



ITASCA COUNTY BOARD OF COMMISSIONERS

Itasca County Courthouse
123 NE 4th Street
Grand Rapids, MN 55744
(218) 327-2847

Tuesday, July 19, 2022

2:30 PM

Itasca County Boardroom

FINAL

WORK SESSION MINUTES

I. CALL TO ORDER

Chair Snyder called the meeting to order at 2:30 PM.

Attendee Name	Title	Status	Arrived
Davin Tinquist	District #1	Present	2:30 PM
Terry Snyder	District #2	Present	2:30 PM
Leo Trunt	District #3	Present	2:30 PM
Burl Ives	District #4	Present	2:30 PM
Ben DeNucci	District #5	Present	2:30 PM

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

Motion To: Add Item #6.9 (Water Appropriations Permit) and approve the agenda, as amended.

RESULT:	APPROVED (5 TO 0)
MOVER:	Commissioner Davin Tinquist
SECONDER:	Commissioner Ben DeNucci
AYES:	Davin Tinquist, Terry Snyder, Leo Trunt, Burl Ives, Ben DeNucci

IV. MINUTES APPROVAL

Motion To: Approve the minutes of the Monday, July 11, 2022 County Facilities Tour at the Swan River Garage; Monday, July 11, 2022 County Facilities Tour at the Nashwauk Garage; Monday, July 11, 2022 County Facilities Tour at the Togo Garage; Monday, July 11, 2022 County Facilities Tour at the Balsam Garage; and Tuesday, July 12, 2022 County Board Regular Session.

RESULT:	APPROVED (5 TO 0)
MOVER:	Commissioner Leo Trunt
SECONDER:	Commissioner Burl Ives
AYES:	Davin Tinquist, Terry Snyder, Leo Trunt, Burl Ives, Ben DeNucci

V. RECOMMENDED FOR CONSENT AGENDA

1. Approve a One Day Liquor License, as requested by Great Tails Animal Rescue, for a fundraiser on Friday, October 21, 2022 at Barn in the Woods located at 27037 Baich Road, Bovey, MN.

RESULT:	RECOMMENDED FOR CONSENT	NEXT: 07/26/2022 2:30 PM
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2. Award contract 59201 for Harris Township, Sunny Beach Road Project to the lowest responsible bidder, Hawkinson Construction, in the amount of \$1,731,486.25 and authorize the required signatures on the contract documents.

RESULT:	RECOMMENDED FOR CONSENT	NEXT: 07/26/2022 2:30 PM
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3. Adopt the Resolution Re: Stepping Up Initiative to Reduce the Number of People with Mental Illnesses in Jails.

RESULT: **RECOMMENDED FOR CONSENT** **NEXT: 07/26/2022 2:30 PM**

VI. DISCUSSION / INFORMATIONAL

1. Receive Citizen Input

W. D. (Bill) Hamm provided citizen input regarding the proposed Local Option Sales Tax.

2. Gambling Permit

Motion To: Approve a Premises Permit Application for gambling, as requested by American Legion Post 122, to conduct lawful gambling at Chapman Resorts LLS, 55960 County Road 4, Spring Lake, MN 56680.

RESULT: **APPROVED (5 TO 0)**
MOVER: Commissioner Davin Tinquist
SECONDER: Commissioner Ben DeNucci
AYES: Davin Tinquist, Terry Snyder, Leo Trunt, Burl Ives, Ben DeNucci

3. County Based Purchasing (IMCare) Division Update/Presentation

Contract Compliance Officer Laura Grover provided a County Based Purchasing (IMCare) Division Update, including information regarding the IMCare Compliance Plan, Standards of Conduct and associated policies and procedures.

RESULT: **INFORMATIONAL - NO ACTION TAKEN**

4. Public Hearing Re: Conditional Use Permit for Ryan Boldt

Motion To: Open the Public Hearing Re: Conditional Use Permit (CUP) submitted by Ryan Boldt for off-season boat storage.

RESULT: **APPROVED (5 TO 0)**
MOVER: Commissioner Burl Ives
SECONDER: Commissioner Leo Trunt
AYES: Davin Tinquist, Terry Snyder, Leo Trunt, Burl Ives, Ben DeNucci

Motion To: Close the above public hearing.

