAH SIMEK	HOMESTEAD	2021	\$812.00
000427	100-0030-00970	DANIELSON, WAYNE	AURORA	TODD MANNINEN	HOMESTEAD	2021	\$320.00
000428	278-0060-00030	ARNBERG, TED & CYNTHIA	CAMP 5	BETH SOKOLOSKI	HOMESTEAD	2021	\$522.00
000429	402-0010-00610	DAURIO, MICHAEL & REBECCA	KABETOGAMA	PAT ORENT	HOMESTEAD	2021	\$2,528.00
000430	402-0010-00615	DAURIO, MICHAEL & REBECCA	KABETOGAMA	PAT ORENT	CODE CHANGE	2021	\$304.00
000431	402-0010-00662	DAURIO, MICHAEL & REBECCA	KABETOGAMA	PAT ORENT	CODE CHANGE	2021	\$1,196.00
000432	402-0060-00280	DAURIO, MICHAEL & REBECCA	KABETOGAMA	PAT ORENT	CODE CHANGE	2021	\$704.00
000433	402-0060-00290	DAURIO, MICHAEL & REBECCA	KABETOGAMA	PAT ORENT	CODE CHANGE	2021	\$978.00
000434	425-0020-04215	WALL, NANCY	LEIDING	BETH SOKOLOSKI	HOMESTEAD	2021	\$558.00
000435	676-0014-00080	TYSON, ALAN & CAROL	UNORG 56-16	TODD MANNINEN	HOMESTEAD	2021	\$602.00

# **BOARD LETTER NO. 21 - 332**

## **ENVIRONMENT & NATURAL RESOURCES COMMITTEE CONSENT NO. 5**

### **BOARD AGENDA NO.**

**DATE:** August 3, 2021

**RE:** Right of Way Easement Across  
State Tax Forfeited Land to  
William T. Foreman (Grand  
Lake Twp 52-16)

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

Julie Marinucci, Director  
Land and Minerals

Nancy J. Nilsen  
County Auditor/Treasurer

#### **RELATED DEPARTMENTAL GOAL:**

To perform public services.

#### **ACTION REQUESTED:**

The St. Louis County Board is requested to authorize a non-exclusive right of way easement across state tax forfeited land in Grand Lake Township (52-16).

#### **BACKGROUND:**

William T. Foreman and Joanne E. Foreman are requesting a 33-foot wide right of way easement across one state tax forfeited parcel to access private land in Grand Lake Township. The easement encumbers 2.21 acres in the S ½ Section 13, Township 52 North, Range 16 West. There are no reasonable alternatives to obtain access to the properties and exercising the easement will not cause significant adverse environmental or natural resource management impacts.

#### **RECOMMENDATION:**

It is recommended that the St. Louis County Board approve the granting of a non-exclusive right of way easement to William T. Foreman and Joanne E. Foreman, for the amount of \$2,211 land use fee, \$300 administration fee, plus \$46 recording fee, for a total of \$2,557 to be deposited into Fund 240 (Forfeited Tax Fund).

**Right of Way Easement Across State Tax Forfeited Land  
to William T. Foreman and Joanne E. Foreman  
(Grand Lake Twp 52-16)**

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

WHEREAS, William T. Foreman and Joanne E. Foreman have requested a 33-foot wide non-exclusive right of way easement across state tax forfeited land to access private property; and

WHEREAS, The easement encumbers 2.21 acres in the S ½ Section 13, Township 52 North, Range 16 West; and

WHEREAS, There are no reasonable alternatives to obtain access to the property and exercising the easement will not cause significant adverse environmental or natural resource management impacts; and

WHEREAS, Minn. Stat. § 282.04, Subd. 4a authorizes the St. Louis County Auditor to grant easements across state tax forfeited land for such purposes;

THEREFORE, BE IT RESOLVED, That the St. Louis County Board authorizes the St. Louis County Auditor to grant a non-exclusive right of way easement to William T. Foreman and Joanne E. Foreman across state tax forfeited lands as described in County Board File No.\_\_\_\_\_.

RESOLVED FURTHER, That the granting of this easement is conditioned upon payment of \$2,211 land use fee, \$300 administration fee, plus \$46 recording fee, for a total of \$2,557 to be deposited into Fund 240 (Forfeited Tax Fund).



**Right of Way Easement Across State Tax Forfeited Land  
to William T. Foreman and Joanne E. Foreman  
(Grand Lake Twp 52-16)**

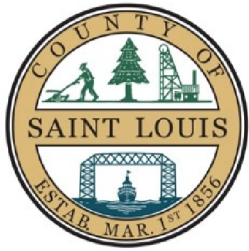
**EASEMENT DESCRIPTION OF ROAD**

A 33.00 foot wide access easement along a proposed forest road in the South Half of Section 13, Township 52 North, Range 16 West of the Fourth Principal Meridian, the centerline of said 33 foot wide easement is described as follows:

Commencing at the West Quarter Corner of said Section 13; thence South 88 degrees 22 minutes 00 seconds East 745.00 feet along the north line of said South Half of Section 13 to the point of beginning of said easement centerline; thence South 4 degrees 5 minutes 15 seconds West 150.00 feet; thence South 32 degrees 10 minutes 10 seconds West 95.00 feet; thence South 52 degrees 8 minutes 7 seconds West 48.00 feet; thence along a tangential curve, concave to the east, radius 18.52 feet, central angle 131 degrees 15 minutes 34 seconds 42.43 feet; thence South 79 degrees 7 minutes 28 seconds East along tangent 100.00 feet; thence South 53 degrees 20 minutes 29 seconds East 255.00 feet; thence South 25 degrees 22 minutes 11 seconds East 150.00 feet; thence South 30 degrees 44 minutes 10 seconds East 205.00 feet; thence North 82 degrees 12 minutes 22 seconds East 75.00 feet; thence North 47 degrees 1 minute 25 seconds East 250.00 feet; thence North 53 degrees 30 minute 28 seconds East 125.00 feet; thence North 73 degrees 24 minute 8 seconds East 340.00 feet; thence North 41 degrees 54 minute 9 seconds East 145.00 feet; thence North 82 degrees 52 minute 23 seconds East 100.00 feet; thence North 57 degrees 24 minutes 2 seconds East 135.00 feet; thence North 86 degrees 56 minutes 27 seconds East 285.00 feet; thence along a tangential curve, concave to the southwest, radius 120.00 feet, central angle 83 degrees 33 minutes 23 seconds 175.00 feet; thence along a non-tangential line South 62 degrees 44 minutes 23 seconds East 130.00 feet; thence along a tangential curve, concave to the northwest, radius 80.58 feet, central angle 105 degrees 04 minutes 49 seconds 147.58 feet; thence North 12 degrees 10 minutes 48 seconds East along tangent 50.00 feet; thence North 32 degrees 23 minutes 22 seconds East 200.00 feet; thence North 14 degrees 10 minutes 12 seconds East 42.19 feet to a point on said north line of the South Half of Section 13, there terminating said centerline of the easement, said terminating point is distant South 88 degrees 22 minutes 00 seconds East 280.00 feet from the Center of said Section 13.

Basis of bearing is the St. Louis County Transverse Mercator Coordinate System NAD 83 (1996 Adj.)

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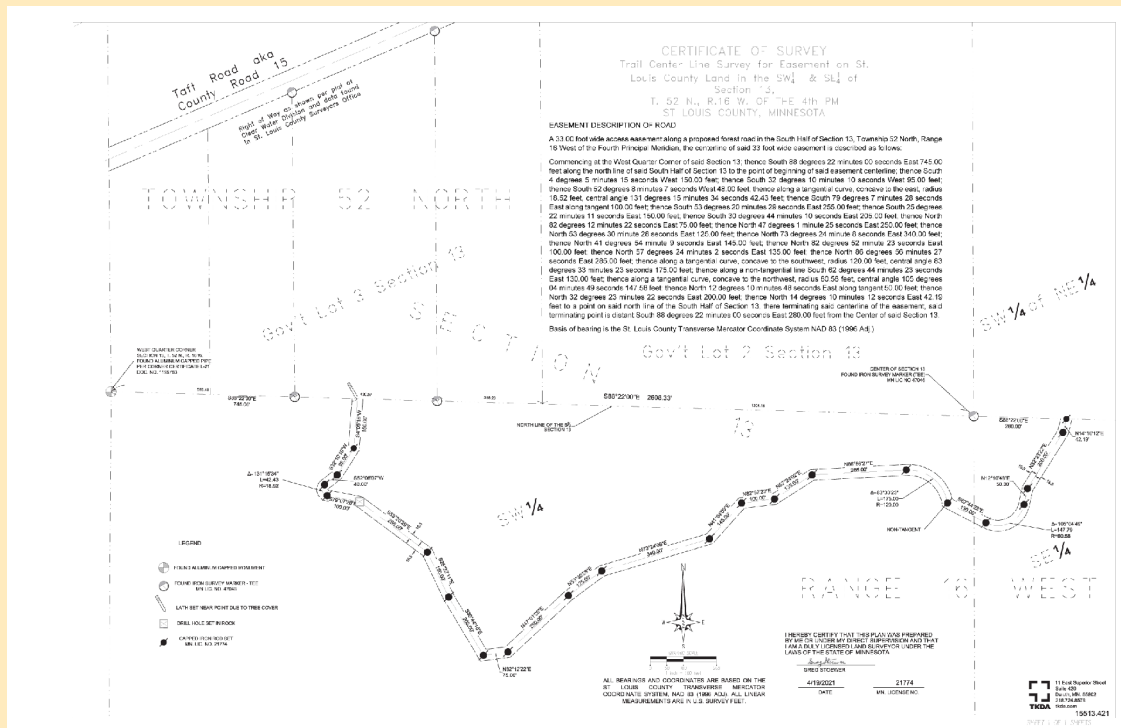


## LAND & MINERALS

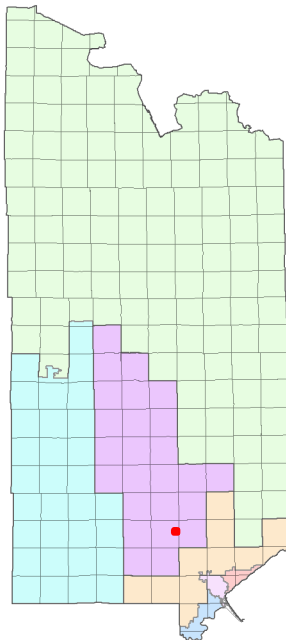
ST. LOUIS COUNTY, MN

# Tax Forfeited Easement

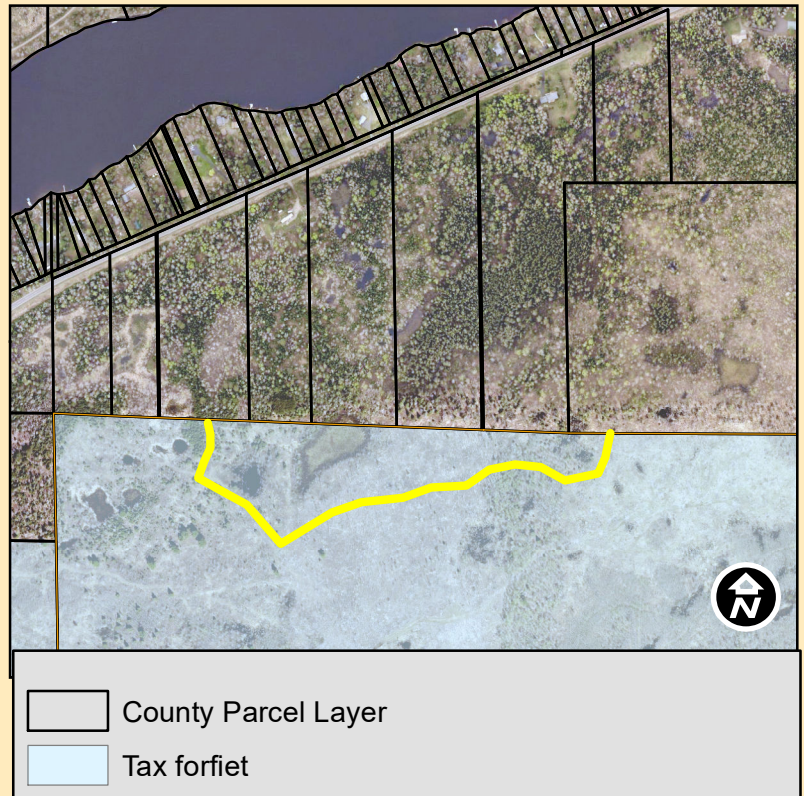
Affected Parcels: 380-0020-02010



## St. Louis County District Map



- District 1
- District 2
- District 3
- District 4
- District 5
- District 6
- District 7



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# **BOARD LETTER NO. 21 - 333**

## **ENVIRONMENT & NATURAL RESOURCES COMMITTEE CONSENT NO. 6**

### **BOARD AGENDA NO.**

**DATE:** August 3, 2021

**RE:** Adjoining Owner Sales

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

Julie Marinucci, Director  
Land and Minerals

Nancy J. Nilsen  
County Auditor/Treasurer

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

To provide financial return to the County and taxing districts.

#### **ACTION REQUESTED:**

The St. Louis County Board is requested to approve the sale of state tax forfeited land through private adjoining owner sales.

#### **BACKGROUND:**

Minn. Stat. § 282.01, Subd. 7(a) provides that the sale of state tax forfeited land located in a home rule charter or statutory city, or in a town, which cannot be improved because of noncompliance with local ordinances regarding minimum area, shape, frontage or access, may be restricted to owners of land adjoining the land to be sold. If the property consists of an undivided interest in land the property may be sold to the other owners. The County Auditor shall conduct the sale by sealed bid or may select another means of sale. The land shall be sold to the highest bidder and may be sold for less than its appraised value to encourage the sale and utilization of the property. The County Auditor must determine that a non-public sale to adjoining owners will encourage return of the lands to the tax rolls. Written notice of the date, time, and location of the private sale to all adjacent landowners must occur at least 30 days before the date of the sale.

Minn. Stat. § 282.01, Subd. 4(c), authorizes the County Board to provide for the listing and sale of individual parcels by other means, including through a real estate broker, notwithstanding the public sale provisions in Minn. Stat. § 282.01, Subd. 7. This

subdivision is to be liberally construed to encourage the sale and utilization of tax forfeited land in order to eliminate nuisances and dangerous conditions and to increase compliance with land use ordinances.

**RECOMMENDATION:**

It is recommended that the St. Louis County Board approve the sale of state tax forfeited land through private adjoining owner sales, with prohibited purchaser and bidder conditions. Funds from the sale to be deposited into Fund 240 (Forfeited Tax Fund).

## **Adjoining Owner Sales**

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

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

WHEREAS, These parcels cannot be improved because they are less than the minimum size, shape, frontage and/or access required by the applicable zoning ordinance; and

WHEREAS, The County Auditor has determined that a non-public sale to adjacent property owners will promote the return of the lands to the tax rolls; and

WHEREAS, These parcels of land have been classified as non-conservation land pursuant to Minn. Stat. § 282.01; and

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

WHEREAS, Minn. Stat. § 282.016(c) authorizes the County Auditor to identify any person or entity, or entity controlled by such person, as a prohibited purchaser or bidder if said person or entity is delinquent on real or personal property taxes in St. Louis County. The prohibited purchaser or bidder condition applies to all sales of tax forfeited parcels that are offered at a public auction, adjoining property owner sales, and properties that are on past and future available land lists; and

WHEREAS, Minn. Stat. § 282.01, Subd. 4(c), authorizes the County Board to provide for the listing and sale of individual parcels by other means, including through a real estate broker, notwithstanding the public sale provisions in Minn. Stat. § 282.01 Subd. 7. This subdivision shall be liberally construed to encourage the sale and utilization of tax forfeited land in order to eliminate nuisances and dangerous conditions and to increase compliance with land use ordinances; and

WHEREAS, Minn. Stat. § 282.135 authorizes the County Board to delegate to the County Auditor any authority, power, or responsibility relating generally to the administration of tax forfeited land, including developing the necessary policies and procedures to implement the sale of individual tax forfeited parcels by alternative methods as permitted by Minn. Stat. § 282.01 Subd. 4(c);

THEREFORE, BE IT RESOLVED, That the St. Louis County Board approves the sale of the parcels described in County Board file \_\_\_\_\_, and the County Auditor is

authorized to offer the parcels at private sale to the adjacent property owners, with prohibited purchaser and bidder conditions, to encourage return of the parcel to the tax rolls. Funds from the sales are to be deposited into Fund 240 (Forfeited Tax Fund).

RESOLVED FURTHER, That the Land Commissioner shall give at least 30-day notice of the sales to all adjoining property owners.





# Saint Louis County Land & Minerals Department

## Tax Forfeited Properties Adjoining Owner Sale



C22210111

TRACT 1

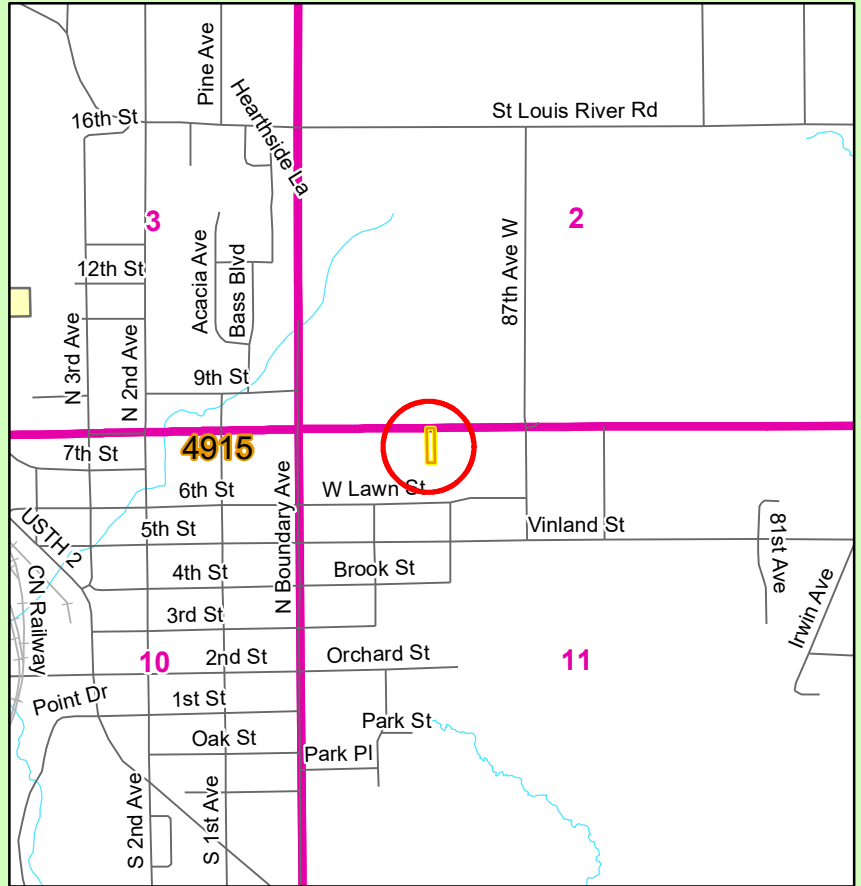
Legal: CITY OF DULUTH  
NLY 1/2 of LOT 26, BLOCK 1  
REARRANGEMENT NORTON  
BAY VIEW OUTLOTS DULUTH

Parcel Code: 010-3480-00300

LDKEY: 103461

Commissioner District: 3


Basic Sale Price: \$6,800.00





City of Duluth

Sec: 11 Twp: 49 Rng: 15


### Saint Louis County Subject Locator


 Subject Location County

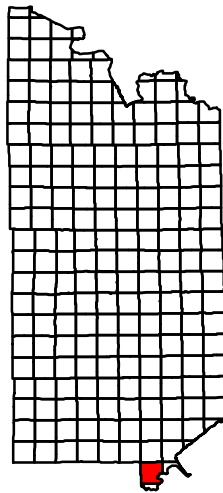
 Subject Location

 Subject

 Roads

 Water

 Tax Forfeited



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# Saint Louis County Land & Minerals Department