RESULT: **APPROVED (5 TO 0)**
MOVER: Commissioner Davin Tinquist
SECONDER: Commissioner Burl Ives
AYES: Davin Tinquist, Terry Snyder, Leo Trunt, Burl Ives, Ben DeNucci

Motion To: Approve the Conditional Use Permit submitted by Ryan Boldt for off-season boat storage, as approved by the Planning Commission at their regular meeting on July 13, 2022.

RESULT: **APPROVED (5 TO 0)**
MOVER: Commissioner Davin Tinquist
SECONDER: Commissioner Burl Ives
AYES: Davin Tinquist, Terry Snyder, Leo Trunt, Burl Ives, Ben DeNucci

5. Public Hearing Re: Conditional Use Permit for Brandon Jahn

Motion To: Open the Public Hearing Re: Conditional Use Permit (CUP) submitted by Brandon Jahn for commercial office space and shop/storage for a contracting business.

RESULT: **APPROVED (5 TO 0)**
MOVER: Commissioner Burl Ives
SECONDER: Commissioner Ben DeNucci
AYES: Davin Tinquist, Terry Snyder, Leo Trunt, Burl Ives, Ben DeNucci

Motion To: Close the above public hearing.

RESULT:	APPROVED (5 TO 0)
MOVER:	Commissioner Leo Trunt
SECONDER:	Commissioner Burl Ives
AYES:	Davin Tinquist, Terry Snyder, Leo Trunt, Burl Ives, Ben DeNucci

Motion To: Approve the Conditional Use Permit submitted by Brandon Jahn for commercial office space and shop/storage for a contracting business, as approved by the Planning Commission at their regular meeting on July 13, 2022.

RESULT:	APPROVED (5 TO 0)
MOVER:	Commissioner Burl Ives
SECONDER:	Commissioner Ben DeNucci
AYES:	Davin Tinquist, Terry Snyder, Leo Trunt, Burl Ives, Ben DeNucci

6. Construction Update – July 2022

Transportation Engineer Rachel Metelak and Assistant County Engineer Ryan Sutherland provided a construction update for July 2022.

RESULT:	INFORMATIONAL - NO ACTION TAKEN
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7. Right of Way Application from Bureau of Indian Affairs for CR 149

Motion To: Approve the submittal of the right of way application to Leech Lake Band of Ojibwe/Bureau of Indian Affairs for the CR 149 Bridge Replacement project and authorize the County Engineer to sign the required documents, pending approval of the County Attorney.

RESULT:	APPROVED (5 TO 0)
MOVER:	Commissioner Ben DeNucci
SECONDER:	Commissioner Davin Tinquist
AYES:	Davin Tinquist, Terry Snyder, Leo Trunt, Burl Ives, Ben DeNucci

8. The Master Woodland Owner Course Final Report

University of Minnesota Extension Regional Director Keri Cavitt provided a final report regarding The Master Woodland Owner Course.

RESULT:	INFORMATIONAL - NO ACTION TAKEN
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9. Water Appropriations Permit

It was the consensus of the County Board to direct County Administrator Brett Skyles to proceed with the request from the Department of Natural Resources for Itasca County to submit a Water Appropriations Permit to facilitate de-watering efforts of the Canisteo Pit.

VII. COMMITTEE REPORTS

Commissioner Ives reported on his attendance at recent Labor Negotiations and candidate forums.

Commissioner Tinquist reported on his attendance at recent Itasca Waters and Extension Committee meetings, as well as County Facilities Tours and Labor Negotiations.

Commissioner Trunt reported on his attendance at recent Fair Board, Itasca County Township Association (ICTA), Western Mesabi Mine Planning Board (WMMPB), and Risk Commission meetings, as well as County Facilities Tours and Canisteo Pit meetings.

VIII. ADMINISTRATOR UPDATE

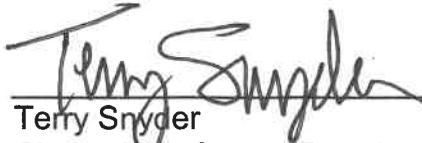
IX. COMMISSIONER COMMENTS

X. CLOSED SESSIONS

XI. ADJOURN

Chair Snyder adjourned the meeting at 3:36 PM.

ATTEST



Terry Snyder
Chair of the County Board



Brett Skyles
Clerk of the County Board



July 19, 2022

Chair:

PULL: None

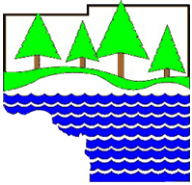
ADDITIONS:

1. Item #6.9 (Water Appropriations Permit)

CHANGES: None

INFORMATIONAL: None

Amanda



**ITASCA COUNTY
BOARD OF COMMISSIONERS**

Itasca County Courthouse
123 NE 4th Street
Grand Rapids, MN 55744
(218) 327-2847

Monday, July 11, 2022

7:30 AM

Swan River Garage

DRAFT

COUNTY FACILITIES TOUR MINUTES

I. CALL TO ORDER

Chair Snyder called the meeting to order at 7:30 AM at the Itasca County District 5 Swan River Garage located at 17438 County Road 433, Swan River, MN.

Attendee Name	Title	Status	Arrived
Davin Tinquist	District #1	Present	7:30 AM
Terry Snyder	District #2	Present	7:30 AM
Leo Trunt	District #3	Present	7:30 AM
Burl Ives	District #4	Present	7:30 AM
Ben DeNucci	District #5	Absent	

Others Present: County Engineer Karin Grandia, Highway Maintenance Director Kory Johnson, Highway Maintenance Supervisor Don Warwas, Risk/Safety Manager Duane Dockter, County Administrator Brett Skyles, and Deputy Clerk of the County Board Amanda Schultz.

II. REGULAR AGENDA

1. Swan River Garage

John Johnson expressed thoughts on the upgrades provided at the county garage locations over the years.

Highway Maintenance Director Kory Johnson and Highway Maintenance Supervisor Don Warwas provided a tour of the Itasca County District 5 Swan River Garage buildings and grounds and discussed any pertinent questions or concerns.

RESULT:	INFORMATIONAL - NO ACTION TAKEN
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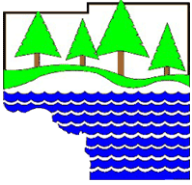
III. ADJOURN

Chair Snyder adjourned the meeting at 8:09 AM.

ATTEST

Terry Snyder
Chair of the County Board

Brett Skyles
Clerk of the County Board



**ITASCA COUNTY
BOARD OF COMMISSIONERS**

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Monday, July 11, 2022

9:05 AM

Nashwauk Garage

DRAFT

COUNTY FACILITIES TOUR MINUTES

I. CALL TO ORDER

Chair Snyder called the meeting to order at 9:05 AM at the Itasca County District 5 Nashwauk Garage located at 35777 Little Sweden Road, Nashwauk, MN.

Attendee Name	Title	Status	Arrived
Davin Tinquist	District #1	Present	9:05 AM
Terry Snyder	District #2	Present	9:05 AM
Leo Trunt	District #3	Present	9:05 AM
Burl Ives	District #4	Present	9:05 AM
Ben DeNucci	District #5	Absent	

Others Present: County Engineer Karin Grandia, Highway Maintenance Director Kory Johnson, Highway Maintenance Supervisor Don Warwas, Risk/Safety Manager Duane Dockter, County Administrator Brett Skyles, and Deputy Clerk of the County Board Amanda Schultz.

II. REGULAR AGENDA

1. Nashwauk Garage

Highway Maintenance Director Kory Johnson and Highway Maintenance Supervisor Don Warwas provided a tour of the Itasca County District 5 Nashwauk Garage buildings and grounds and discussed any pertinent questions or concerns.

RESULT:	INFORMATIONAL - NO ACTION TAKEN
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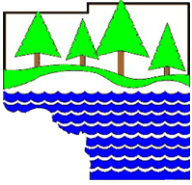
III. ADJOURN

Chair Snyder adjourned the meeting at 9:35 AM.

ATTEST

Terry Snyder
Chair of the County Board

Brett Skyles
Clerk of the County Board



**ITASCA COUNTY
BOARD OF COMMISSIONERS**

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Monday, July 11, 2022

10:55 AM

Togo Garage

DRAFT

COUNTY FACILITIES TOUR MINUTES

I. CALL TO ORDER

Chair Snyder called the meeting to order at 10:56 AM at the Itasca County District 3 Togo Garage located at 65776 County Road 541, Cook, MN.

Attendee Name	Title	Status	Arrived
Davin Tinquist	District #1	Present	10:56 AM
Terry Snyder	District #2	Present	10:56 AM
Leo Trunt	District #3	Present	10:56 AM
Burl Ives	District #4	Present	10:56 AM
Ben DeNucci	District #5	Absent	

Others Present: Highway Maintenance Director Kory Johnson, Risk/Safety Manager Duane Dockter, County Administrator Brett Skyles, and Deputy Clerk of the County Board Amanda Schultz.