## Tax Forfeited Properties Adjoining Owner Sale



C22210112

TRACT 2

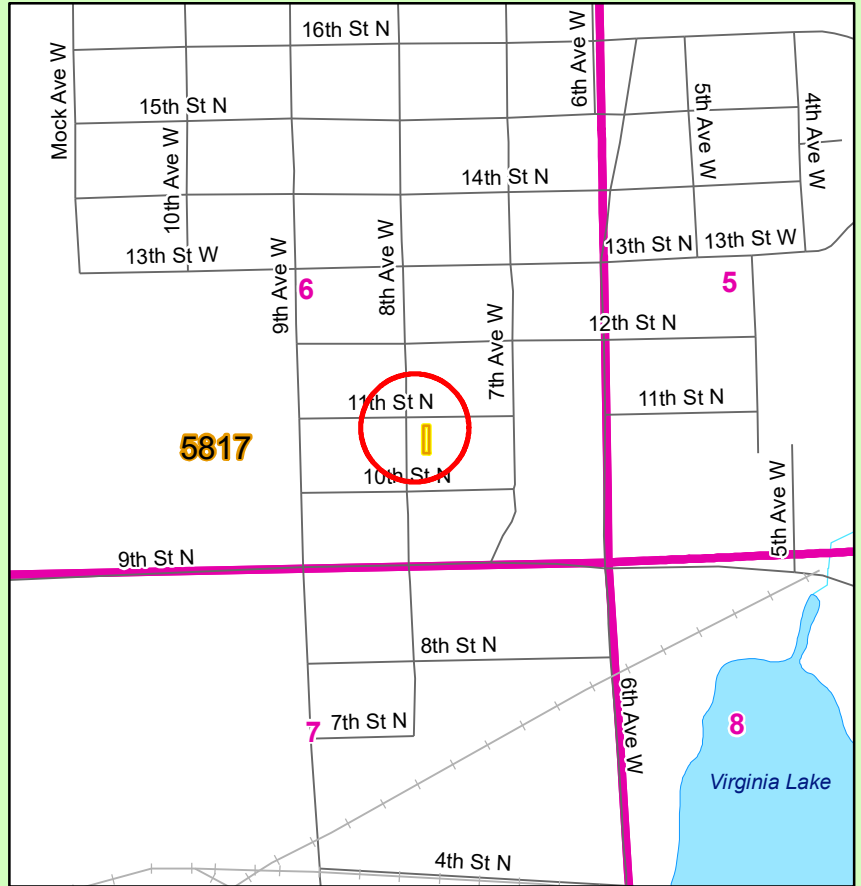
Legal: CITY OF VIRGINIA  
LOT 2, BLOCK 8  
NORTH SIDE ADDITION  
TO VIRGINIA

Parcel Code: 090-0110-01900

LDKEY: 123193

Commissioner District: 6


Basic Sale Price: \$1,350.00





City of Virginia


Sec: 6 Twp: 58 Rng: 17


### Saint Louis County Subject Locator


 Subject Location County

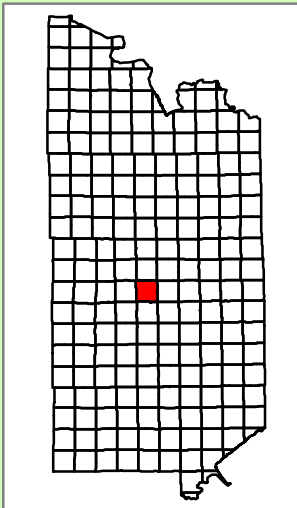
 Subject Location

 Subject

 Roads

 Water

 Tax Forfeited



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# Saint Louis County Land & Minerals Department

## Tax Forfeited Properties Adjoining Owner Sale



C22210113

TRACT 3

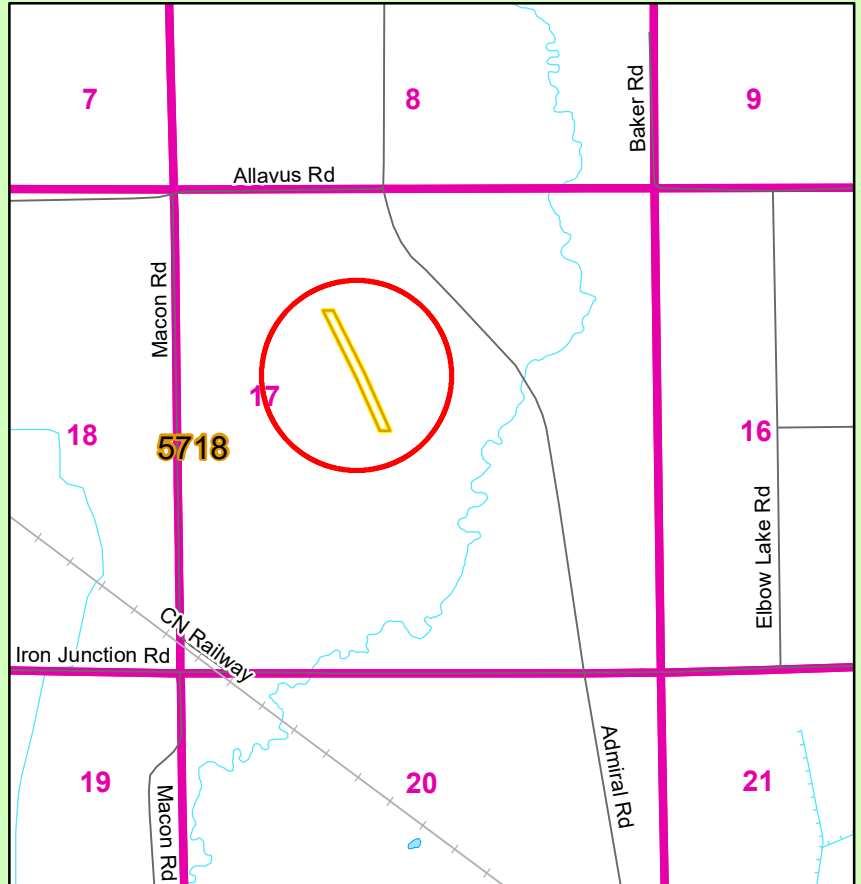
Legal: TOWN OF CLINTON  
ABANDONED RY RT OF W  
100 FT WIDE IN SE 1/4  
OF NW 1/4  
Sec 17 Twp 57 Rge 18

Parcel Code: 295-0015-00250

LDKEY: 108355

Commissioner District: 6


Basic Sale Price: \$3,000.00





Town of Clinton

Sec: 17 Twp: 57 Rng: 18


### Saint Louis County Subject Locator


 Subject Location County

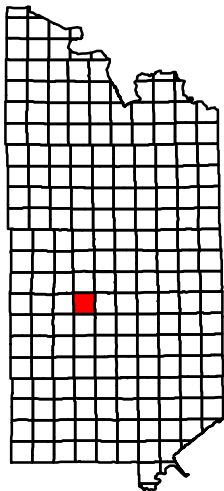
 Subject Location

 Subject

 Roads

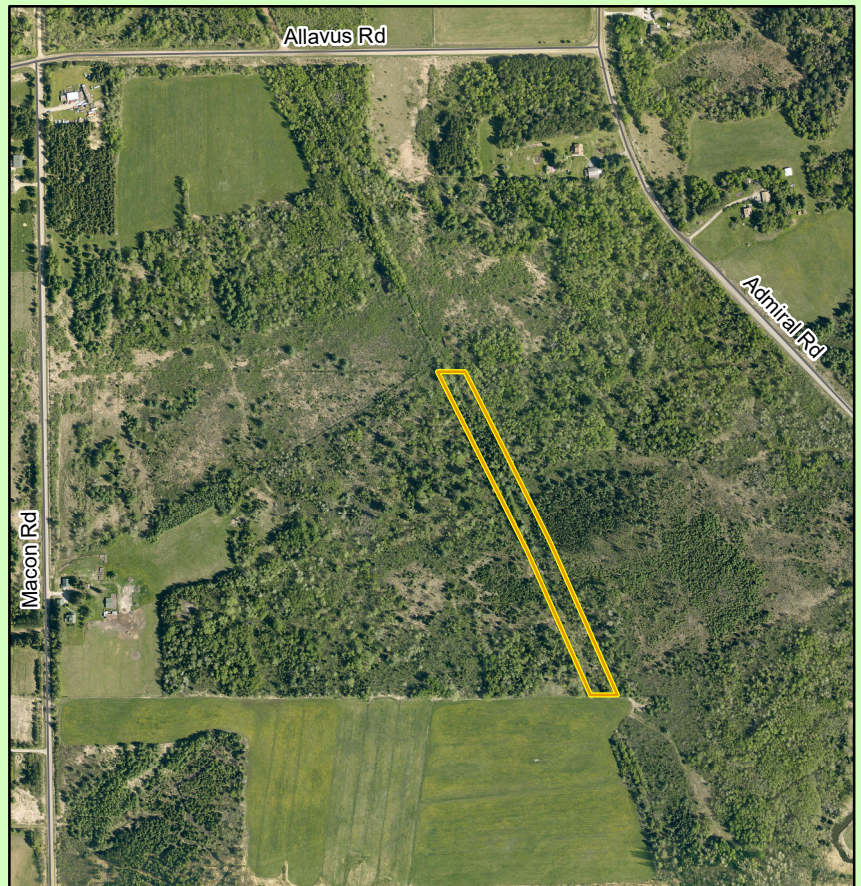
 Water

 Tax Forfeited



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# Saint Louis County Land & Minerals Department

## Tax Forfeited Properties Adjoining Owner Sale



C22210114

TRACT 4

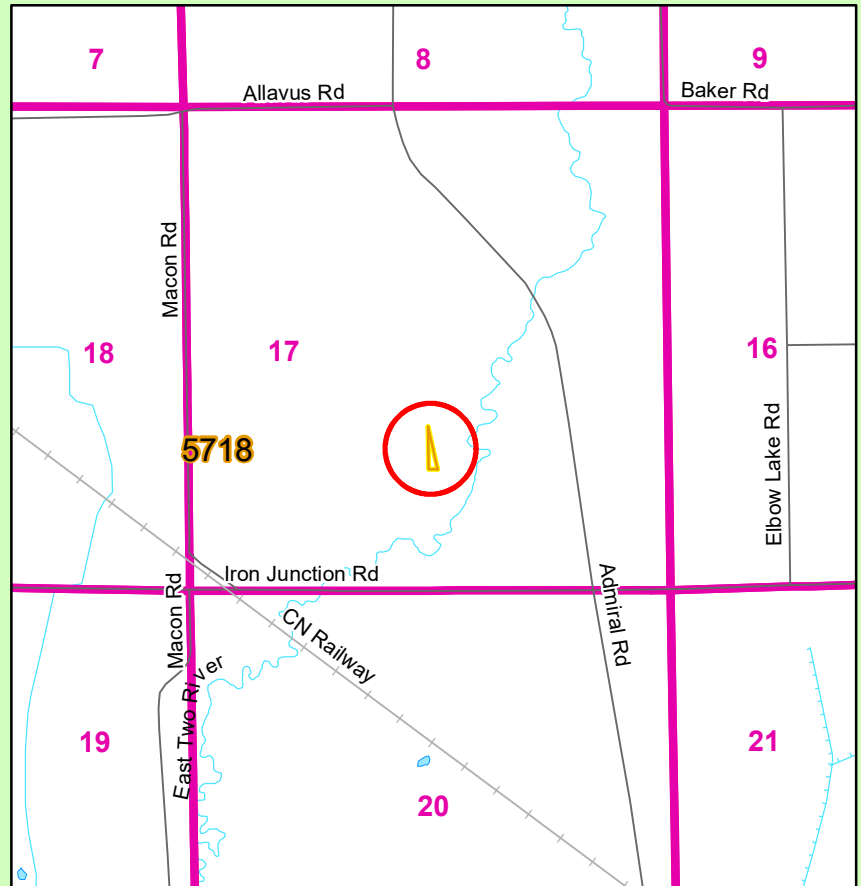
Legal: TOWN OF CLINTON  
ABANDONED RY RT OF W  
100 FT WIDE IN NW 1/4  
OF SE 1/4  
Sec 17 Twp 57 Rge 18

Parcel Code: 295-0015-00360

LDKEY: 108356

Commissioner District: 6


Basic Sale Price: \$400.00





Town of Clinton


Sec: 17 Twp: 57 Rng: 18

### Saint Louis County Subject Locator


 Subject Location County

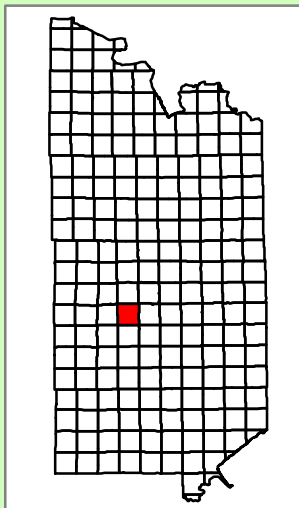
 Subject Location

 Subject

 Roads

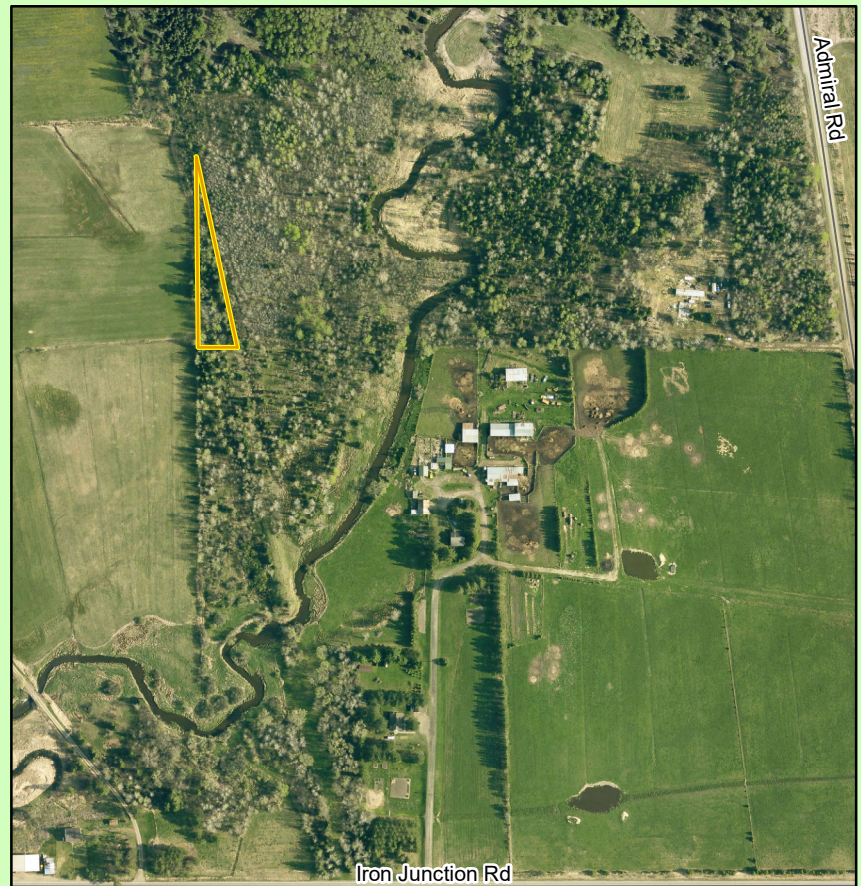
 Water

 Tax Forfeited



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# Saint Louis County Land & Minerals Department

## Tax Forfeited Properties Adjoining Owner Sale



C22210115

TRACT 5

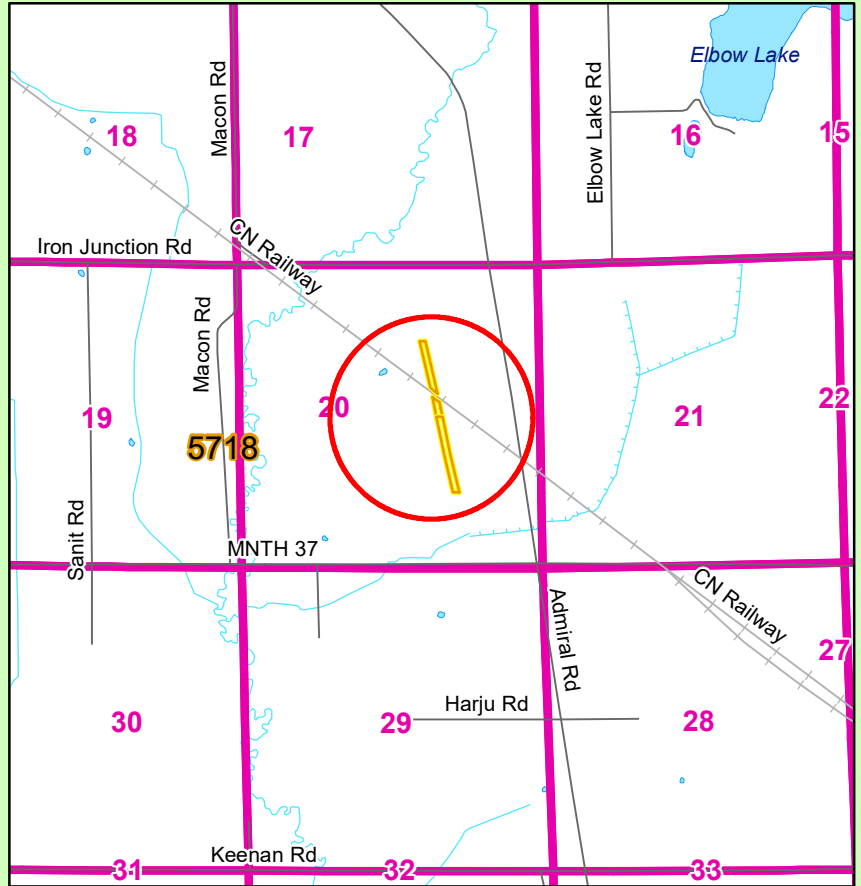
Legal: TOWN OF CLINTON  
ABANDONED RY RT OF W  
100 FT WIDE IN SW 1/4  
OF NE 1/4  
Sec 20 Twp 57 Rge 18  
Parcel Code: 295-0015-00911

TOWN OF CLINTON  
ABANDONED RY RT OF W  
100 FT WIDE IN NW 1/4  
OF SE 1/4  
Sec 20 Twp 57 Rge 18  
Parcel Code: 295-0015-01040

LDKEYs: 108357, 108358

Commissioner District: 6


Basic Sale Price: \$2,100.00





Town of Clinton

Sec: 20 Twp: 57 Rng: 18


### Saint Louis County Subject Locator


 Subject Location County

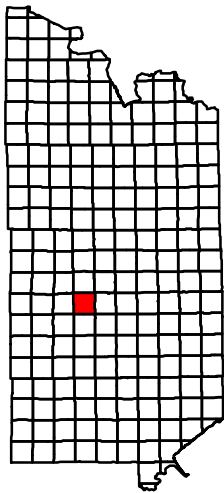
 Subject Location

 Subject

 Roads

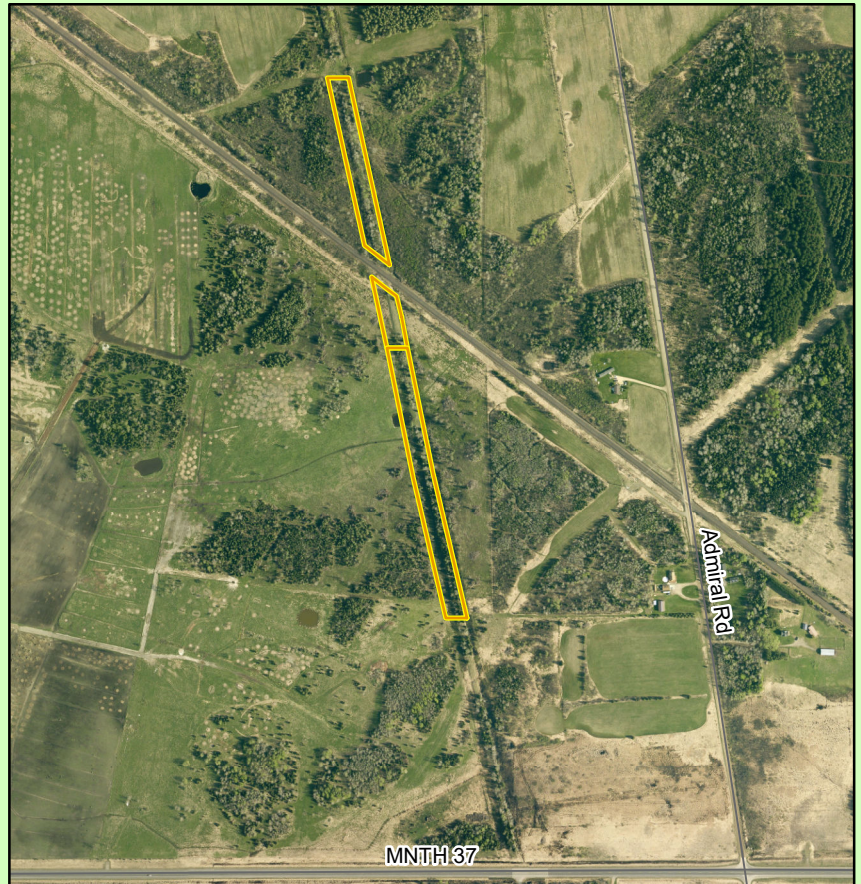
 Water

 Tax Forfeited



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# Saint Louis County Land & Minerals Department

## Tax Forfeited Properties Adjoining Owner Sale



C22200213

TRACT 6

Legal: TOWN OF GNESEN  
LOT 1, BLOCK 1  
EASY DAYS

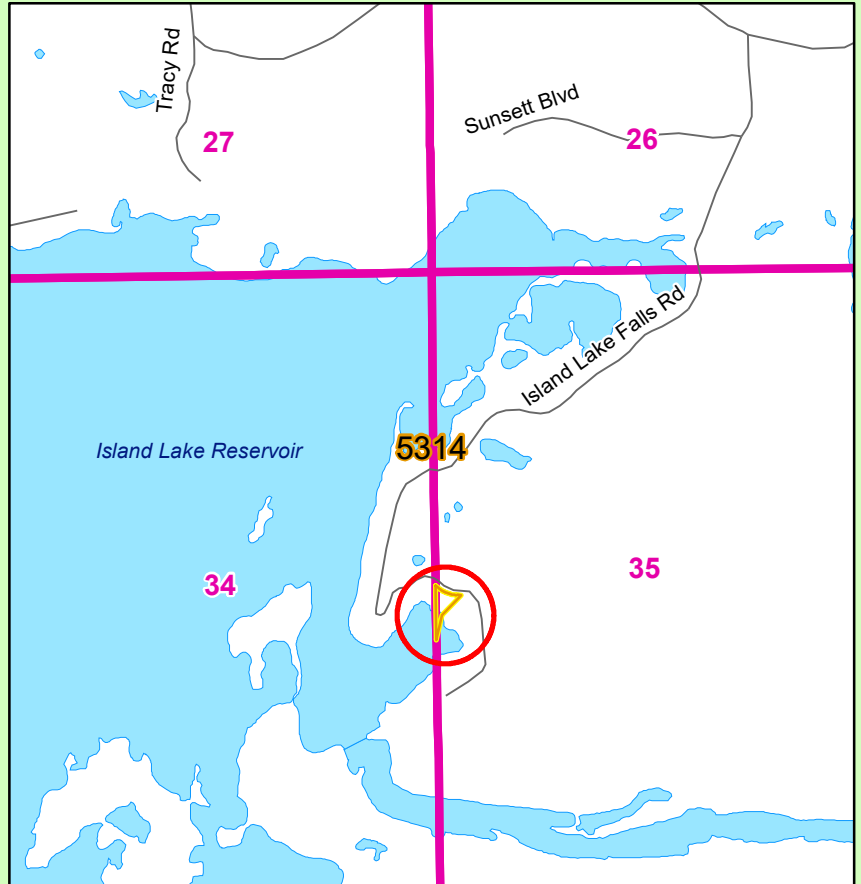
Parcel Code: 375-0035-00010

LDKEY: 121783

Commissioner District: 5

Basic Sale Price: \$72,700.00






Comments: Parcel is subject to  
Public Waters - visit the MN DNR  
website for more information.