II. REGULAR AGENDA

1. Togo Garage

Highway Maintenance Director Kory Johnson provided a tour of the Itasca County District 3 Togo Garage buildings and grounds and discussed any pertinent questions or concerns.

RESULT: INFORMATIONAL - NO ACTION TAKEN

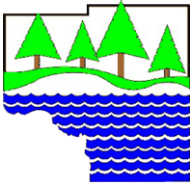
III. ADJOURN

Chair Snyder adjourned the meeting at 11:12 AM.

ATTEST

Terry Snyder
Chair of the County Board

Brett Skyles
Clerk of the County Board



**ITASCA COUNTY
BOARD OF COMMISSIONERS**

Itasca County Courthouse
123 NE 4th Street
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Monday, July 11, 2022

1:15 PM

Balsam Garage

DRAFT

COUNTY FACILITIES TOUR MINUTES

I. CALL TO ORDER

Chair Snyder called the meeting to order at 1:15 PM at the Itasca County District 3 Balsam Garage located at 44162 Scenic Highway, Bovey, MN.

Attendee Name	Title	Status	Arrived
Davin Tinquist	District #1	Present	1:15 PM
Terry Snyder	District #2	Present	1:15 PM
Leo Trunt	District #3	Present	1:15 PM
Burl Ives	District #4	Present	1:15 PM
Ben DeNucci	District #5	Absent	

Others Present: Highway Maintenance Director Kory Johnson, Risk/Safety Manager Duane Dockter, County Administrator Brett Skyles, and Deputy Clerk of the County Board Amanda Schultz.

II. REGULAR AGENDA

1. Balsam Garage

Highway Maintenance Director Kory Johnson provided a tour of the Itasca County District 3 Balsam Garage buildings and grounds and discussed any pertinent questions or concerns.

RESULT: INFORMATIONAL - NO ACTION TAKEN

III. ADJOURN

Chair Snyder adjourned the meeting at 2:01 PM.

ATTEST

Terry Snyder
Chair of the County Board

Brett Skyles
Clerk of the County Board



ITASCA COUNTY BOARD OF COMMISSIONERS

Itasca County Courthouse
123 NE 4th Street
Grand Rapids, MN 55744
(218) 327-2847

Tuesday, July 12, 2022

2:30 PM

Itasca County Boardroom

DRAFT

REGULAR SESSION MINUTES

I. CALL TO ORDER

Chair Snyder called the meeting to order at 2:30 PM.

Attendee Name	Title	Status	Arrived
Davin Tinquist	District #1	Present	2:30 PM
Terry Snyder	District #2	Present	2:30 PM
Leo Trunt	District #3	Present	2:30 PM
Burl Ives	District #4	Present	2:30 PM
Ben DeNucci	District #5	Present	2:30 PM

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

Motion To: Approve the agenda, as presented.

RESULT: APPROVED (5 TO 0)
MOVER: Commissioner Leo Trunt
SECONDER: Commissioner Davin Tinquist
AYES: Davin Tinquist, Terry Snyder, Leo Trunt, Burl Ives, Ben DeNucci

IV. MINUTES APPROVAL

Motion To: Approve the minutes of the Tuesday, July 5, 2022 County Board Work Session.

RESULT: APPROVED (5 TO 0)
MOVER: Commissioner Ben DeNucci
SECONDER: Commissioner Burl Ives
AYES: Davin Tinquist, Terry Snyder, Leo Trunt, Burl Ives, Ben DeNucci

V. CONSENT AGENDA

Motion To: Approve the Consent Agenda, as delineated below.

RESULT: APPROVED (5 TO 0)
MOVER: Commissioner Davin Tinquist
SECONDER: Commissioner Ben DeNucci
AYES: Davin Tinquist, Terry Snyder, Leo Trunt, Burl Ives, Ben DeNucci

1. Appoint Leo Trunt to the vacant, unexpired Commissioner position on the Itasca County Housing and Redevelopment Authority (HRA), effective July 12, 2022, with an expiration date of December 31, 2023.
2. Adopt the Resolution Re: Objection to 2023 Minnesota Department of Human Services Selection of Participating Health Plans.