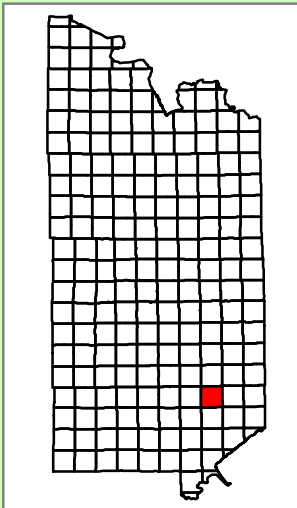


Town of Gnesen

Sec: 35 Twp: 53 Rng: 14

### Saint Louis County Subject Locator

-  Subject Location County
-  Subject Location
-  Subject
-  Roads
-  Water
-  Tax Forfeited



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# Saint Louis County Land & Minerals Department

## Tax Forfeited Properties Adjoining Owner Sale



C22210119

TRACT 7

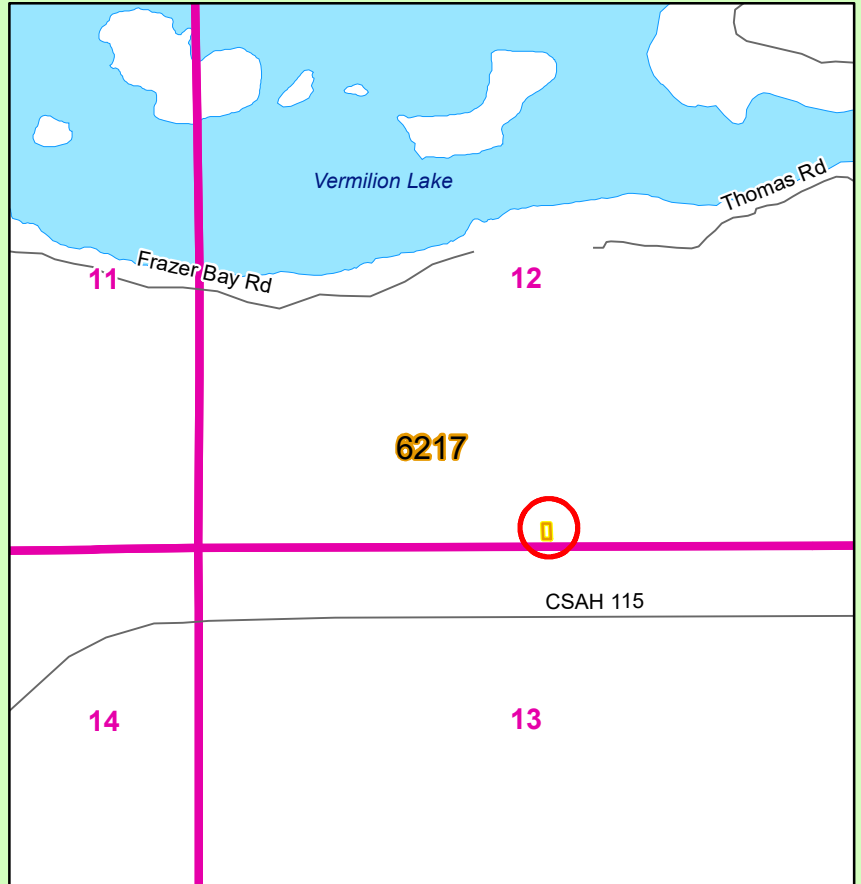
Legal: TOWN OF GREENWOOD  
LOTS 38 AND 39, BLOCK 59  
VERMILLION GROVE

Parcel Code: 387-0430-28220

LDKEY: 125492

Commissioner District: 4


Basic Sale Price: \$75.00





Town of Greenwood

Sec: 12 Twp: 62 Rng: 17


### Saint Louis County Subject Locator


 Subject Location County

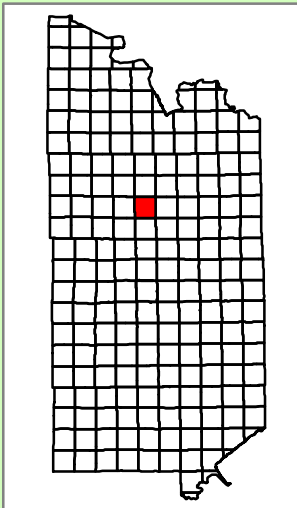
 Subject Location

 Subject

 Roads

 Water

 Tax Forfeited



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# Saint Louis County Land & Minerals Department

## Tax Forfeited Properties Adjoining Owner Sale



C22210120

TRACT 8

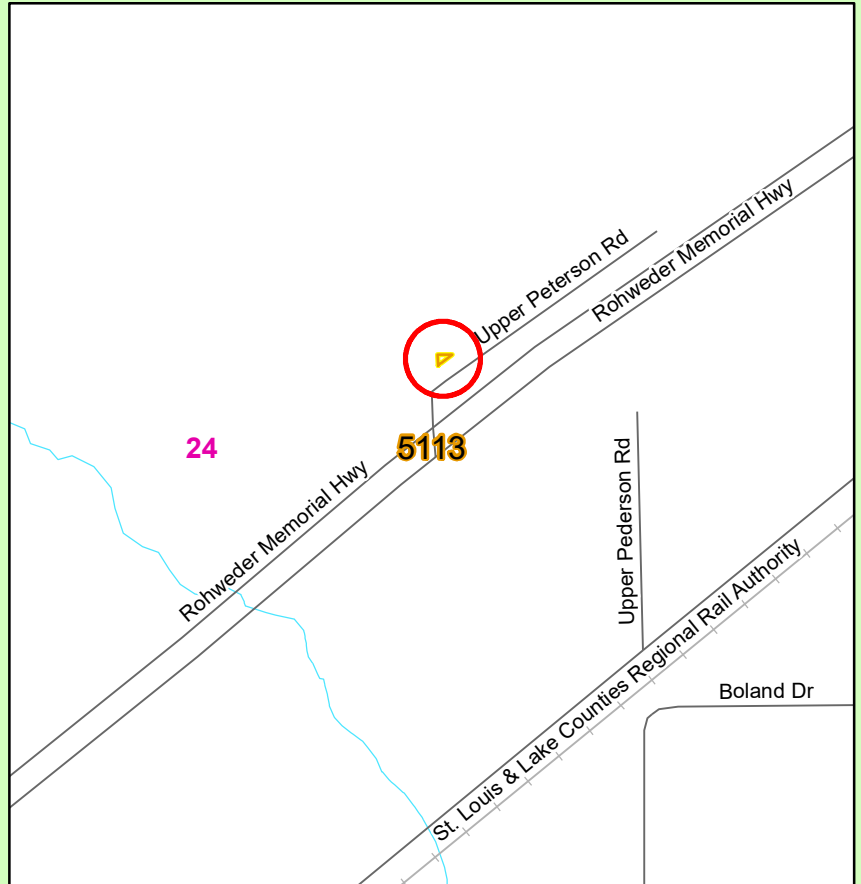
Legal: TOWN OF LAKEWOOD  
LOTS 34 & 35 EX HWY R.O.W.  
& EX THAT PART LYING S OF  
SLY HWY R.O.W.  
JENSENS GARDEN TRACTS  
TOWN OF LAKEWOOD

Parcel Code: 415-0085-00340

LDKEY: 111182

Commissioner District: 5


Basic Sale Price: \$100.00





Town of Lakewood


Sec: 24 Twp: 51 Rng: 13


### Saint Louis County Subject Locator


 Subject Location County

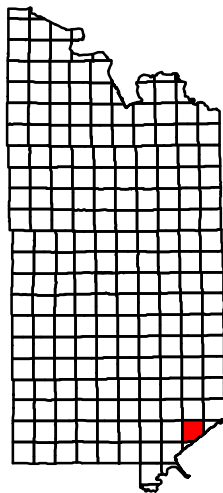
 Subject Location

 Subject

 Roads

 Water

 Tax Forfeited



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# Saint Louis County Land & Minerals Department

## Tax Forfeited Properties Adjoining Owner Sale



C22210122

TRACT 9

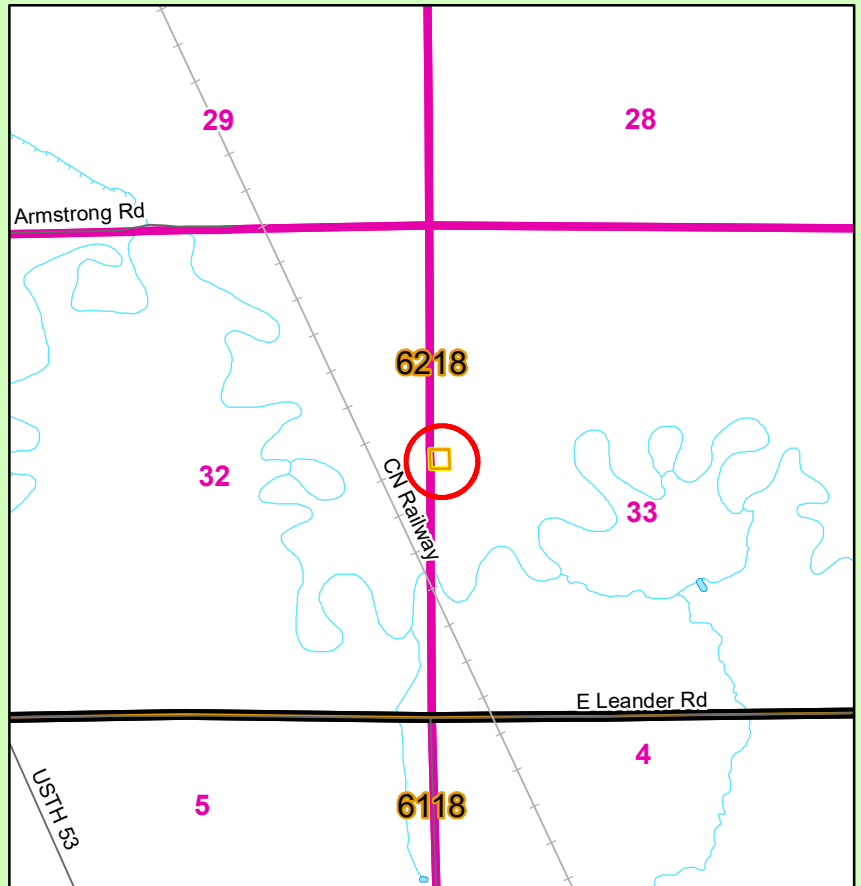
Legal: TOWN OF OWENS  
ONE ACRE SQUARE AT  
SW CORNER OF SW 1/4  
OF NW 1/4  
Sec 33 Twp 62 Rge 18

Parcel Code: 495-0010-04630

LDKEY: 112888

Commissioner District: 4


Basic Sale Price: \$350.00





Town of Owens

Sec: 33 Twp: 62 Rng: 18


### Saint Louis County Subject Locator


 Subject Location County

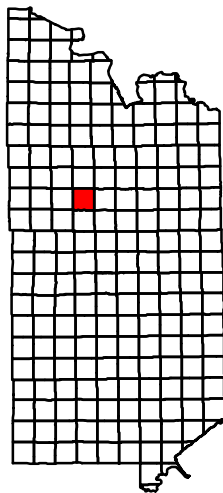
 Subject Location

 Subject

 Roads

 Water

 Tax Forfeited



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# Saint Louis County Land & Minerals Department

## Tax Forfeited Properties Adjoining Owner Sale



C22210124

TRACT 10

Legal: TOWN OF SANDY  
W1/2 of W1/2 of NE1/4 of SE1/4,  
EXCEPT Northerly 765.6 feet; AND  
EXCEPT Southerly 396 feet.  
Sec 31 Twp 60 Rge 17

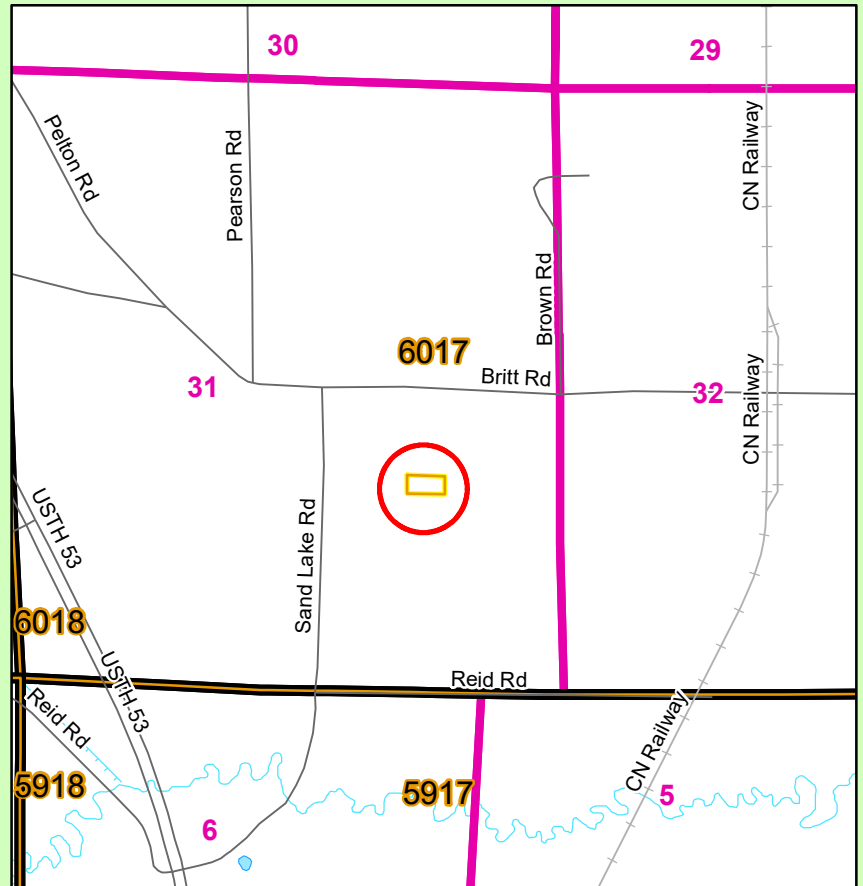
Parcel Code: 525-0020-00728

LDKEY: 125506

Commissioner District: 4

Basic Sale Price: \$1,300.00


Comments: Any abandoned  
personal property is part of  
the sale.





Town of Sandy


Sec: 31 Twp: 60 Rng: 17

### Saint Louis County Subject Locator


 Subject Location  
County

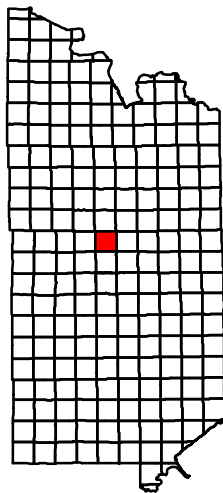
 Subject Location

 Subject

 Roads

 Water

 Tax Forfeited



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# Saint Louis County Land & Minerals Department

## Tax Forfeited Properties Adjoining Owner Sale



C22210125

TRACT 11

Legal: TOWN OF WHITE  
LOT 13, BLOCK 1  
GARDENDALE TOWN OF  
WHITE

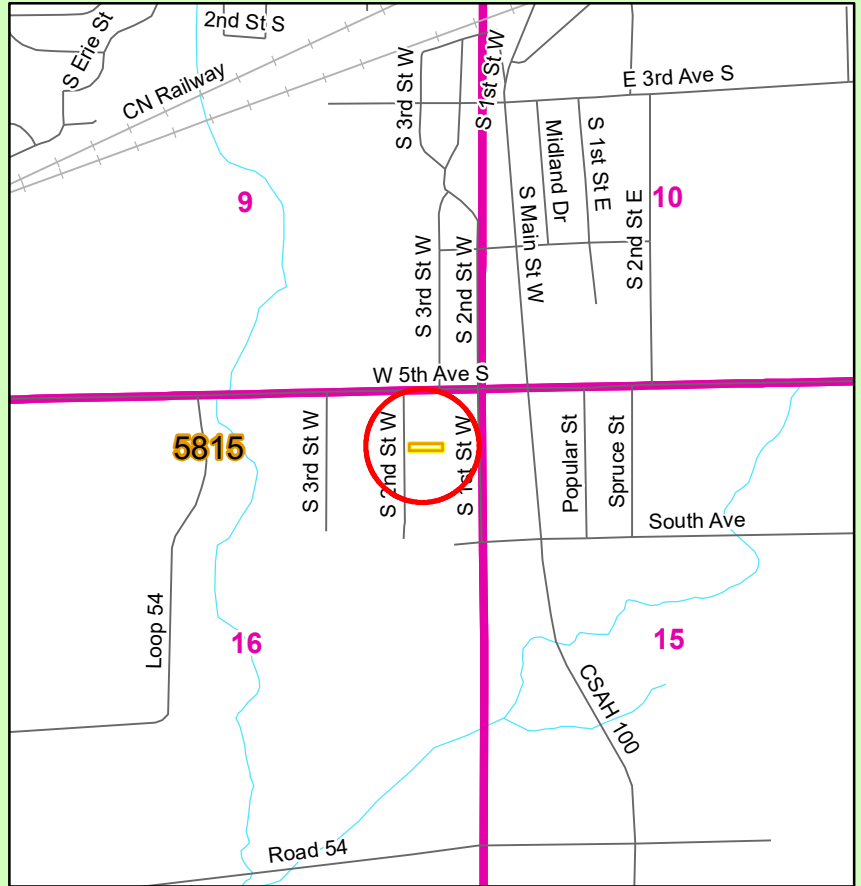
Parcel Code: 570-0050-00130

LDKEY: 125515

Commissioner District: 4

Basic Sale Price: \$4,450.00


Comments: Any abandoned  
personal property is part of  
the sale.





Town of White


Sec: 16 Twp: 58 Rng: 15


### Saint Louis County Subject Locator


 Subject Location  
County

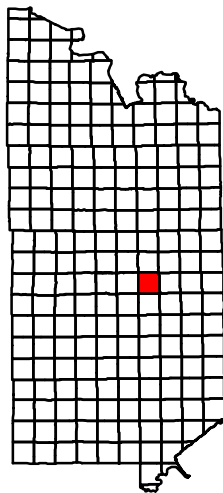
 Subject Location

 Subject

 Roads

 Water

 Tax Forfeited



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# Saint Louis County Land & Minerals Department

## Tax Forfeited Properties Adjoining Owner Sale



C22200238

TRACT 12

Legal: UNORGANIZED 56 16  
LOT 3, BLOCK 2  
LEISURE LAKE

Parcel Code: 676-0014-00130

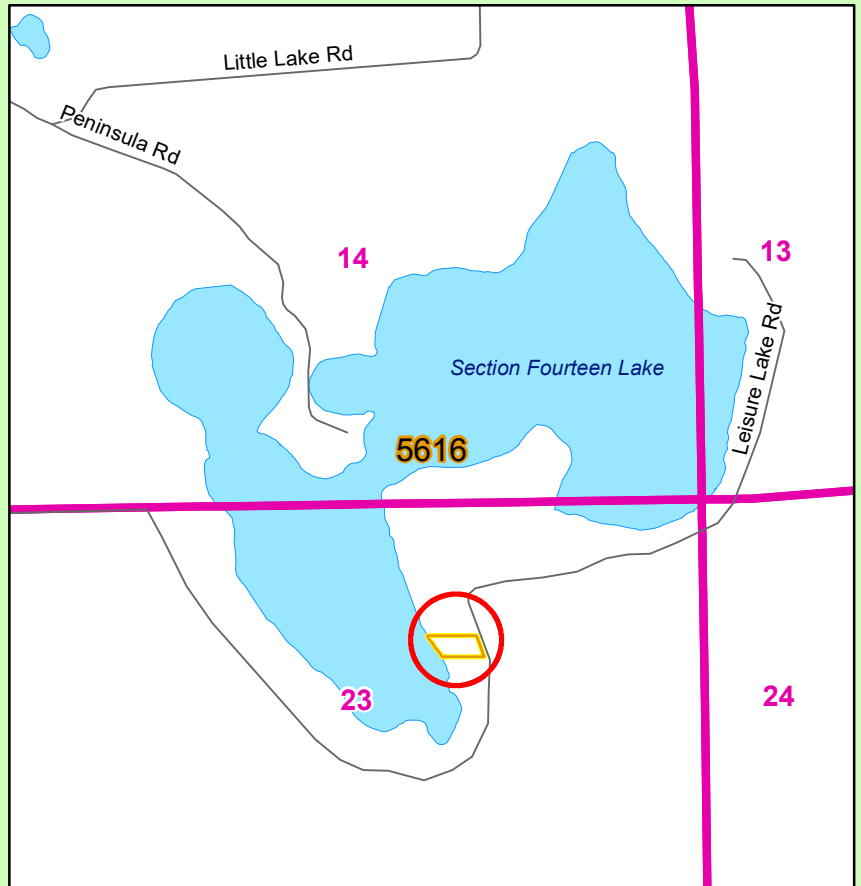
LDKEY: 121745

Commissioner District: 6

Basic Sale Price: \$15,600.00

Comments: Land Value \$15,300.00  
Base Timber Value \$300.00


Timber must be paid in full at the time of sale; timber value increases the same percentage as the sale bid up.





Unorganized 5616


Sec: 23 Twp: 56 Rng: 16


### Saint Louis County Subject Locator


 Subject Location County

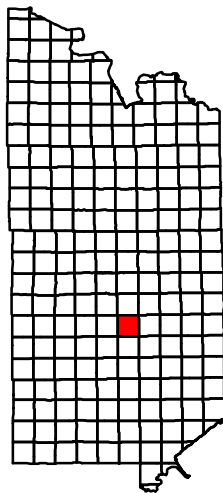
 Subject Location

 Subject

 Roads

 Water

 Tax Forfeited



### Disclaimer

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.







# Saint Louis County Land & Minerals Department

## Tax Forfeited Properties Adjoining Owner Sale



C22210126

TRACT 13

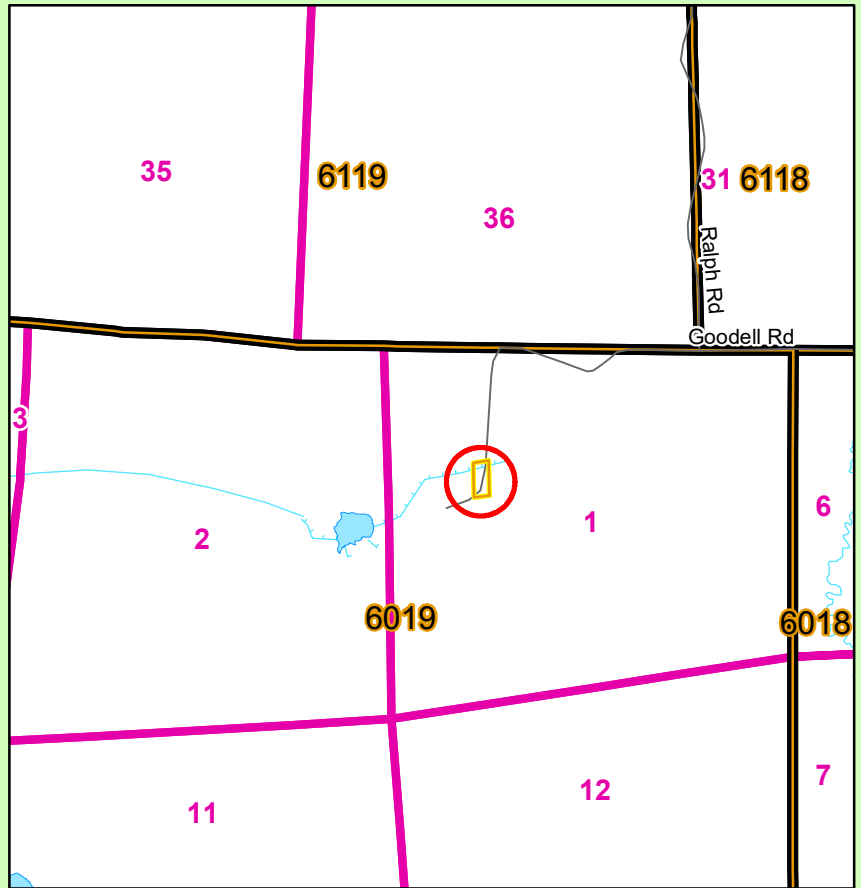
Legal: UNORGANIZED 60 19  
Easterly 200 feet of Southerly 450  
feet of Govt Lot 4,  
Sec 1 Twp 60 Rge 19

Parcel Code: 725-0010-00045

LDKEY: 125516

Commissioner District: 4


Basic Sale Price: \$1,300.00





Unorganized 6019


Sec: 1 Twp: 60 Rng: 19


### Saint Louis County Subject Locator


 Subject Location County

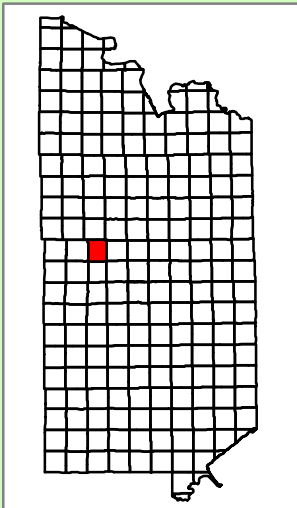
 Subject Location

 Subject

 Roads

 Water

 Tax Forfeited



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# Saint Louis County Land & Minerals Department

## Tax Forfeited Properties Adjoining Owner Sale



C22210116

TRACT 14

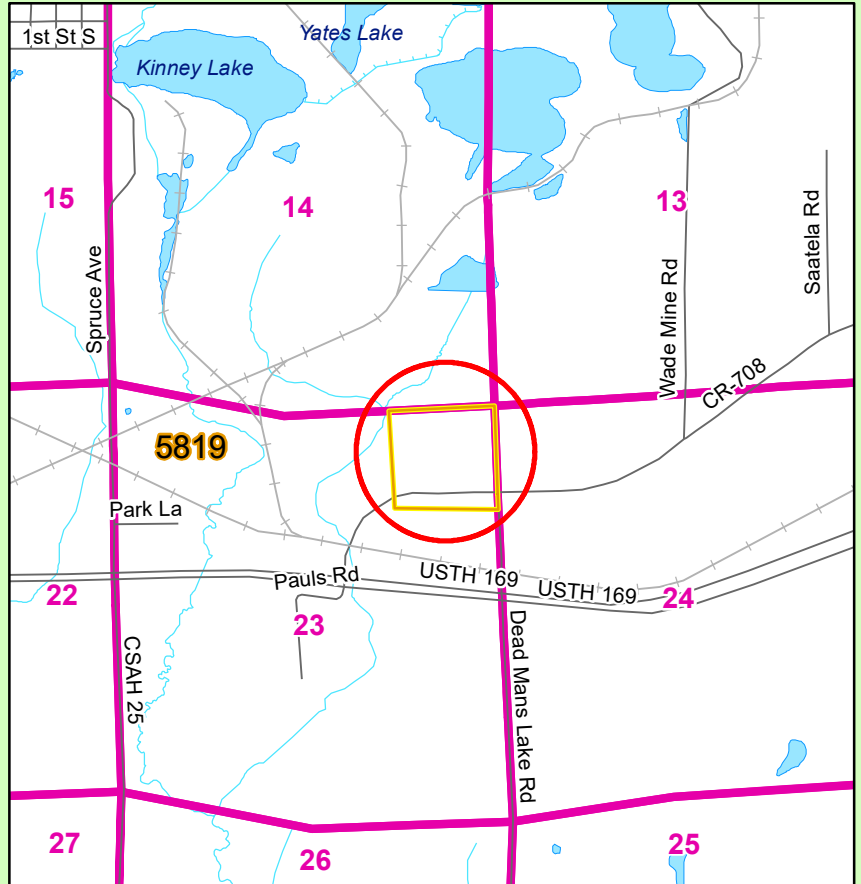
Legal: TOWN OF GREAT SCOTT  
UND3/4 NE1/4 OF NE1/4  
EX 4 50/100 AC FOR  
HIGHWAY  
Sec 23 Twp 58 Rge 19

Parcel Code: 385-0010-02031

LDKEY: 110498

Commissioner District: 7


Basic Sale Price: \$37,200.00





Town of Great Scott

Sec: 23 Twp: 58 Rng: 19


### Saint Louis County Subject Locator


 Subject Location County

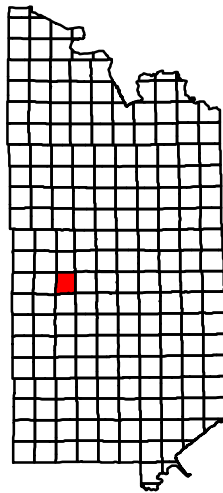
 Subject Location

 Subject

 Roads

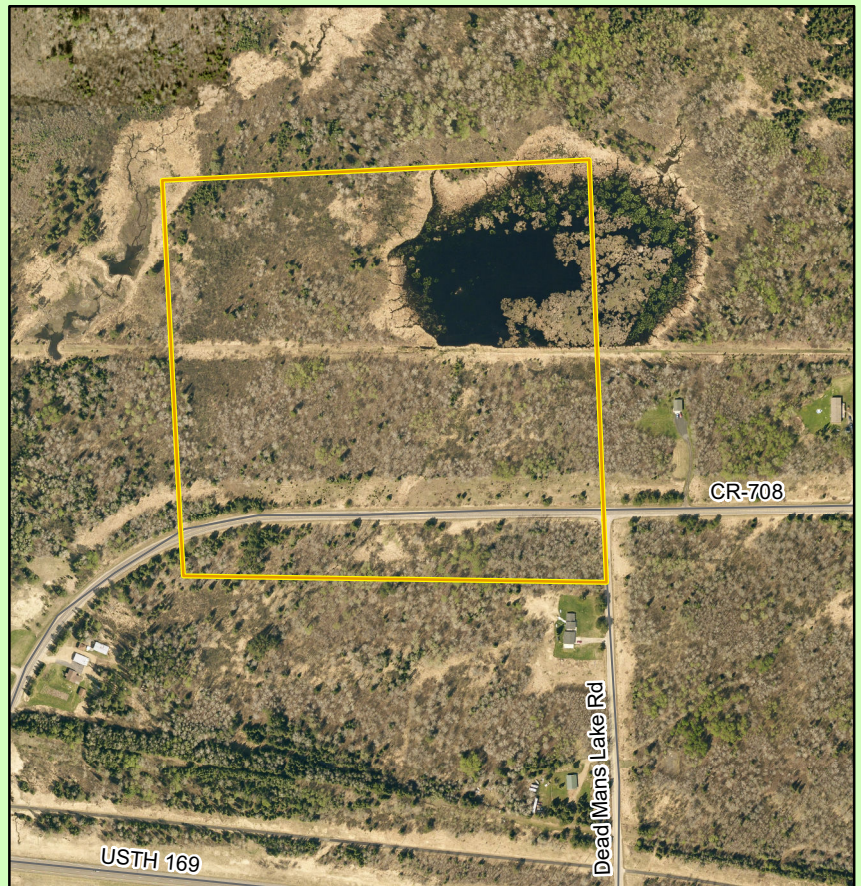
 Water

 Tax Forfeited



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# Saint Louis County Land & Minerals Department

## Tax Forfeited Properties Adjoining Owner Sale



C22210117

TRACT 15

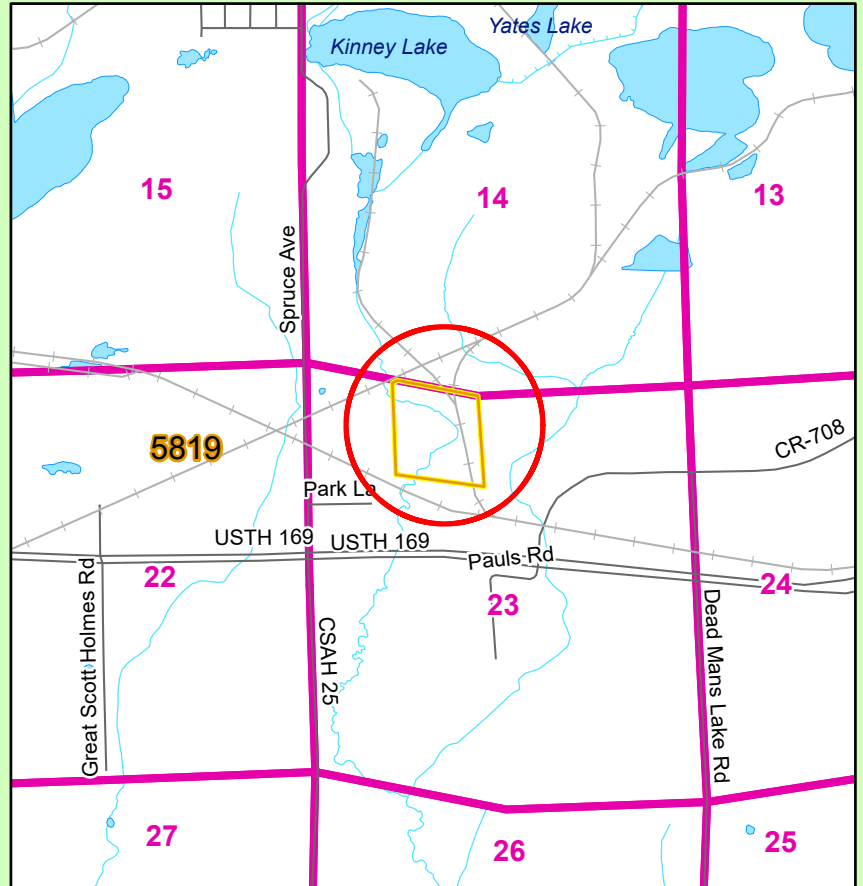
Legal: TOWN OF GREAT SCOTT  
UND3/4 NE1/4 OF NW1/4  
EX RY R OF WAY 28/100 ACRES  
Sec 23 Twp 58 Rge 19

Parcel Code: 385-0010-02071

LDKEY: 110500

Commissioner District: 7

Basic Sale Price: \$17,900.00

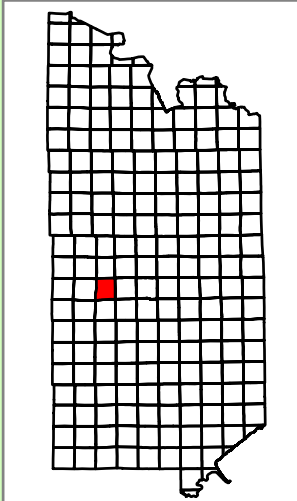


Town of Great Scott

Sec: 23 Twp: 58 Rng: 19

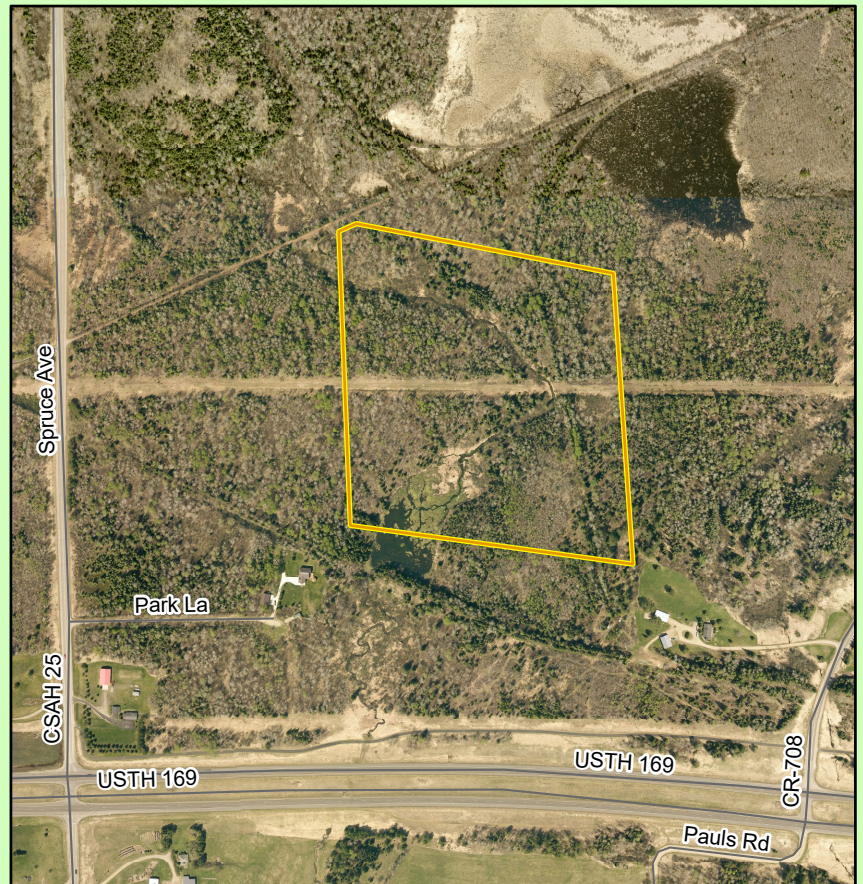
### Saint Louis County Subject Locator

- Subject Location County
- Subject Location
- Subject
- Roads
- Water
- Tax Forfeited



### Disclaimer

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# Saint Louis County Land & Minerals Department

## Tax Forfeited Properties Adjoining Owner Sale



C22210118

TRACT 16

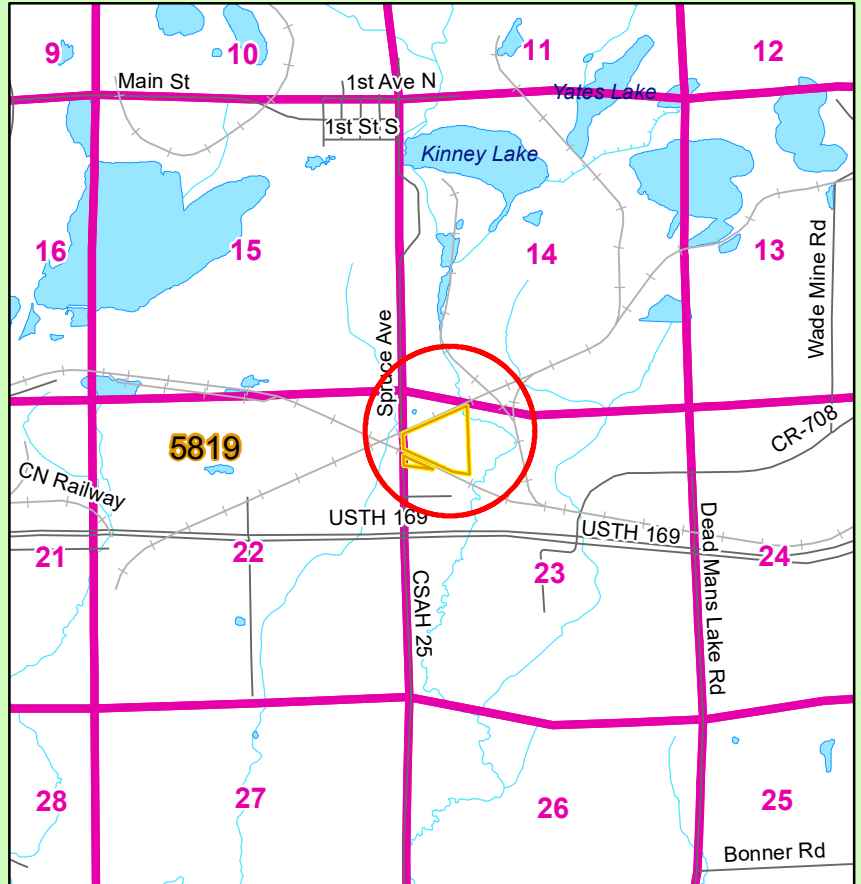
Legal: TOWN OF GREAT SCOTT  
UND 3/4 NW 1/4 OF NW 1/4  
EX RY R OF W AND EX THAT  
PART N AND W OF THE HELMER  
MINE SPUR 9 5/100 AC  
Sec 23 Twp 58 Rge 19