3. Approve the Purchase of Service Agreement between ICHHS and Grace House for outreach activities related to Housing Support Funds.
4. Approve the Addendum to the Agreement between ICHHS and Patty Beech Consulting Inc (currently in place through June 30, 2023) for administration and monitoring of the DHS Housing Supports Program.
5. Approve the Addendum to the Agreement between ICHHS and KOOTASCA Community Action (currently in place through June 30, 2023) for Housing Resource Specialist Activities of the DHS Housing Supports Program.
6. Approve the Addendum to the Agreement between ICHHS and Northland Counseling Center Inc (currently in place through June 30, 2023) for Housing Resource Specialist Activities of the DHS Housing Supports Program.
7. Award contract 59916 for Nashwauk TWP, South Sucker Lake Road - Bridge/Culvert Replacement to the lowest responsible bidder, Utility Systems of America, Inc., in the amount of \$168,422.00 and authorize the required signatures on the contract documents.
8. Approve the Resolution Re: County State Aid Highway Funds Advance and authorize the Transportation Department to request an advance from the Municipal County State Aid account.
9. Adopt the Resolution Re: Authorizing and Fixing the Notice and Terms of Tax-Forfeited Land Sale to Adjoining Landowners.

VI. REGULAR AGENDA

1. Citizen Input
No citizen input provided.
2. Recognition of County Employees
The following employees were recognized:

Farewell to Maureen Kangas whose last day as Social Worker, Health & Human Services Department will be July 29, 2022 after 27+ years of service.

Welcome new employee, Celia Copeland, Care Coordinator, IMCare Division of Health & Human Services, effective July 11, 2022.

Welcome new employee, Lisa Kangas, Social Worker, Family Services Division of Health & Human Services, effective July 11, 2022.

Welcome new employee, Katrina Haskins, Public Health Nurse, Health & Human Services, effective July 11, 2022.

Congratulations to Jackson Purdie who accepted a promotion from Administrative Assistant, Land Department to Records Deputy, Sheriff's Department, effective July, 10, 2022.

RESULT:	INFORMATIONAL - NO ACTION TAKEN
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3. Commissioner Warrants

Motion To: Approve Commissioner Warrants with a check date of July 15, 2022, in the amount of \$1,694,993.82.

RESULT:	APPROVED (5 TO 0)
MOVER:	Commissioner Leo Trunt
SECONDER:	Commissioner Ben DeNucci
AYES:	Davin Tinquist, Terry Snyder, Leo Trunt, Burl Ives, Ben DeNucci

4. Ecumen Grand Village Management Agreement

Motion To: Approve the Ecumen Grand Village Management Agreement.

RESULT:	APPROVED (4 TO 1)
MOVER:	Commissioner Davin Tinquist
SECONDER:	Commissioner Leo Trunt
AYES:	Davin Tinquist, Terry Snyder, Leo Trunt, Ben DeNucci
NAYS:	Burl Ives

5. Dangerous Dog Designation Review

Motion To: Remove the Dangerous Dog Designation of dog owned by Jerome and Diane Janicke, 20612 S. Moose Point Road, Grand Rapids, MN 55744.

RESULT:	APPROVED (5 TO 0)
MOVER:	Commissioner Burl Ives
SECONDER:	Commissioner Davin Tinquist
AYES:	Davin Tinquist, Terry Snyder, Leo Trunt, Burl Ives, Ben DeNucci

6. Len Hardy Memorial ATV/Snowmobile Trail Contract Award

Motion To: Award the 2022 Len Hardy Memorial ATV/Snowmobile Trail Construction Contract to the lowest responsible bidder, Wm. J Schwartz and Sons, Inc. for the estimated amount of \$214,950.00 and authorize necessary signatures.

RESULT:	APPROVED (5 TO 0)
MOVER:	Commissioner Burl Ives
SECONDER:	Commissioner Ben DeNucci
AYES:	Davin Tinquist, Terry Snyder, Leo Trunt, Burl Ives, Ben DeNucci

VII. COMMISSIONER COMMENTS

Commissioner Ives provided comment regarding the July 11, 2022 County Facilities Tours held at the Swan River, Nashwauk, Togo, and Balsam garages, as well as interest in understanding the spread of gas prices in Itasca County.

VIII. CLOSED SESSIONS

IX. ADJOURN

Chair Snyder adjourned the meeting at 2:50 PM.