Parcel Code: 385-0010-02081

LDKEY: 110501

Commissioner District: 7


Basic Sale Price: \$19,400.00





Town of Great Scott

Sec: 23 Twp: 58 Rng: 19


### Saint Louis County Subject Locator


 Subject Location County

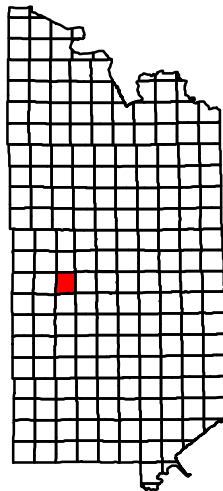
 Subject Location

 Subject

 Roads

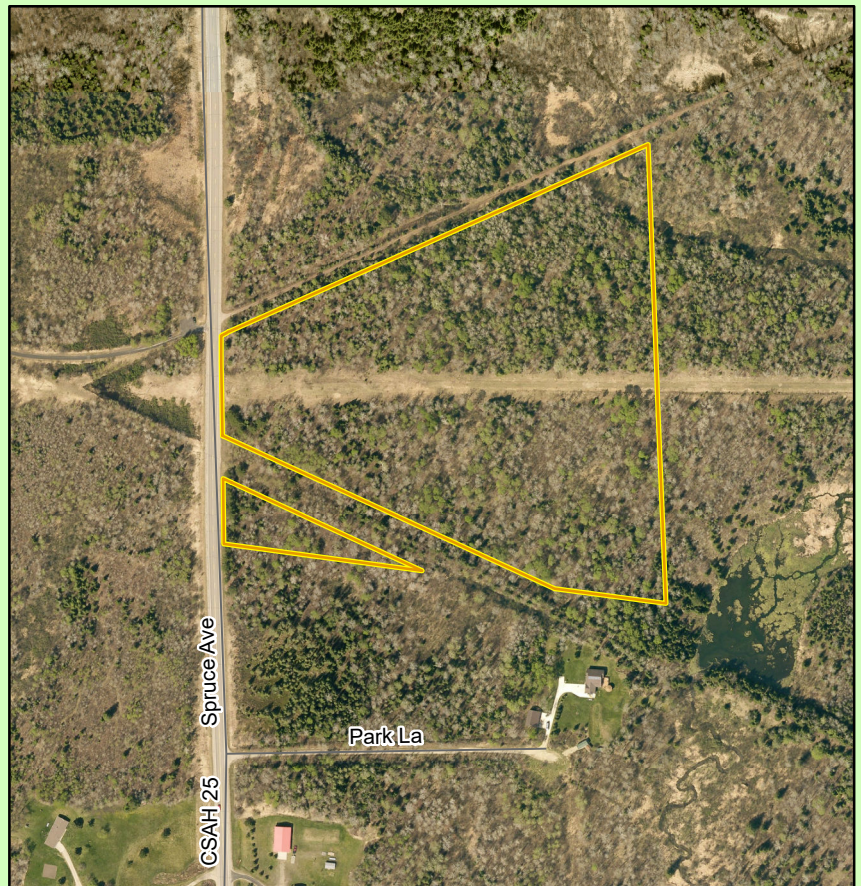
 Water

 Tax Forfeited



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# Saint Louis County Land & Minerals Department

## Tax Forfeited Properties Adjoining Owner Sale



C22210123

TRACT 17

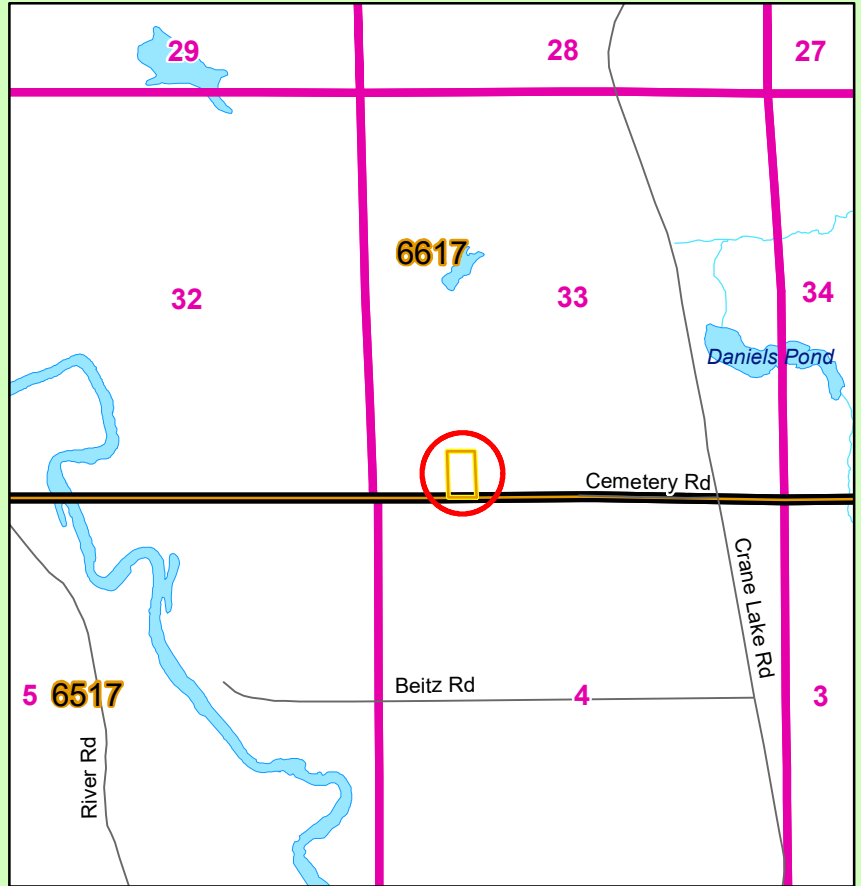
Legal: TOWN OF PORTAGE  
UND 1/2 S 600 FT OF E  
363 FT OF SW 1/4 OF SW 1/4  
Sec 33 Twp 66 Rge 17

Parcel Code: 510-0020-05081

LDKEY: 118120

Commissioner District: 4

Basic Sale Price: \$6,000.00

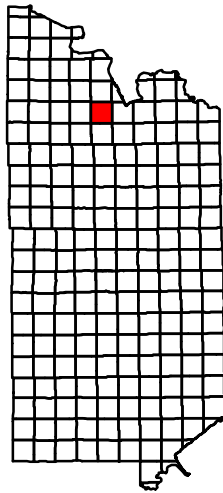


Town of Portage

Sec: 33 Twp: 66 Rng: 17

### Saint Louis County Subject Locator

- Subject Location County
- Subject Location
- Subject
- Roads
- Water
- Tax Forfeited



### Disclaimer

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# **BOARD LETTER NO. 21 – 334**

## **ENVIRONMENT & NATURAL RESOURCES COMMITTEE CONSENT NO. 7**

### **BOARD AGENDA NO.**

**DATE:** August 3, 2021

**RE:** Public Sale of State Tax  
Forfeited Properties

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

Julie Marinucci, Director  
Land and Minerals

Nancy J. Nilsen  
County Auditor/Treasurer

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

To assist communities in achieving housing, economic development and community development objectives, while providing financial return to the County and taxing districts.

#### **ACTION REQUESTED:**

The St. Louis County Board is requested to approve the urban and rural parcels listed for public auction and approve prohibited purchaser and bidder conditions.

#### **BACKGROUND:**

Minn. Stat. § 282.01 provides for the classification, appraisal, and sale of land becoming the property of the State of Minnesota for nonpayment of real property taxes. The parcels listed have forfeited to the state for nonpayment of real property taxes.

All parcels listed for the public auction have been reviewed by the Land and Minerals Department, and are recommended for sale. All parcels were released by the cities and townships for public sale. In addition, the parcels that require Department of Natural Resource (DNR) approvals have been approved.

To encourage the sale of these tax forfeited properties they have been priced at a fair market value, which is the price at which a property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of relevant facts.



Minn. Stat. § 282.01, Subd. 4(c) authorizes the county board to provide for the listing and sale of individual parcels by other means, including through a real estate broker, notwithstanding the public sale provisions in Minn. Stat. § 282.01, Subd. 7. This subdivision is to be liberally construed to encourage the sale and utilization of tax forfeited land in order to eliminate nuisances and dangerous conditions and to increase compliance with land use ordinances.

Minn. Stat. § 282.01, Subd. 13, authorizes the County Board, or the County Auditor if the auditor has been delegated such authority, to sell tax forfeited lands through an online auction.

It is in the County's best interest to have responsible taxpayers and property owners. Minn. Stat. § 282.016(c) authorizes the County Auditor to prohibit persons or entities from bidding on or buying tax forfeited property if the person or entity has delinquent property taxes in St. Louis County.

**RECOMMENDATION:**

It is recommended that the St. Louis County Board approve the sale of state tax forfeited land at a public, online auction with prohibited purchaser and bidder conditions, starting at the fair market value, in accordance with terms set forth in the Land and Minerals Department policy, and in a manner provided for by law. Funds from the land sale are to be deposited into Fund 240 (Forfeited Tax Fund).

## **Public Sale of State Tax Forfeited Properties**

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

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

WHEREAS, The parcels as described in County Board File No.\_\_\_\_\_ have been classified as non-conservation as provided for in Minn. Stat. Chapter 282.01; and

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

WHEREAS, Where approval by the Commissioner of Natural Resources is required, by Minn. Stat. § Chapter 282, such approvals have been obtained; and

WHEREAS, Minn. Stat. § 282.016(c) authorizes the County Auditor to prohibit persons or entities from becoming a purchaser, either personally or as an agent or attorney for another person or entity, of tax forfeited properties offered for sale if the person or entity owns another property within the county for which there are delinquent taxes owing; and

WHEREAS, Minn. Stat. § 282.01, Subd. 4(c), authorizes the County Board to provide for the listing and sale of individual parcels by other means, including through a real estate broker, notwithstanding the public sale provisions in Minn. Stat. § 282.01 Subd. 7. This subdivision shall be liberally construed to encourage the sale and utilization of tax forfeited land in order to eliminate nuisances and dangerous conditions and to increase compliance with land use ordinances; and

WHEREAS, Minn. Stat. § 282.01, Subd. 13, authorizes the County Board, or the County Auditor if the Auditor has been delegated such authority, to sell tax forfeited lands through an online auction. When an online auction is used to sell tax forfeited lands, the County Auditor shall post a physical notice of the online auction and shall publish a notice of the online auction on its website not less than ten days before the online auction begins, in addition to any other notice required; and

WHEREAS, Minn. Stat. § 282.135 authorizes the County Board to delegate to the County Auditor any authority, power, or responsibility relating generally to the administration of tax forfeited land, including developing the necessary policies and procedures to implement the sale of individual tax forfeited parcels by alternative methods as permitted by Minn. Stat. § 282.01 Subd. 4(c);

THEREFORE, BE IT RESOLVED, That the St. Louis County Board authorizes the County Auditor to offer the state tax forfeited lands described in County Board File No. \_\_\_\_\_ for sale at a public, online auction with prohibited purchaser and bidder conditions, starting at the fair market value in accordance with terms set forth in the Land and Minerals Department policy, and in a manner provided for by law. Funds from the auction are to be deposited into Fund 240 (Forfeited Tax Fund).

Tract 1


City Of Duluth

010-0230-04770,04820,04830,04920

\$5,000.00

± 1.65 acres


C22210128



Location: South and east of 7920 Godolphin Street, Duluth

Legal: Lots 1 thru 5, Lot 6, Lot 7, BLK 65 AND Lots 1 thru 16, BLK 66, BAY VIEW ADDITION TO DULUTH NO 2

Land	\$5,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,000.00



Vacant, wooded parcels near the end of Godolphin St. in the Bay View Heights neighborhood of Duluth. This +/- 72,000 sq. ft. property is separated by an undeveloped alley. This area is zoned R-1 (Residential) and there are no municipal utilities. Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential buyer must obtain appropriate approvals if improving undeveloped, platted roads to this site. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 2


City Of Duluth

010-0480-00350

\$5,175.00

± 0.08 acres


C22210129



Location: Between 4105 and 4113 Grand Avenue, Duluth

Legal: Lot 21, Block 3, CHANDLER PARK ADDITION TO DULUTH

Land	\$5,175.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,175.00



A vacant lot located in the Denfeld neighborhood of Duluth. This +/- 25' x 133' parcel is a non-conforming lot of record zoned MU-N (Mixed Use Neighborhood). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. The City of Duluth has waived or does not intend to reinstate the previously listed assessments. Recording Fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 3


City Of Duluth

010-1050-00040

\$80,300.00

± 0.16 acres


C22210171



Location: 13 E 7th Street, Duluth

Legal: E1/2 of Lot 5 AND W1/2 of Lot 7, DULUTH PROPER 1ST DIVISION EAST 7TH STREET

Land	\$30,900.00
Timber	\$0.00
Improvements	\$49,400.00
Certified Assessments	\$0.00
Total	\$80,300.00



A 2 story duplex in the Central Hillside neighborhood of Duluth. Each floor contains a kitchen, full bathroom, bedroom, and living and dining rooms. Second story has excellent views of the lake, harbor, and Canal Park. Separate entrances for each floor. Condition of utilities is unknown. This +/- 50' x 140' property is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. The City of Duluth has waived or does not intend to reinstate the previously listed assessments. Proof of insurance for the structure is required within 30 days if purchased under contract. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.



<b>Tract 4</b>	City Of Duluth	010-1180-02280	<b>\$3,493.67</b>	± 0.08 acres	C22210130
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**Location:** Between 2610 and 2614 W 4th Street, Duluth

**Legal:** W 1/2 Lot 422, Block 115, DULUTH PROPER SECOND DIVISION

Land	\$2,925.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$568.67
<b>Total</b>	<b>\$3,493.67</b>



A vacant parcel located in the Lincoln Park neighborhood of Duluth. The structure that previously occupied this parcel was removed in 2004. This +/- 25' x 140' parcel is a non-conforming lot of record zoned R-2 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for information regarding a certified assessment in the amount of \$568.67 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. The City of Duluth has waived or does not intend to reinstate the remainder of the previously listed assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

<b>Tract 5</b>	City Of Duluth	010-1790-05470	<b>\$4,200.00</b>	± 0.07 acres	C22210172
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**Location:** W Dickson Street between 108th and 109th Avenue W, Duluth

**Legal:** LOT 1, Block 73, GARY CENTRAL DIVISION DULUTH

Land	\$4,200.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$4,200.00</b>



Vacant, grassy lot with frontage on W Dickson St. in the Gary New Duluth neighborhood. This +/- 30' x 100' parcel is a non-conforming lot of record zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#30185).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

<b>Tract 6</b>	City Of Duluth	010-2120-01510	<b>\$6,000.00</b>	± 0.05 acres	C22210131
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**Location:** Northeast corner of N 40th Avenue W and Grand Avenue, Duluth

**Legal:** Southerly 44 feet of Lot 1, Block 22, HAZLEWOOD ADDITION TO ONEOTA DULUTH

Land	\$6,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$6,000.00</b>



A vacant parcel on the northeast corner of N 40th Ave. W and Grand Ave. in the Denfeld neighborhood of Duluth. This +/- 50' x 44' parcel is a non-conforming lot of record zoned MU-N (Mixed Use Neighborhood). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.



<b>Tract 7</b>	City Of Duluth	010-2320-00600	<b>\$4,725.00</b>	± 0.07 acres	C22210132
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**Location:** South of 209 S 61st Avenue W, Duluth

**Legal:** Lot 7, Block 8, HUNTERS GRASSY POINT ADD TO DUL

Land	\$4,725.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$4,725.00</b>



A vacant, grassy lot in the Irving neighborhood of Duluth. This +/- 25' x 125' parcel is a non-conforming lot of record zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

<b>Tract 8</b>	City Of Duluth	010-2710-00463,00464	<b>\$39,600.00</b>	± 0.48 acres	C22210133
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**Location:** West of 325 W Mankato Street, Duluth

**Legal:** W 68 FT OF E 616 53/100 FT OF S 150 FT OF UNPLATTED PART OF SE 1/4 OF NE 1/4 MEASURED ALONG THE S LINE OF WINONA STREET AND W 68 FT OF E 548 53/100 FT OF S 150 FT OF THE UNPLATTED PART OF SE 1/4 OF NE 1/4 MEASURED ALONG THE S LINE OF WINONA STREET, DULUTH CITY OF, Sec 3 Twp 50N Rge 14W

Land	\$39,600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$39,600.00</b>



A vacant +/- 136' x 150' partially wooded property in the Woodland neighborhood of Duluth. This area is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. The City of Duluth has waived or does not intend to reinstate the previously listed assessments. Recording fee \$46.00 (T#328323).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

<b>Tract 9</b>	City Of Duluth	See Comments	<b>\$7,800.00</b>	± 1.28 acres	C22120023
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**Location:** Between Bowser and Goodhue Streets east of 97th Avenue W, Duluth

**Legal:** LOT 1 and LOT 2 and LOT 3 and LOT 4 and LOT 5 and LOT 6 and LOT 7 and LOT 8 and LOT 9 and LOT 10 and LOT 11 and LOT 12 and LOT 13 and LOT 14 and LOT 15 and LOT 16, BLOCK 30, NEW DULUTH 1ST DIVISION

Land	\$7,800.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$7,800.00</b>



Vacant, brushy lots on the south side of Bowser St., east of 97th Ave W. Road and utilities would have to be extended from 97th Ave. W. Bowser St. has been vacated between 96th and 97th Ave. W adjacent to Block 30. This area is zoned MU-B (Mixed Use – Business). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

PIDs: 010-3430-09710 through -09860

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.



**Tract 10**

City Of Duluth

010-4510-07640,07670,07710

**\$6,770.27**

± 0.11 acres

C22190133

**Location:** Corner of Cody Street and N 58th Avenue W, Duluth**Legal:** Easterly 50 feet of Lot 13 and ELY 25 FT OF LOTS 14 15 AND 16 and West 25 feet of East 50 feet of LOTS 14, 15 and 16, BLOCK 166, WEST DULUTH 5TH DIVISION

Land	\$5,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$1,070.27
<b>Total</b>	<b>\$6,770.27</b>



Vacant, +/- 100' x 50' corner property in the Cody neighborhood of Duluth. The structure that previously occupied this parcel was removed. This tract is zoned MU-N (Mixed Use Neighborhood). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for information regarding a certified assessment in the amount of \$1,070.27 that must be paid at time of sale, and for any other certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

**Tract 11**

City Of Chisholm

020-0080-00390

**\$3,450.00**

± 0.84 acres

C22210134

**Location:** Approximately 0.10 of a mile north of McNiven Road on the east side of Highway 73, Chisholm**Legal:** Lot 10, Block 2, CARLIN GARDENS CHISHOLM

Land	\$3,450.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$3,450.00</b>



This +/- 135' x 271' parcel is zoned R-2 (Residential District). Contact the City of Chisholm for permitted uses and zoning questions. The structures that previously occupied this parcel were removed in 2018. A mound septic system remains, an inspection report is on file. Contact St. Louis County Environmental Services for more information. Check with the City of Chisholm for details regarding a pending assessment of \$445.52 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

**Tract 12**

City Of Eveleth

040-0080-01040

**\$2,925.00**

± 0.10 acres

C22210135

**Location:** Between 810 and 814 Grant Avenue, Eveleth**Legal:** Lot 4, Block 79, DORR ADDITION TO EVELETH

Land	\$2,925.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$2,925.00</b>



A vacant +/- 40' x 120' parcel in the city of Eveleth. Previously 812 Grant Ave., the structures were removed in 2021. Zoning is R-1 (Residential District). Contact the City of Eveleth for permitted uses and zoning questions. Check with the City of Eveleth for information regarding a pending assessment in the amount of \$570.51 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract)

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

**Tract 13**

City Of Virginia

090-0010-13650

**\$3,300.00**

± 0.10 acres

C22210136

**Location:** Between 405 and 411 4th Street S, Virginia**Legal:** Lot 28 AND W1/2 of Lot 29, Block 50, VIRGINIA

<b>Land</b>	<b>\$3,300.00</b>
<b>Timber</b>	<b>\$0.00</b>
<b>Improvements</b>	<b>\$0.00</b>
<b>Certified Assessments</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$3,300.00</b>



A vacant +/- 37.5' x 120' parcel in the city of Virginia. Previously 407 4th St. S the structures were removed in 2021. Zoning is R-2 (One, Two, Three and Four Family Residential). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for any certified, pending or future assessments that may be reinstated. The City of Virginia Public Utilities Commission has waived or does not intend to reinstate the previously listed assessments. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

**Tract 14**

City Of Virginia

090-0030-06470

**\$38,528.68**

± 0.15 acres

C22210137

**Location:** Northwest corner of 3rd Avenue W and 8th Street S, Virginia**Legal:** East 6 feet of Lot 30 AND all of Lots 31 AND 32, Block 96, VIRGINIA 2ND ADDITION

<b>Land</b>	<b>\$4,350.00</b>
<b>Timber</b>	<b>\$0.00</b>
<b>Improvements</b>	<b>\$0.00</b>
<b>Certified Assessments</b>	<b>\$34,178.68</b>
<b>Total</b>	<b>\$38,528.68</b>



A vacant +/- 56' x 120' corner lot in the city of Virginia. Previously 301 8th St. S, the structures were removed in 2019. Zoning is R-2 (One, Two, Three and Four Family Residential). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for details regarding certified assessments in the amount of \$34,178.68 that must be paid at the time of sale, pending assessments of \$31,345.17 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. The City of Virginia Public Utilities Commission has waived or does not intend to reinstate the remainder of the previously listed utility assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

**Tract 15**

City Of Virginia

090-0060-03850

**\$2,371.22**

± 0.09 acres

C22190178

**Location:** Southeast corner of 6th Avenue W and 12th Street S, Virginia**Legal:** LOT 1 AND W 1/2 LOT 2, Block 16, ANDERSONS 3RD ADDITION TO VIRGINIA

<b>Land</b>	<b>\$1,450.00</b>
<b>Timber</b>	<b>\$0.00</b>
<b>Improvements</b>	<b>\$0.00</b>
<b>Certified Assessments</b>	<b>\$921.22</b>
<b>Total</b>	<b>\$2,371.22</b>



This non-conforming +/- 52' x 80' parcel was previously 536 12th St. S. The structures were removed in 2018. Zoning is R-2 (One, Two, Three and Four Family Residential). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for information regarding a certified assessment for road reconstruction in the amount of \$921.22 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. The City of Virginia Public Utilities Commission has waived or does not intend to reinstate the remainder of the previously listed utility assessments. A medical lien is held against this property – consult a real estate attorney for details. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.



<b>Tract 16</b>	City Of Babbitt	105-0055-00310	<b>\$6,375.00</b>	± 0.49 acres	C22210138
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**Location:** Previously 7938 Township Road 6305, Babbitt  
**Legal:** Lots 10 and 11, Block 3, BENVILLE PLAT CITY OF BABBITT



Land	\$6,375.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$6,375.00</b>

This irregularly shaped parcel is approximately 0.49 of an acre. Previously 7938 Twp. Rd. 6305, the structures were removed in 2021. There is a well, condition unknown. Zoning is R-2 (Single Family Residential District). Contact the City of Babbitt for permitted uses and zoning questions. Check with the City of Babbitt for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). Well disclosure fee \$50.00.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

<b>Tract 17</b>	City Of Cook	See Comments	<b>\$26,025.00</b>	± 7.90 acres	C22210139
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**Location:** West of Vermilion Drive and northeast of the railroad grade, Cook  
**Legal:** PART OF OUT LOT 3 BEGINNING AT NW CORNER OF OUT LOT 3 RUNNING THENCE E 365 FT THENCE S 274 FT THENCE WLY 253 5/10 FT TO A POINT ON THE RY RT OF W THENCE NWLY ALONG SAID RY RT OF W 157 4/10 FT THENCE N 120 8/10 FT TO POINT OF BEGINNING AND Lot 19 AND Lot 20 AND Lots 21 thru 40, ASHAWA also BROWNS DIVISION CITY OF COOK



Land	\$26,025.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$26,025.00</b>

This tract is approximately 7.98 acres on undeveloped, platted roads. The structure (112 3rd Ave. NE) that previously occupied parcel 120-0033-00190 was removed in 2015. This property is located northwest of the Little Fork River and adjoins an active railroad grade to the southwest. Parcel 120-0010-00100 is zoned SR-1 (Suburban Residence) and the remainder of the property is zoned R-1 (Residential District). Contact the City of Cook for permitted uses and zoning questions. These parcels contains areas that may be located within the floodplain management area and contain wetlands that may impact development and/or access plans. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads to the site. Check with the City of Cook for any certified, pending or future assessments that may be reinstated. Recording fee \$92.00 (T#241162 and Abstract).  
 PINs: 120-0010-00100; 120-0033-00190,-00200,-00210

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

<b>Tract 18</b>	City Of Cook	120-0030-00010	<b>\$700.00</b>	± 0.10 acres	C22170265
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**Location:** North of 237 3rd Street NW, Cook  
**Legal:** LOT 1, BLOCK 1, BALLIETS ADDITION TO COOK



Land	\$700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$700.00</b>

This non-conforming +/- 124' x 99' x 91' parcel is zoned R-1 (Residential District). Contact the City of Cook for permitted uses and zoning questions and for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

**Tract 19**

City Of Hibbing

140-0050-00740,00750

**\$7,800.00**

± 0.14 acres

C22210140

**Location:** North of 1114 12th Avenue E, Hibbing**Legal:** Lot 5 AND Lot 6, Block 8, BROOKLYN CITY OF HIBBING

<b>Land</b>	<b>\$7,800.00</b>
<b>Timber</b>	<b>\$0.00</b>
<b>Improvements</b>	<b>\$0.00</b>
<b>Certified Assessments</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$7,800.00</b>



A vacant +/- 50' x 125' tract in the Brooklyn neighborhood of Hibbing. Zoning is R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for information regarding a pending assessment in the amount of \$168.48 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#241145).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

**Tract 20**

City Of Hibbing

140-0050-03090,03100,03110

**\$8,695.21**

± 0.20 acres

C22210141

**Location:** Between 1208 and 1220 14th Avenue E, Hibbing**Legal:** South 1/2 of Lot 6 AND Lot 7 AND Lot 8, Block 17, BROOKLYN CITY OF HIBBING

<b>Land</b>	<b>\$8,625.00</b>
<b>Timber</b>	<b>\$0.00</b>
<b>Improvements</b>	<b>\$0.00</b>
<b>Certified Assessments</b>	<b>\$70.21</b>
<b>Total</b>	<b>\$8,695.21</b>



A vacant +/- 62.5' x 125' tract in the Brooklyn neighborhood of Hibbing. Zoning is R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for information regarding a certified mowing assessment in the amount of \$70.21 that must be paid at time of sale, and for any other certified, pending or future assessments that may be reinstated. Any abandoned personal property is part of the sale. Recording fee \$46.00 (T#241145).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

**Tract 21**

City Of Hibbing

140-0050-03610,03620

**\$8,734.36**

± 0.14 acres

C22210142

**Location:** Between 1203 and 1213 14th Avenue E, Hibbing**Legal:** Lot 26 AND Lot 27, Block 18, BROOKLYN CITY OF HIBBING

<b>Land</b>	<b>\$7,800.00</b>
<b>Timber</b>	<b>\$0.00</b>
<b>Improvements</b>	<b>\$0.00</b>
<b>Certified Assessments</b>	<b>\$934.36</b>
<b>Total</b>	<b>\$8,734.36</b>




A vacant +/- 50' x 125' property in the Brooklyn neighborhood of Hibbing. Zoning is R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for information regarding a certified mowing assessment in the amount of \$934.36 that must be paid at time of sale, and for any other certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#241145).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.




<b>Tract 22</b>	Beatty Township	250-0031-00050	<b>\$22,200.00</b>	± 3.48 acres	C22200196
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**Location:** On the north shore of Ban Lake on the Elbow River, Orr

**Legal:** LOT 5, BLOCK 1, BAN LAKE NORTH


Land	\$20,200.00
Timber	\$2,000.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$22,200.00</b>



This irregularly shaped parcel is approximately 3.48 acres with about 340 feet of frontage on Ban Lake and is crossed by the Elbow River in the western quarter of the parcel. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with Beatty Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in the area being offered at this sale and available for immediate purchase over-the-counter.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

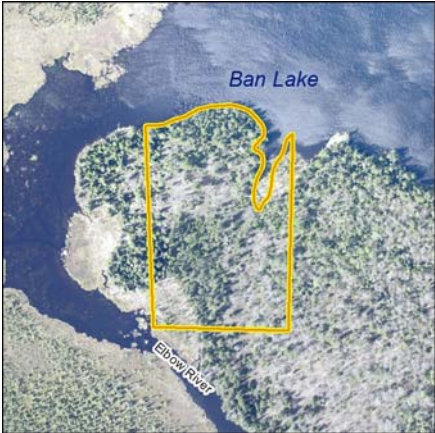
<b>Tract 23</b>	Beatty Township	250-0032-00010	<b>\$50,200.00</b>	± 6.20 acres	C22210042
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**Location:** Approximately 280 feet east of Elbow River on the south shore of Ban Lake, Orr

**Legal:** LOT 1, BLOCK 1, BAN LAKE SOUTH


Land	\$48,600.00
Timber	\$1,600.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$50,200.00</b>



This irregularly shaped parcel is approximately 6.2 acres with about 540 feet of frontage on Ban Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). The parcel contains wetlands that may impact development and/or access plans. Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Beatty Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in the area being offered at this sale and available for immediate purchase over-the-counter.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.


<b>Tract 24</b>	Beatty Township	250-0115-00040	<b>\$93,500.00</b>	± 3.59 acres	C22210049
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**Location:** Approximately 1.27 miles northwest of South Elbow Lake Boat Access, Cook

**Legal:** LOT 4, BLOCK 1, OLECRANON

Land	\$92,500.00
Timber	\$1,000.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$93,500.00</b>




This irregularly shaped parcel is approximately 3.59 acres with about 925 feet of frontage on Elbow Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Beatty Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.




<b>Tract 25</b>	Beatty Township	250-0115-00060	<b>\$81,500.00</b>	± 4.30 acres	C22210050
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**Location:** Approximately 1.28 miles northwest of South Elbow Lake Boat Access, Cook

**Legal:** LOT 6, BLOCK 1, OLECRANON


Land	\$80,500.00
Timber	\$1,000.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$81,500.00</b>



This irregularly shaped parcel is approximately 4.3 acres with about 475 feet of frontage on Elbow Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions.The parcel contains wetlands that may impact development and/or access plans. Check with Beatty Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.


<b>Tract 26</b>	Beatty Township	250-0115-00160	<b>\$50,000.00</b>	± 2.43 acres	C22210051
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**Location:** Approximately 1.48 miles north of South Elbow Lake Boat Access, Cook

**Legal:** LOT 16, BLOCK 1, OLECRANON


Land	\$49,200.00
Timber	\$800.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$50,000.00</b>



This irregularly shaped parcel is approximately 2.43 acres with about 275 feet of frontage on Elbow Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Beatty Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.


<b>Tract 27</b>	Beatty Township	250-0116-00060	<b>\$48,750.00</b>	± 2.58 acres	C22210143
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**Location:** Between 9177 and 9185 Elbow Lake N, Cook

**Legal:** LOT 6 BLOCK 1, OLECRANON FIRST ADDITION

Land	\$47,450.00
Timber	\$1,300.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$48,750.00</b>



This parcel is approximately 2.58 acres with about 310 feet of frontage on Elbow Lake. This parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Beatty Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.



Tract 28


Breitung Township

270-0090-00080,00110,00120

\$95,900.00

± 0.87 acres


C22210054



Location: East of 5735 Pine Island N, Breitung Township

Legal: LOTS 8, 9 AND 10 AND LOT 11 AND LOT 12, NE NA MIK KA TA, TOWN OF BREITUNG

Land	\$95,900.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$95,900.00



This parcel is approximately 0.87 of an acre with about 260 feet of frontage on Pine Island in Lake Vermilion. Parcel has water access and is zoned RES-10 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcels contain areas that may be located within the floodplain management area and may impact development. Check with Breitung Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 29


Breitung Township

270-0090-01290,01390,01400,01630,01670

\$52,725.00

± 5.04 acres


C22210173



Location: Approximately 285 feet northeast of South Shore Park on undeveloped platted Norway Road, Pine Island

Legal: LOTS 129 THRU 138 INC and Lot 139 and LOTS 140 THRU 149 AND LOTS 152 THRU 162 INC and LOTS 163 THRU 166 and LOTS 167 THRU 175 INC, NE NA MIK KA TA, TOWN OF BREITUNG

Land	\$51,525.00
Timber	\$1,200.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$52,725.00



This tract is approximately 5.04 acres located on Pine Island in Lake Vermilion. This property is divided by undeveloped, platted roads. This tract has water access and is zoned RES-10 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcels contain areas that may be located within the floodplain management area and may impact development. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with Breitung Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 30


Canosia Township

280-0010-00440

\$42,375.00

± 40.00 acres


C22210174



Location: North of Schultz Road and west of Castle Road, Duluth

Legal: NW 1/4 OF SE 1/4, Sec 2 Twp 51N Rge 15W

Land	\$40,275.00
Timber	\$2,100.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$42,375.00



This parcel is approximately 40 acres located in rural Canosia Township. There is no known legal access. Zoning is FAM-1 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Check with Canosia Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#101960). Please respect private property and seek permission to view this parcel. There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.



<b>Tract 31</b>	Canosia Township	280-0010-00450	<b>\$95,700.00</b>	± 40.00 acres	C22210175
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**Location:** Previously 4979 Schultz Road, Duluth  
**Legal:** SW 1/4 OF SE 1/4, Sec 2 Twp 51N Rge 15W

<b>Land</b>	<b>\$87,600.00</b>
<b>Timber</b>	<b>\$8,100.00</b>
<b>Improvements</b>	<b>\$0.00</b>
<b>Certified Assessments</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$95,700.00</b>



This parcel is approximately 40 acres located in rural Canosia Township. The structure that occupied this site was removed in 2018. There is an abandoned well on the property. Zoning is FAM-1 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Check with Canosia Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#101960). Well disclosure fee \$50.00. There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

<b>Tract 32</b>	Canosia Township	280-0014-00220,00230	<b>\$50,100.00</b>	± 80.00 acres	C22150116
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**Location:** Approximately 1.2 miles north of the intersection of Martin Road and LaVaque Road, Duluth  
**Legal:** SW 1/4 OF SE 1/4 ALSO SE1/4 OF SE1/4, Sec 22 Twp 51N Rge 15W, TOWN OF CANOSIA

<b>Land</b>	<b>\$45,050.00</b>
<b>Timber</b>	<b>\$1,550.00</b>
<b>Improvements</b>	<b>\$3,500.00</b>
<b>Certified Assessments</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$50,100.00</b>



Approximately 80 acres located north of the Duluth International Airport in Canosia Township. Most of the tract is lowland, including 0.25 of a mile of frontage along LaVaque Rd. There is a depleted sand/gravel/borrow pit with semi trailers in the northwest portion of the property. Any abandoned personal property on site at the time of sale is the responsibility of the future owner. There is no developed access, as the existing road near the southern border of the property is privately owned. The Hermantown Missing Link Snowmobile Trail crosses the property. This area is zoned MU-5 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Contact Jeff Brandon of the MPCA for information on any open investigations involving this property. Check with Canosia Township for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$66.00 (T#197364, T#197366).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

<b>Tract 33</b>	Cedar Valley Township	285-0055-00020	<b>\$42,300.00</b>	± 1.20 acres	C22210144
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**Location:** Between 12989 and 13009 Carlson Road, Hibbing  
**Legal:** LOT 2, BLOCK 1, FLOODWOOD LAKE SOUTH

<b>Land</b>	<b>\$42,300.00</b>
<b>Timber</b>	<b>\$0.00</b>
<b>Improvements</b>	<b>\$0.00</b>
<b>Certified Assessments</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$42,300.00</b>



This irregularly shaped parcel is approximately 1.2 acres with about 214 feet of frontage on Floodwood Lake. The area is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Cedar Valley Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.



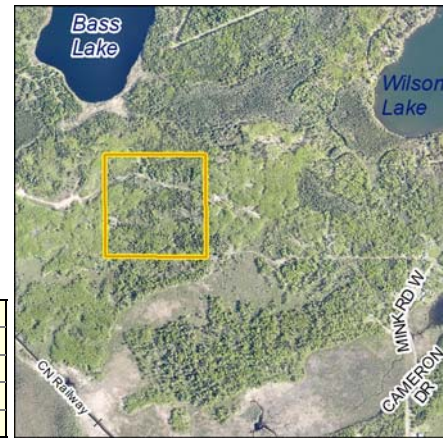
<b>Tract 34</b>	Ellsburg Township	320-0010-05430	<b>\$15,825.00</b>	± 40.00 acres	C22210145
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**Location:** Approximately 0.57 of a mile west of Mink Road W, Cotton

**Legal:** SE1/4 OF NW1/4, Sec 33 Twp 55N Rge 16W

Land	\$12,225.00
Timber	\$3,600.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$15,825.00</b>



This parcel is approximately 40 acres and has easement access. Parcel is zoned FAM-3 (Forest Agriculture Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Depiction of property lines and/or location may be inaccurate – potential buyers should consult a surveyor. Check with Ellsburg Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

<b>Tract 35</b>	Embarrass Township	330-0010-04680	<b>\$41,300.00</b>	± 69.32 acres	C22210146
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**Location:** West of Levander Road on Highway 21, Embarrass

**Legal:** N 1/2 OF SW 1/4 EX HIGHWAY EASEMENT, Sec 29 Twp 60N Rge 15W

Land	\$34,700.00
Timber	\$6,600.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$41,300.00</b>



This parcel is approximately 69 acres and is crossed by about 1,450 feet of unnamed streams and a powerline easement. Zoning is MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with Embarrass Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

<b>Tract 36</b>	Field Township	350-0010-03440	<b>\$69,000.00</b>	± 40.00 acres	C22210147
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**Location:** Approximately 0.50 of a mile north of Three Bridges and Alango Roads, Cook

**Legal:** SW 1/4 OF NW 1/4, Sec 21 Twp 62N Rge 19W

Land	\$64,600.00
Timber	\$4,400.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$69,000.00</b>

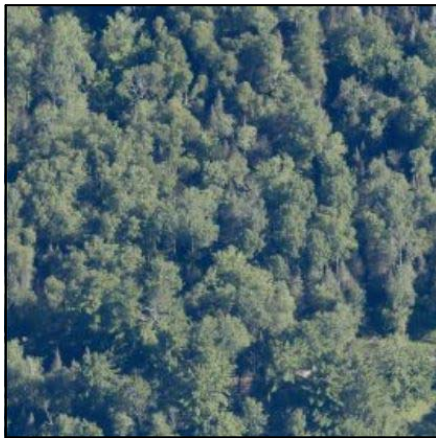


This parcel is approximately 40 acres and is crossed in the northeast by about 1,450 feet of the Little Fork River. There is no known legal access. Parcel is zoned FAM-1 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains areas that may be located within the floodplain management area that may impact development. Parcel is subject to Public Waters - visit the MN DNR website for more information. Check with Field Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Please respect private property and seek permission to view this parcel.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.



<b>Tract 37</b>	Gnesen Township	375-0130-07500	<b>\$400.00</b>	± 0.22 acres	C22210082
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**Location:** Between 4137 Hemlock Drive and 6541 Cherry Road, Duluth  
**Legal:** LOTS 749 THRU 753, WOODLAND BEACH TOWN OF GNESEN

<b>Land</b>	<b>\$400.00</b>
<b>Timber</b>	<b>\$0.00</b>
<b>Improvements</b>	<b>\$0.00</b>
<b>Certified Assessments</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$400.00</b>



A non-conforming wooded parcel in rural Gnesen Township. This +/- 100' x 100' parcel is zoned Suburban Residential (S-R). Contact Gnesen Township Zoning Director for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads to the site. Contact the Gnesen Town Clerk for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

<b>Tract 38</b>	Great Scott Township	385-0010-02250	<b>\$27,825.00</b>	± 35.50 acres	C22210150
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**Location:** Divided by CR708 (Old Highway 169) with Wade Mine Road along the eastern border, Mt. Iron  
**Legal:** NE 1/4 OF NW 1/4 EX 4 50/100 AC FOR HIGHWAY, Sec 24 Twp 58N Rge 19W

<b>Land</b>	<b>\$27,825.00</b>
<b>Timber</b>	<b>\$0.00</b>
<b>Improvements</b>	<b>\$0.00</b>
<b>Certified Assessments</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$27,825.00</b>



This parcel is approximately 35.5 acres and is divided by County Rd. 708 (Old Hwy. 169) and a powerline easement. There is a well on site, condition unknown. Parcel is zoned MU-4 (Multiple Use) north of Old Hwy.169 and FAM-9 (Forest Agriculture Management) south of the highway. Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with Great Scott Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Well disclosure fee \$50.00.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

<b>Tract 39</b>	Kugler Township	410-0022-00750	<b>\$13,125.00</b>	± 14.73 acres	C22210151
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**Location:** South of Wahlsten Road on State Highway 135, Tower  
**Legal:** THAT PART OF NW 1/4 OF SW 1/4 LYING W OF THE RY RT OF W EX 6 ACRES FOR HIGHWAY, Sec 29 Twp 61N Rge 15W

<b>Land</b>	<b>\$10,125.00</b>
<b>Timber</b>	<b>\$3,000.00</b>
<b>Improvements</b>	<b>\$0.00</b>
<b>Certified Assessments</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$13,125.00</b>




This irregularly shaped parcel is approximately 14.73 acres. It is divided by State Hwy. 135 and adjoins the Iron Ore Trails on the eastern border. Parcel is zoned FAM -3 (Forest Agriculture Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Depiction of property lines and/or location may be inaccurate – potential buyers should consult a surveyor. Check with Kugler Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.




<b>Tract 40</b>	Lavell Township	420-0010-05310	<b>\$29,400.00</b>	± 40.00 acres	C22210152
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**Location:** Approximately 0.35 of a mile south of 1393 Lavell Road, Meadowlands

**Legal:** NW 1/4 OF SW 1/4, Sec 32 Twp 55N Rge 19W


Land	\$23,000.00
Timber	\$6,400.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$29,400.00



This parcel is approximately 40 acres and has no known legal access. Zoning is FAM-3 (Forest Agriculture Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Depiction of property lines and/or location may be inaccurate – potential buyers should consult a surveyor. Check with Lavell Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#283528). Please respect private property and seek permission to view this parcel.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.