ATTEST

Terry Snyder
Chair of the County Board

Brett Skyles
Clerk of the County Board



**ITASCA COUNTY
BOARD OF COMMISSIONERS**

Itasca County Courthouse
123 NE 4th Street
Grand Rapids, MN 55744

Tuesday, July 19, 2022

REQUEST FOR BOARD ACTION: RBA-2022-2512

DEPARTMENT: Auditor / Treasurer

TIME REQUESTED: < 5 Minutes

PRESENTER: Deb Davis

AGENDA ITEM:

One Day Liquor License

BOARD ACTION REQUESTED:

Approve a One Day Liquor License, as requested by Great Tails Animal Rescue, for a fundraiser on Friday, October 21, 2022 at Barn in the Woods located at 27037 Baich Road, Bovey, MN.

BACKGROUND:

COUNTY ATTORNEY REVIEW: N/A

SUPPORTING DOCUMENTATION: None

07/19/2022

RESULT:	RECOMMENDED FOR CONSENT	NEXT: 07/26/2022 2:30 PM
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**ITASCA COUNTY
BOARD OF COMMISSIONERS**

Itasca County Courthouse
123 NE 4th Street
Grand Rapids, MN 55744

Tuesday, July 19, 2022

REQUEST FOR BOARD ACTION: RBA-2022-2504

DEPARTMENT: Transportation

TIME REQUESTED: < 5 Minutes

PRESENTER: Ryan Sutherland

AGENDA ITEM:

Bid Award for Contract 59201 - Harris Township Sunny Beach Road Project

BOARD ACTION REQUESTED:

Award contract 59201 for Harris Township, Sunny Beach Road Project to the lowest responsible bidder, Hawkinson Construction, in the amount of \$1,731,486.25 and authorize the required signatures on the contract documents.

BACKGROUND:

This project is a Harris Township project funded by a Local Road Improvement Project grant and local Township dollars. Bids were opened on June 21, 2022 at 11:00 a.m. Results of that bid are as follows:

Engineer's Estimate \$1,981,854.62
Hawkinson Construction \$1,731,486.25

Although only one bid was received, it was a competitive bid. The Township reviewed the bids and approved the award at their June 22, 2022 meeting.

COUNTY ATTORNEY REVIEW: N/A

SUPPORTING DOCUMENTATION: None

07/19/2022

RESULT:	RECOMMENDED FOR CONSENT	NEXT: 07/26/2022 2:30 PM
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**ITASCA COUNTY
BOARD OF COMMISSIONERS**

Itasca County Courthouse
123 NE 4th Street
Grand Rapids, MN 55744

Tuesday, July 19, 2022

REQUEST FOR BOARD ACTION: RBA-2022-2498

DEPARTMENT: Sheriff

TIME REQUESTED: 5 Minutes

PRESENTER: Tabbatha Litchke

AGENDA ITEM:

Stepping Up Initiative Resolution

BOARD ACTION REQUESTED:

Adopt the Resolution Re: Stepping Up Initiative to Reduce the Number of People with Mental Illnesses in Jails.

BACKGROUND:

Stepping Up is a national initiative to reduce the number of people who have mental illnesses in jails. Counties that have joined Stepping Up are using the initiative's framework document, Reducing the Number of People with Mental Illnesses in Jail: Six Questions County Leaders Need to Ask (Six Questions), to guide them in creating collaborative partnerships in their jurisdictions, systematically identifying people who have mental illnesses in their jails, and using data to inform systems-level changes and strategic plans to track progress over time.

COUNTY ATTORNEY REVIEW: N/A

SUPPORTING DOCUMENTATION:

1. Stepping up
2. Stepping up 2
3. Stepping up 3

07/19/2022

RESULT:	RECOMMENDED FOR CONSENT	NEXT: 07/26/2022 2:30 PM
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**ITASCA COUNTY
BOARD OF COMMISSIONERS**

Itasca County Courthouse
123 NE 4th Street
Grand Rapids, MN 55744

Tuesday, July 19, 2022

RESOLUTION 2022-45

RE: STEPPING UP INITIATIVE TO REDUCE THE NUMBER OF PEOPLE WITH MENTAL ILLNESSES IN JAILS

WHEREAS, counties routinely provide treatment services to the estimated 2 million people with serious mental illnesses booked into jail each year; and

WHEREAS, prevalence rates of serious mental illnesses in jails are three to six times higher than for the general population; and

WHEREAS, almost three-quarters of adults with serious mental illnesses in jails have co-occurring substance use disorders; and

WHEREAS, adults with mental illnesses tend to stay longer in jail and upon release are at a higher risk of recidivism than people without these disorders; and