<b>Tract 41</b>	Leiding Township	425-0030-01200	<b>\$2,700.00</b>	± 3.88 acres	C22210153
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**Location:** West of the US Highway 53 (Johnson Parkway) and Johnson Road intersection, Orr

**Legal:** North 200 feet of that part of NE1/4 of NE1/4, lying West of State Highway, EXCEPT Highway right of way. Sec 13 Twp 64N Rge 20W


Land	\$2,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$2,700.00



This parcel is approximately 3.88 acres and is crossed by a power line. Zoning is MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Check with Leiding Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.


<b>Tract 42</b>	Linden Grove Township	430-0010-01310	<b>\$67,300.00</b>	± 40.00 acres	C22210154
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**Location:** Approximately 0.50 of a mile north of MN TH 1, Cook

**Legal:** NW 1/4 OF SE 1/4, Sec 8 Twp 62N Rge 20W

Land	\$54,300.00
Timber	\$13,000.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$67,300.00



This parcel is approximately 40 acres and is crossed in the northeast by about 1,000 feet of the Little Fork River. There is no known legal access. Parcel is zoned FAM-2 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains areas that may be located within the floodplain management area and may impact development. Parcel is subject to Public Waters - visit the MN DNR website for more information. Check with Linden Grove Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Please respect private property and seek permission to view this parcel.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.



<b>Tract 43</b>	McDavitt Township	435-0010-04760	<b>\$35,850.00</b>	± 40.00 acres	C22210155
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**Location:** 2604 Fermoy Road, Zim

**Legal:** SW1/4 of NW1/4, Sec 27 Twp 56N Rge 18W

<b>Land</b>	<b>\$28,400.00</b>
<b>Timber</b>	<b>\$0.00</b>
<b>Improvements</b>	<b>\$7,450.00</b>
<b>Certified Assessments</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$35,850.00</b>



This parcel is approximately 40 acres with a pole building, garage and wood outbuilding. Condition of utilities is unknown. There is a well, condition unknown. Parcel is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with McDavitt Township for information regarding a pending assessment in the amount of \$280.00 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. There is an unsatisfied mortgage held against this property – consult a real estate attorney for details. Any abandoned personal property remaining is part of the sale. Well Disclosure Fee \$50.00. Recording fee \$46.00 (Abstract). Well disclosure fee \$50.00.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

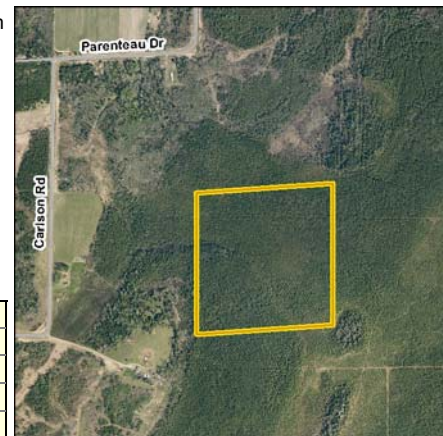
<b>Tract 44</b>	McDavitt Township	435-0010-05820	<b>\$8,400.00</b>	± 40.00 acres	C22210156
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**Location:** Approximately 0.25 of a mile east of Carlson Road (Highway 83), Zim

**Legal:** SW 1/4 OF SW 1/4, Sec 32 Twp 56N Rge 18W

<b>Land</b>	<b>\$5,550.00</b>
<b>Timber</b>	<b>\$2,850.00</b>
<b>Improvements</b>	<b>\$0.00</b>
<b>Certified Assessments</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$8,400.00</b>



This parcel is approximately 40 acres and has no known legal access. Zoning is FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Check with McDavitt Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Please respect private property and seek permission to view this parcel.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

<b>Tract 45</b>	McDavitt Township	435-0020-03880	<b>\$13,000.00</b>	± 13.78 acres	C22210157
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**Location:** Southeast corner of McDavitt Road and the railroad, Zim

**Legal:** THAT PART OF SW 1/4 OF SW 1/4 LYING S OF G N RY RT OF WAY, Sec 21 Twp 55N Rge 18W

<b>Land</b>	<b>\$13,000.00</b>
<b>Timber</b>	<b>\$0.00</b>
<b>Improvements</b>	<b>\$0.00</b>
<b>Certified Assessments</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$13,000.00</b>



This parcel is approximately 13 acres and is crossed in the northeast by about 545 feet of the Stony Creek. Parcel is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with McDavitt Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.



<b>Tract 46</b>	McDavitt Township	435-0020-05210,05240	<b>\$6,000.00</b>	± 9.98 acres	C22210158
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**Location:** Southwest corner of Cranberry Lane and Kolu Road, Zim

**Legal:** THAT PART OF NE 1/4 OF SE 1/4 LYING E OF THE RY RT OF WAY AND THAT PART OF SE 1/4 OF SE 1/4 LYING E OF THE RY RT OF WAY, Sec 28 Twp 55N Rge 18W

Land	\$6,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$6,000.00</b>



This irregularly shaped tract is approximately 9.98 acres and adjoins the Burlington Northern Santa Fe Railway. Zoning is FAM-3 (Forest Agriculture Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with McDavitt Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

<b>Tract 47</b>	Morse Township	465-0030-00770	<b>\$157,500.00</b>	± 19.50 acres	C22200219
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**Location:** North side of Wolf Lake across from the boat landing, Ely

**Legal:** LOT 3, Sec 5 Twp 62N Rge 13W

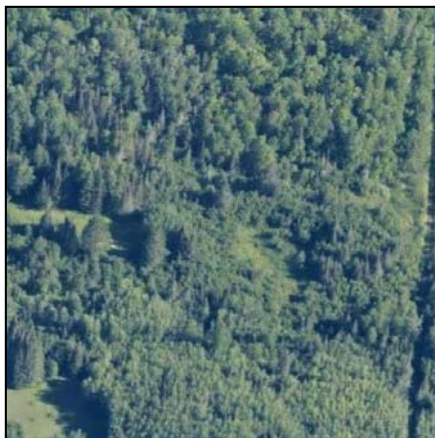
Land	\$148,900.00
Timber	\$8,600.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$157,500.00</b>



This irregularly shaped parcel is approximately 19.5 acres with about 1,500 feet of frontage on Wolf Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Morse Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is adjoining property available for immediate purchase over-the-counter on the Available List.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

<b>Tract 48</b>	Normanna Township	485-0010-02950	<b>\$13,100.00</b>	± 3.00 acres	C22210017
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**Location:** Northeast of 3360 Jezierski Drive, Duluth

**Legal:** N 15 RODS OF E 32 RODS OF NE1/4 OF NE1/4, Sec 19 Twp 52N Rge 13W

Land	\$13,100.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$13,100.00</b>



Vacant, non-conforming, partially wooded property in rural Normanna Township. There is no known legal access. This parcel is approximately 3 acres and is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with the Town of Normanna for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Please respect private property and seek permission to view this parcel.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.



<b>Tract 49</b>	Owens Township	495-0010-02211	<b>\$525.00</b>	± 2.90 acres	C22210018
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**Location:** North of 1645 Highway 53, Cook

**Legal:** THAT PART OF NE1/4 OF NE1/4 LYING W OF THE WLY RIGHT OF WAY OF STATE HWY 53, Sec 19 Twp 62N Rge 18W

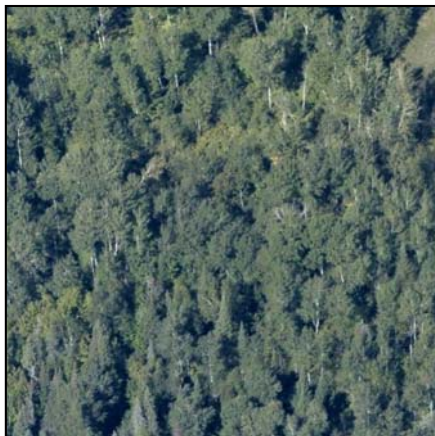
Land	\$525.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$525.00</b>



This non-conforming, irregularly shaped parcel is approximately 2.9 acres. Zoning is MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Check with Owens Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

<b>Tract 50</b>	Pike Township	505-0015-03100	<b>\$300.00</b>	± 0.25 acres	C22210020
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**Location:** Approximately 0.22 of a mile west of Folman Road, Embarrass

**Legal:** PART OF SE 1/4 OF SE 1/4 1 QUARTER AC IN SW CORNER, Sec 21 Twp 60N Rge 16W

Land	\$300.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$300.00</b>



This non-conforming +/- 105' x 105' parcel has no known legal access. Zoning is FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Depiction of property lines and/or location may be inaccurate – potential buyers should consult a surveyor. Check with Pike Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Please respect private property and seek permission to view this parcel.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

<b>Tract 51</b>	City of Rice Lake	520-0140-01390	<b>\$21,675.00</b>	± 1.43 acres	C22200224
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**Location:** Previously 4134 Calvary Road W, Rice Lake

**Legal:** E1/2 of Lot 16 AND all of Lot 17, Block 4, INGLESIDE PARK TOWN OF RICE LAKE

Land	\$21,675.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$21,675.00</b>



Wooded property located in the city of Rice Lake. There is an unnamed stream flowing along the west side of the property. Previously 4134 Calvary Rd. W, the structures were removed in 2021. There is a well, condition unknown. This +/- 150' x 414' parcel is zoned RR-2 (Rural Residential). Contact the City of Rice Lake for permitted uses and zoning questions. Contact the City of Rice Lake for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of sale. Recording fee \$46.00 (T#246479). Well disclosure fee \$50.00.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.



**Tract 52**

Solway Township

530-0010-06470,06480

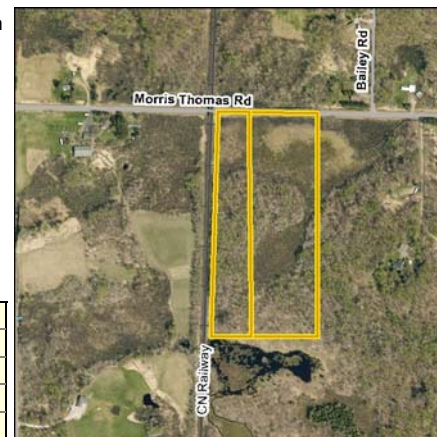
**\$22,425.00**

± 17.04 acres

C22210159

**Location:** East of railroad tracks and west of 6212 Morris Thomas Road, Duluth**Legal:** NE 1/4 OF NW 1/4, EX E 970 FT AND THAT PART OF NW 1/4 OF NW 1/4 LYING E OF THE D W AND P RY, Sect35 Twp 50N Rge 16W

<b>Land</b>	<b>\$18,925.00</b>
<b>Timber</b>	<b>\$3,500.00</b>
<b>Improvements</b>	<b>\$0.00</b>
<b>Certified Assessments</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$22,425.00</b>



Vacant, partially wooded property on Morris Thomas Rd. in rural Solway Township. This approximately 17 acre tract is zoned RES-3 (Residential). Contact the St. Louis County Planning & Community Development Department for permitted uses and zoning questions. Check with Town of Solway for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

**Tract 53**

Sturgeon Township

545-0010-01160

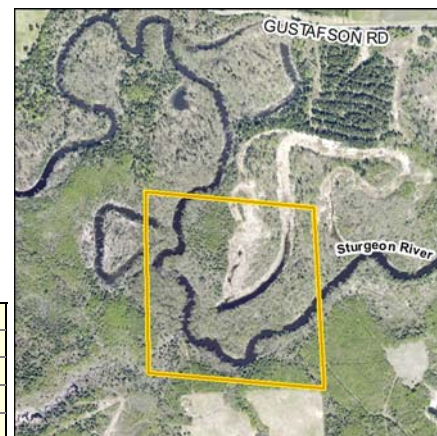
**\$28,600.00**

± 40.00 acres

C22210160

**Location:** Between Gustafson Road and Highway 22 on Sturgeon River, Angora**Legal:** SE 1/4 OF NE 1/4, Sec 8 Twp 61N Rge 20W

<b>Land</b>	<b>\$20,600.00</b>
<b>Timber</b>	<b>\$8,000.00</b>
<b>Improvements</b>	<b>\$0.00</b>
<b>Certified Assessments</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$28,600.00</b>



This parcel is approximately 40 acres and is crossed by about 3,725 feet of the Sturgeon River. Parcel has water access and is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains areas that may be located within the floodplain management area and this parcel is predominately wetland and may not be suitable for development. Check with Sturgeon Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

**Tract 54**

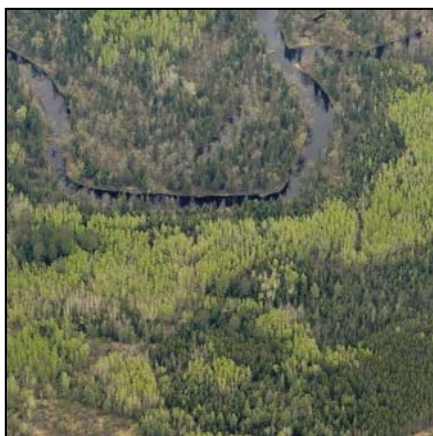
Sturgeon Township

545-0010-01360

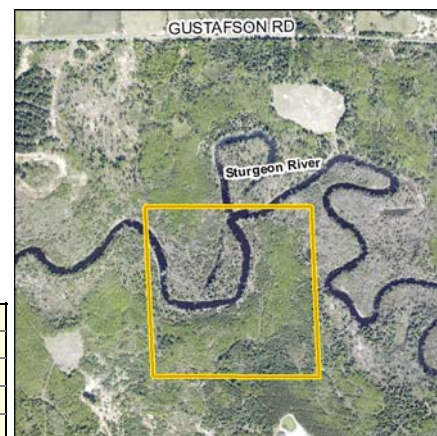
**\$41,000.00**

± 40.00 acres

C22210161

**Location:** Between Gustafson Road and Highway 22 on Sturgeon River, Angora**Legal:** SE 1/4 OF NW 1/4, Sec 9 Twp 61N Rge 20W

<b>Land</b>	<b>\$31,400.00</b>
<b>Timber</b>	<b>\$9,600.00</b>
<b>Improvements</b>	<b>\$0.00</b>
<b>Certified Assessments</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$41,000.00</b>



This parcel is approximately 40 acres and is crossed by about 2,160 feet of the Sturgeon River. Parcel has water access and is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains areas that may be located within the floodplain management area and contains wetlands that may impact development and/or access plans. Check with Sturgeon Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.



Tract 55


White Township

570-0023-00200

\$18,150.00

± 40.00 acres


C22210162



Location: Approximately 1 mile west of Lane 55 and Loop 54, Gilbert

Legal: SE 1/4 OF NE 1/4, Sec 18 Twp 58N Rge 15W

Land	\$13,250.00
Timber	\$4,900.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$18,150.00



This parcel is approximately 40 acres and has no known legal access. Zoning is FAM-2 (Forest Agriculture Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Check with White Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Please respect private property and seek permission to view this parcel.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 56


White Township

570-0040-00910,00950

\$6,416.68

± 0.36 acres


C22210163



Location: Northeast corner of Geary Street and Victor Avenue, Aurora

Legal: Lots 1 and 2, AND Lots 3,4,5,6 AND 7, Block 6, COTTON TOWN OF WHITE

Land	\$5,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$716.68
Total	\$6,416.68



Previously 5774 Geary St., the structures were removed in 2021. This +/- 183' x 125' parcel is zoned RES-11 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with White Township for information regarding a certified assessment in the amount of \$716.68 that must be paid at time of sale, a pending assessment of \$985.30 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 57


White Township

570-0040-02490

\$800.00

± 0.10 acres


C22210021



Location: Southeast corner of Walter Avenue and Ryan Street, Aurora

Legal: Lots 9 and 10, Block 13, COTTON TOWN OF WHITE

Land	\$800.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$800.00




This non-conforming +/- 50' x 93' parcel has overhead power lines and is zoned RES-11 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with White Township for any certified, pending or future assessments that may be reinstated. Any abandoned personal property is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.




<b>Tract 58</b>	Unorganized Township	642-0111-00170	<b>\$48,000.00</b>	± 1.25 acres	C22200234
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**Location:** Approximately 140 feet south of 2748 Linwood Lake Road W, Makinen

**Legal:** LOT 8, BLOCK 2, LINWOOD


Land	\$48,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$48,000.00



This irregularly shaped parcel is approximately 1.25 acres with about 150 feet of frontage on Linwood Lake. Zoning is SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Parcel contains wetlands that may impact development and/or access plans. Check with the St. Louis County Auditor's Office for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.


<b>Tract 59</b>	Unorganized Township	677-0016-00420	<b>\$34,800.00</b>	± 40.45 acres	C22210164
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**Location:** West of Greenthumb Road, Gilbert and north of River Drive, Eveleth

**Legal:** LOT 2, Sec 30 Twp 57N Rge 16W


Land	\$29,150.00
Timber	\$5,650.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$34,800.00



This parcel is approximately 40 acres and is crossed by about 1,775 feet of the St. Louis River. Parcel has water access and is zoned SMU-3a (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains areas that may be located within the floodplain management area and contains wetlands that may impact development and/or access plans. This parcel is subject to Public Waters - visit the MN DNR website for more information. Check with the St. Louis County Auditor's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.


<b>Tract 60</b>	Unorganized Township	690-0010-02080	<b>\$27,200.00</b>	± 40.00 acres	C22210165
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**Location:** Approximately 0.21 of a mile west of Williams Road W, Eveleth

**Legal:** SW 1/4 OF SE 1/4, Sec 12 Twp 56N Rge 17W

Land	\$22,200.00
Timber	\$5,000.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$27,200.00



This parcel is approximately 40 acres and is crossed by about 3,475 feet of Mud Hen Creek. Parcel has no known legal access and is zoned FAM-1 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains areas that may be located within the floodplain management area and this parcel is predominately wetland and may not be suitable for development. Check with the St. Louis County Auditor's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Please respect private property and seek permission to view this parcel.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.



Tract 61


Unorganized Township

752-0010-03250

\$33,150.00

± 36.36 acres


C22210167



**Location:** Across the road from 12798 Wichingen Road, Hibbing

**Legal:** SE1/4 OF NW1/4 EX THAT PART OF THE FOLLOWING DESCRIBED PARCEL DESCRIBED AS A STRIP OF LAND 33 FT ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE COMM AT NW COR OF G.L.3 THENCE S89DEG13'46"E ALONG N LINE OF G.L.3 686.98 FT THENCE S00DEG51'01"E 100 FT THENCE S89DEG13'46"E 343.36 FT THENCE S00DEG51'01"E 272.72 FT THENCE N64DEG45'30"W 14.33 FT TO A TANGENTIAL CURVE CONCAVE TO THE S THENCE WLY ALONG CURVE WITH A DELTA ANGLE OF 42DEG31'47" AND A RADIUS OF 161.48 FT 119.86 FT THENCE S72DEG42'35"W 460.58 FT TO PT OF BEG THENCE N58DEG44'10"W 253.26 FT THENCE N81DEG16'48"W 180.33 FT THENCE N55DEG29'54"W 221.15 FT THENCE S32DEG43'13"W 190.08 FT THENCE S50DEG 13'14"W 185.69 FT THENCE S14DEG33'23"W 322.84 FT THENCE S37DEG09'39"W 114.12 FT THENCE N66DEG52'10"W 367.87 FT THENCE S76DEG09'45"W 375.75 FT THENCE N53DEG27'37"W 105.84 FT TO W LINE OF SE1/4 OF NW1/4 THERE TERMINATING AND EX PART PLATTED AS WICHINGEN SHORES, Sec 20 Twp 55N Rge 21W

Land	\$27,950.00
Timber	\$5,200.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$33,150.00



This parcel is approximately 36.36 acres and is divided by a 66 foot wide privately owned strip of land. This property is crossed by power lines in the northwest and encumbered by access easements in the northeast and southeast. Zoning is SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with the St. Louis County Auditor's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 62

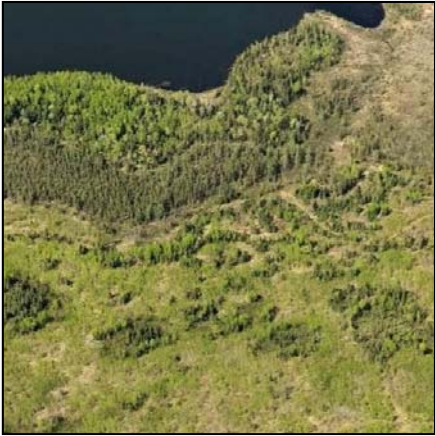
Unorganized Township

755-0010-02130

\$128,900.00

± 73.00 acres


C22210168



**Location:** Approximately 0.10 of a mile east of the end of Hannon Road, Chisholm

**Legal:** LOTS 2 AND 3, Sec 14 Twp 59N Rge 21W

Land	\$120,600.00
Timber	\$8,300.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$128,900.00



This parcel is approximately 73 acres with about 1,925 feet of frontage on Island Lake. Parcel is located on undeveloped, platted roads and is zoned RES-5 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Depiction of property lines and/or location may be inaccurate - potential buyers should consult a surveyor. Check with the St. Louis County Auditor's Office for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 63


Unorganized Township

758-0010-02720

\$73,200.00

± 37.70 acres


C22210169



**Location:** Approximately 0.25 of a mile west of County Road 962 and Ableman Road, Orr

**Legal:** LOT 7, Sec 19 Twp 63N Rge 21W

Land	\$67,800.00
Timber	\$5,400.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$73,200.00



This parcel is approximately 37.7 acres with about 1,340 feet of frontage on the Little Fork River. Parcel has water access and is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains areas that may be located within the floodplain management area and this parcel also contains wetlands that may impact development and/or access plans. Check with the St. Louis County Auditor's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.



**Location:** Approximately 0.55 of a mile southwest of County Road 962 and Ableman Road, Orr  
**Legal:** LOT 4, Sec 30 Twp 63N Rge 21W

Land	\$49,900.00
Timber	\$2,000.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$51,900.00



This parcel is approximately 8.4 acres with about 2,000 feet of frontage on the Little Fork River. Parcel has water access and is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains areas that may be located within the floodplain management area and contains wetlands that may impact development and/or access plans. Check with the St. Louis County Auditor's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

# **BOARD LETTER NO. 21 – 335**

## **PUBLIC WORKS & TRANSPORTATION COMMITTEE NO. 1**

### **BOARD AGENDA NO.**

**DATE:** August 3, 2021

**RE:** Amendment to the 2021 Liquid  
Surface Treatment Calcium  
Chloride Award of Bid

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

James T. Foldesi  
Public Works Director/Highway Engineer

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

To provide a safe, well maintained road and bridge system.

#### **ACTION REQUESTED:**

The St. Louis County Board is requested to approve an amendment to the original Board Resolution No. 21-290, adopted on May 11, 2021, for the 2021 Liquid Surface Treatment (Calcium Chloride /Magnesium Chloride) services provided by EnviroTech Services, Inc.

#### **BACKGROUND:**

The Purchasing Division prepared a Request for Bids seeking qualified contractors to furnish, deliver and apply Calcium Chloride. Bids were received and opened by the St. Louis County Purchasing Division on Wednesday, April 21, 2021, for the contract containing 38% Liquid Calcium Chloride.

2021 has presented challenges with the low rainfall amounts resulting in drought conditions and significant dust on the gravel road network. To preserve and protect the existing roadways, it was deemed necessary to increase product quantities both furnished and delivered and delivered. The Public Works Department has identified the need for increasing the furnished and delivered quantity by 200,000 gallons, a net increase of \$202,000.00, and increasing the bulked delivered quantity to 100,000 gallons, a net increase of \$97,000.00, which will allow the completion of services requested plus treatment to areas originally not accounted for prior to the drought conditions.

In accordance with the Purchasing Rules and Regulations, contract change orders greater than 25% of the total projected cost and/or greater than \$150,000.00 in cumulative total must seek secondary approval from the board.



**RECOMMENDATION:**

It is recommended that the St. Louis County Board authorize an amendment to the original Board Resolution No. 21-290, adopted on May 11, 2021, to read as follows:

To increase the total cost of liquid calcium chloride delivered and applied cost to \$1,070,000.00 plus increase alternates to a cost of \$147,000.00 for new total cost of \$1,217,000.00 payable from Fund 200, Agency 207001, and Object Code 653400.

## **Amendment to the 2021 Liquid Surface Treatment Calcium Chloride Award of Bid**

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

WHEREAS, The Purchasing Division prepared a Request for Bids seeking qualified contractors to furnish, deliver and apply Calcium Chloride and bids were received and opened by the St. Louis County Purchasing Division on Wednesday, April 21, 2021, for the contract containing 38% Liquid Calcium Chloride; and

WHEREAS, 2021 has presented challenges with the low rainfall amounts resulting in drought conditions and significant dust on the gravel road network and in order to preserve and protect the existing roadways, it was determined increase product quantities would be necessary; and

WHEREAS, The Public Works Department has identified the need for increasing the furnished and delivered quantity by 200,000 gallons, a net increase of \$202,000.00, and increasing the bulked delivered quantity to 100,000, a net increase of \$97,000.00, will allow the completion of services requested plus treatment to areas originally not accounted for prior to the drought conditions.

THEREFORE, BE IT RESOLVED, That Board Resolution No. 21-290, adopted as on May 11, 2021, to hereby be amended as follows: To increase the total cost of liquid calcium chloride delivered and applied cost to \$1,070,000.00 plus increase alternates to a cost of \$147,000.00 for new total cost of \$1,217,000.00 payable from Fund 200, Agency 207001, and Object Code 653400.

# **BOARD LETTER NO. 21 – 336**

## **PUBLIC WORKS & TRANSPORTATION COMMITTEE NO. 2**

### **BOARD AGENDA NO.**

**DATE:** August 3, 2021

**RE:** State of Minnesota Contract  
Purchase of Sodium Chloride  
and Alternative Chemical  
Deicers

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

James T. Foldesi  
Highway Engineer/Public Works Director

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

To provide a safe, well maintained road and bridge system.

#### **ACTION REQUESTED:**

The St. Louis County Board is requested to approve the purchase of sodium chloride (road salt) and alternative chemical deicers (additives) for snow and ice control on roads.

#### **BACKGROUND:**

The Public Works Department's 2021/2022 budget includes funding for road salt and alternative deicers. Each year, the county opts into the State of Minnesota Contract for its road salt needs. The estimated quantity needed is based upon previous years' purchases. With the State Contract, it is required to purchase at least 80% of the estimated quantity, and the County may go up to 120% of this identified quantity without a unit price adjustment. The estimated total quantity of salt for the County's 100% quantity is 17,550 tons and will be purchased from the lowest delivered price State Contract vendor. The price per ton cost varies per delivery location across the County.

The State of Minnesota has completed contract extension negotiations terms and conditions for the 2021-2022 season. The State secured an agreement with Morton Salt, Inc. to assume salt fulfillment on behalf of St. Louis County's (16) locations. Through the extension process, the State was successful in retaining the 120% maximum guarantee. Pricing associated with the delivered contract rate increased in average to 5.78% when compared to the price from the 2020-2021 State Contract. The successful low delivered price bid for all County locations is:

**Morton Salt, Inc. – Chicago, Illinois**

**\$1,199,570.00**

Since the 2018-2019 winter season alternative deicing solutions trial, Public Works has incorporated these alternative treatments into its annual winter road treatments plan.



Such solutions remain effective in performance and cost savings while providing safe, well maintained road and bridge systems. The State of Minnesota has publicly solicited for alternative chemical deicers and has established a contract for such purchases. However, the contracts executed from this procurement process are scheduled to expire on October 31, 2021. From the current multi-awarded contracts, Public Works Department has elected to purchase alternative chemical deicers from Envirotech Services, Inc. of Denver, Colorado, who has a satellite office located in Mt. Iron, Minnesota, that is able to provide local service and from K-Tech Specialty Coatings, Inc. of Ashley, Indiana. As use of alternative deicing additives are still being trialed, the estimated expenditure for alternative deicers is \$75,000.00. In the event the two (2) identified contractors are not awarded the new State of Minnesota contract anticipated on November 1, 2021, the Purchasing Division will notify both the County Board and Public Works of appropriate contract changes by Board Memo.

**RECOMMENDATION:**

It is recommended the St. Louis County Board authorize the estimated purchase of salt at the State of Minnesota Contract price from Morton Salt, Inc. of Chicago, Illinois, for a maximum delivered cost of \$1,199,570.00, estimated purchase of alternative deicers at the State of Minnesota Contract price from Envirotech Services, Inc. of Denver, Colorado and K-Tech Specialty Coatings, Inc. of Ashley, Indiana at the estimated delivered cost of \$75,000.00. The total amount of road salt, \$1,199,570.00, is payable from Fund 200 Agency 207021 Object 651700; the total estimated amount of additives, \$75,000.00, is payable from Fund 200 Agency 207001 Object 651700.

**State of Minnesota Contract Purchase of Sodium Chloride and Alternative  
Chemical Deicers**

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

WHEREAS, The Public Works Department's 2021 budget includes purchase of sodium chloride (road salt) and alternative chemical deicer (brine solutions); and

WHEREAS, The Public Works Department requested State Contact Pricing for road salt and brine solutions; and

WHEREAS, Morton Salt, Inc. of Chicago, Illinois successful negotiated the lowest furnished and delivered price to 16 locations under State of Minnesota Contract 177615 in the amount of \$1,199,570.00; and

WHEREAS, Envirotech Services, Inc. and K-Tech Specialty Coatings, Inc. have selected from the State of Minnesota's multi-awarded contract to provide deicer alternatives at the estimated delivered cost of \$75,000.00.

THEREFORE, BE IT RESOLVED, That the St. Louis County Board authorizes the estimated purchase of salt at the State of Minnesota Contract price from Morton Salt, Inc. of Chicago, Illinois for a maximum delivered cost of \$1,199,570.00, payable from Fund 200, Agency 207021, Object 651700.

RESOLVED FURTHER, That the Board authorizes the purchase of brine at the State of Minnesota Contract price Envirotech Services, Inc. of Denver, Colorado and K-Tech Specialty Coatings, Inc. of Ashley, Indiana at the estimated delivered cost of \$75,000.00 payable from Fund 200 Agency 207001 Object 651700.

# **BOARD LETTER NO. 21 - 337**

## **CENTRAL MANAGEMENT & INTERGOVERNMENTAL COMMITTEE NO. 1**

### **BOARD AGENDA NO.**

**DATE:** August 3, 2021

**RE:** Amended Petition to Revoke  
Portion of Savanna Road in  
Halden Township

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

James T. Foldesi  
Public Works Director/Highway Engineer

#### **RELATED DEPARTMENTAL GOAL:**

To provide for efficient and effective government.

#### **ACTION REQUESTED:**

The St. Louis County Board is requested to consider and act on the Amended Petition to Vacate County Road Right of Way for the portion of Savanna Road north of the intersection of Savanna Road/County Road 186 and Floodwood Road in Halden Township.

#### **BACKGROUND:**

On May 3, 2021, Petitioner Michael Clark submitted a petition to revoke a portion of Savanna Road within Halden Township pursuant to Minn. Stat. § 163.11, Subd. 5 and 5a. In response to the petition, the County Board, on July 6, 2021, via Resolution No. 21-382, set a public hearing in Halden Township for August 2, 2021, at 1:00 p.m. pursuant to Minn. Stat. § 163.11, Subd. 5(a).

Subsequently, the Petitioner filed an Amended Petition to Vacate County Road right-of-way after Petitioner purchased parcel 390-0010-00120. The attached Amended Petition seeks revocation of an additional segment of Savanna Road abutting the western edge of parcel 390-0010-00120 and results in all of the Savanna Road north of the intersection of Savanna Road and Floodwood Road being revoked.

On July 20, 2021, in response to the Amended Petition, Halden Township adopted a resolution agreeing to vacate said road segment immediately upon revocation by St. Louis County, and waived all of the town's rights, damages, and claims under Minn. Stat. § 163.11. The Petitioner has likewise secured consent to revoke and vacate the additional portion of Savanna Road from the appropriate parties.



St. Louis County Public Works and Land Departments have evaluated the proposed revocation and addressed two primary concerns. First, St. Louis County administers two parcels of tax forfeited lands along this segment of Savanna Road that are accessed from Savanna Road. The Petitioner has agreed to and will execute prior to any Board action on the Amended Petition, an easement granting continued access to St. Louis County and other appropriate parties/entities for the relevant segment of Savanna Road.

Second, prior to the Amended Petition the parties were in discussions relative to the ability of County snowplows to turn around on Savanna Road. The Amended Petition removed this issue as County plows have sufficient room to conduct their operations on Floodwood Road and in the area of the intersection of Floodwood Road and just south of the proposed gate location on Savanna Road.

As noted, a public hearing on this petition was to be held at the Halden Town Hall. County staff will be in attendance and what transpires at this hearing will be reported to the Board as part of the petition presentation.

If no objections are raised at the August 2, 2021 hearing in Halden Township, the County Board will be asked to act on the Amended Petition and revoke the segment of Savanna Road as set forth in the Amended Petition. If objections are raised at the hearing, more time may be needed to allow the parties to work through any issues. Currently, there are no known objections to the proposed revocation.

**RECOMMENDATION:**

Assuming no objections are raised prior to the Board meeting, it is recommended that the St. Louis County Board revoke the portions of Savanna Road lying north of the intersection of Savanna Road/County Road 186 and Floodwood Road in the Town of Halden, St. Louis County, specifically revoking the portion of Savanna Road/County Road 186 beginning at the southern-most part of parcels 390-0010-00330 in the west and 390-0010-00120 in the east and running north until Savanna Road/County Road 186's terminus, pursuant to Minn. Stat. § 163.11, Subd. 5.

## **Amended Petition to Revoke Portion of Savanna Road in Halden Township**

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

WHEREAS, St. Louis County received an amended petition for revocation of a portion of Savanna Road lying north of the intersection of Savanna Road/County Road 186 and Floodwood Road in the Town of Halden, St. Louis County, specifically revoking the portion of Savanna Road/County Road 186 beginning at the southern-most part of parcels 390-0010-00330 in the west and 390-0010-00120 in the east and running north until Savanna Road/County Road 186's terminus; and

WHEREAS, Pursuant to Minn. Stat. § 163.11, Subd. 5, the County Board may, by resolution, revoke any County highway and the highway shall thereupon revert to the town in which it is located; and

WHEREAS, Pursuant to Minn. Stat. § 163.11, Subd. 5a, and before adopting a resolution revoking a county highway that would revert to a town, the County Board shall fix a date, time, and place of hearing in the town where the highway is located to consider the revocation; and

WHEREAS, A public hearing on the Amended Petition was properly noticed and held on August 2, 2021 at 1:00 p.m. at the Town Hall in Halden Township; and

WHEREAS, No parties appeared in opposition to the Petition; and

WHEREAS, A Consent to Vacation was signed by Chris Pulling and Allyn Clark, who are the only private property owners with land served by this right-of-way and are attached to the Amended Petition; and

WHEREAS, Petitioner has executed an easement granting St. Louis County and other appropriate parties and entities continued access to the tax forfeit properties along the segment being revoked and vacated; and

WHEREAS, On July 20, 2021, Halden Township passed a Resolution waiving all rights damages and claims under Minn. Stat. § 163.11 and immediately vacating this right-of-way under Minn. Stat. § 164.07 upon revocation by St. Louis County.

THEREFORE, BE IT RESOLVED, Pursuant to Minn. Stat. § 163.11, the County Board hereby revokes the following right-of-way, which shall revert to Halden Township:

All of the public road right-of-way lying north of the intersection of Savanna Road/County Road 186 and Floodwood Road in the Town of Halden, St. Louis County, specifically revoking the portion of Savanna Road/County Road 186 beginning at the southern-most part of parcels 390-0010-00330

in the west and 390-0010-00120 in the east and running north until Savanna Road/County Road 186's terminus.

RESOLVED FURTHER, That the Clerk of the County Board shall send two certified copies of this Resolution to the Halden Township Board of Supervisors.



## AMENDED PETITION TO VACATE COUNTY ROAD RIGHT OF WAY

To the County Board of St. Louis County, Minnesota:

Petitioner Clark Farm LLC ("Clark Farm") owns real estate along the County Road Rights of Way described below, and hereby petitions for vacation of the following described Road Right of Way:

1. Savanna Road:

All of the public road right of way located north of the intersection of Savanna Road/County Road 186 and Floodwood Road in the Town of Halden, specifically, vacating the portion of Savanna Road/County Road 186 beginning at the southernmost part of parcels 390-0010-00330 in the west and 390-0010-00120 in the east and running north until Savanna Road/County Road 186's terminus.

Except for Chris Pulling, who owns Parcel Nos. 390-0010-00180 and 390-0010-00210; the County, which Clark Farm understands owns Parcels 390-0010-00300 and 390-0010-00305; and Allyn Clark, who owns Parcel No. 390-0010-00330; Clark Farm owns the remaining tracts of land over which the relevant Road Right of Way passes and the only tracts benefited by this road. Chris Pulling has consented to this vacation and signed the attached Consent to Amended Petition to Vacate. Allyn Clark has also consented to this vacation and signed the attached Consent to Amended Petition to Vacate. No property will be landlocked if the vacation request is granted. (See Minn. Stat. § 160.09.)

Clark Farm asks that you proceed with the vacation pursuant to Minn. Stat. § 163.11, Subd. 1 and 4. In the alternative, Clark Farm requests that the Board extinguish the Road Rights of Way under Minn. Stat. § 163.11, Subd. 7.

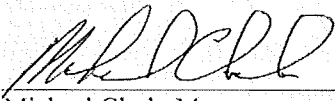
The Road Rights of Way to be vacated do not abut or terminate at any public water. (See Minn. Stat. § 163.11, Subd. 8.)

Lateral ditches, if any, in the Rights of Way, are not essential for surface drainage of adjacent lands or other public highways, are no longer needed for drainage purposes. (See Minn. Stat. § 163.11.)

No Utility Easements are affected by vacating these Road Rights of Way. (See Minn. Stat. § 160.29.)

Dated: July 29, 2021

CLARK FARM LLC

By:   
Michael Clark, Manager

**HALDEN TOWNSHIP  
ST. LOUIS COUNTY, MINNESOTA  
RESOLUTION**

**A RESOLUTION TO VACATE PUBLIC ROAD RIGHTS OF WAY**

On July 20, 2021, at a regular Town Board meeting, the Halden Town Board adopted the following Resolution:

**FINDINGS**

1. The following described right of way road is a county road located within Halden Township:

Savanna Road:

All of the public road right of way located north of the intersection of Savanna Road/County Road 186 and Floodwood Road in the Town of Halden, specifically, vacating the portion of Savanna Road/County Road 186 beginning at the southern-most part of parcels 390-0010-00330 in the west and 390-0010-00120 in the east and running north until Savanna Road/County Road 186's terminus.

2. Except for Chris Pulling, who owns Parcel Nos. 390-0010-00180 and 390-0010-00210; the County, which owns Parcels 390-0010-00300 and 390-0010-00305; and Allyn Clark, who owns Parcel No. 390-0010-00330; Clarks Farm LLC owns the remaining tracts of land over which the relevant Road Right of Way passes and the only tracts benefited by these roads. Chris Pulling has consented to this vacation and signed the attached Consent to Amended Petition to Vacate. Allyn Clark has consented to this vacation and signed the attached Consent to Amended Petition to Vacate. No property will be landlocked if the vacation request is granted.

3. Clark Farm LLC has asked the St. Louis County Board to vacate this road. The St. Louis County Board proposes that it revoke the County Highway status, and revert the right of way to the Halden Township under Minnesota Statutes Section 163.11, Subd. 5-5b.

4. Halden Township does not wish to own, control, maintain or use these road right of way. The Board finds that it is in the best interest of the Town to immediately vacate the road under Minnesota Statutes Section 164.07. The Town is willing to waive all of its rights, damages and claims under Section 163.11 in order to immediately vacate this road.

5. Since the affected landowners have signed an Amended Petition and Consent to vacate this road, there is no need for this Board to hold a formal Public Hearing or to inspect this road.

**THEREFORE**, Halden Township resolves as follows:

A. Halden Township waives all rights, damages and claims under Section 163.11, including their right to a joint Hearing between the Town Board and County Board to be held in the Township, for the County to repair and upgrade the road to County standards and to maintain the roadway for two years after revocation.

B. Upon revocation by the County, Halden Township hereby immediately vacates these rights of way under Minnesota Statutes Section 164.07. The Township does not wish to own, control, maintain or use these roads. It is in the best interest of the Town that upon revocation by the County and reversion to the Town that the rights of way be immediately vacated.

C. To the best knowledge of the Town Board members these rights of way do not terminate at any public water. They are not essential for drainage of adjacent lands or roads and no public utility easements are affected by these roads.

Adopted: July 20, 2021

HALDEN TOWNSHIP

By: 



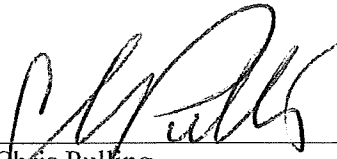
Its: chairman Al Clark

**CONSENT TO AMENDED PETITION TO VACATE**

I own real property on Savanna Road/County Road 186, west and north of Floodwood Road, specifically Parcel Nos. 390-0010-00180 and 390-0010-00210. I consent to the Amended Petition of Clark Farm LLC to vacate Savanna Road/County Road 186, north of the intersection of Savanna Road/County Road 186 and Floodwood Road in the Town of Halden, specifically, vacating the portion of Savanna Road/County Road 186 beginning at the southern-most part of parcels 390-0010-00330 in the west and 390-0010-00120 in the east and running north until Savanna Road/County Road 186's terminus.

I waive all claims for damages and any other right to compensation.

Dated: July 1, 2021

  
Chris Pulling

### CONSENT TO AMENDED PETITION TO VACATE

I own real property on Savanna Road/County Road 186, west and north of Floodwood Road, specifically Parcel No. 390-0010-00330. I consent to the Amended Petition of Clark Farm LLC to vacate Savanna Road/County Road 186, north of the intersection of Savanna Road/County Road 186 and Floodwood Road in the Town of Halden, specifically, vacating the portion of Savanna Road/County Road 186 beginning at the southern-most part of parcels 390-0010-00330 in the west and 390-0010-00120 in the east and running north until Savanna Road/County Road 186's terminus.

I waive all claims for damages and any other right to compensation.

Dated: June 30  
\_\_\_\_\_, 2021

Allyn Clark

\_\_\_\_\_  
Allyn Clark