WHEREAS, county jails spend two to three times more on adults with mental illnesses that require interventions compared to those without these treatment needs; and

WHEREAS, without the appropriate treatment and services, people with mental illnesses continue to cycle through the criminal justice system, often resulting in tragic outcomes for these individuals and their families; and

WHEREAS, Itasca County and all counties take pride in their responsibility to protect and enhance the health, welfare and safety of its residents in efficient and cost-effective ways; and

WHEREAS, Itasca County Jail division has hired a mental health professional, implemented a Release Advanced Planning Program, cognitive programming, mental health services tracking system, designed a mental health unit in the new jail facility; and

WHEREAS, through *Stepping Up*, the National Association of Counties, the Council of State Governments Justice Center and the American Psychiatric Association Foundation are encouraging public, private and nonprofit partners to reduce the number of people with mental illnesses in jails;

NOW THEREFORE BE IT RESOLVED, THAT Victor Williams, Itasca County Sheriff, will hereby sign on to the Call to Action to reduce the number of people with mental illnesses in our county jail, commit to sharing lessons learned with other counties in the state and across the country to support a national initiative and encourage all county officials, employees and residents to participate in *Stepping Up* and Itasca County resolves to utilize the comprehensive resources available through *Stepping Up* to:

* Convene or draw on a diverse team of leaders and decision makers from multiple agencies

committed to safely reducing the number of people with mental illnesses in jails.

- * Collect and review prevalence numbers and assess individuals' needs to better identify adults entering jails with mental illnesses and their recidivism risk, and use that baseline information to guide decision making at the system, program, and case levels.
- * Examine treatment and service capacity to determine which programs and services are available in the county for people with mental illnesses and co-occurring substance use disorders, and identify state and local policy and funding barriers to minimizing contact with the justice system and providing treatment and supports in the community.
- * Develop a plan with measurable outcomes that draws on the jail assessment and prevalence data and the examination of available treatment and service capacity, while considering identified barriers.
- * Implement research-based approaches that advance the plan.
- * Create a process to track progress using data and information systems, and to report on successes.

How Counties Are Keeping People with Mental Illnesses Out of Jails and Improving Public Safety

What is Stepping Up?

Stepping Up works to address the overincarceration of people with mental illnesses and substance use disorders. This national initiative gives county leaders the resources and tools they need to meet this challenge in their community by

- Increasing collaboration among behavioral health, criminal justice, homelessness and other systems to develop shared solutions;
- Using data to inform effective policy decisions; and
- Implementing high-impact strategies, with a particular focus on diversion.

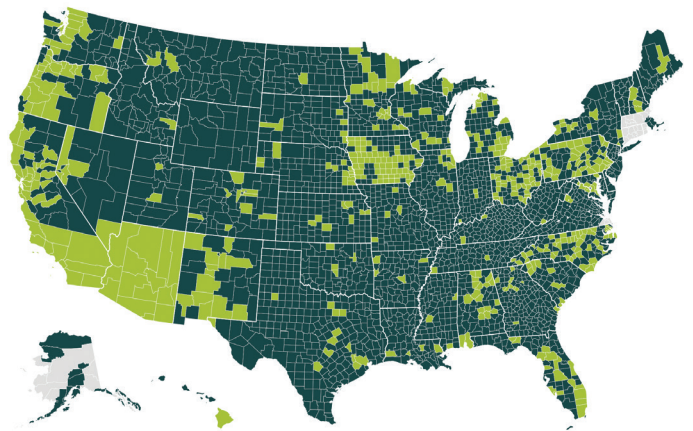
Why is it important?

Committing to the principles of Stepping Up can ultimately lead to

- Fewer people with behavioral health needs entering the justice system when they can be safely served in the community;
- Enhanced community capacity to serve people diverted from the justice system;
- Greater public safety;
- Better health outcomes; and
- Improved access to treatment and other support services.

How far does Stepping Up reach?

There are 520 counties across 43 states in the network—47 percent of the U.S. population resides in a Stepping Up county.



■ Participating Counties

“Stepping Up helped us kick off a conversation that is continuing to this day about the importance of collecting data and collaborating across organizations to improve outcomes for people with mental illnesses, as well as reduce their risk of coming back into the system.”

Mike Brouwer, Douglas County, Kansas, Criminal Justice Coordinator

What have Stepping Up sites accomplished?

Since the initiative launched in 2015, Stepping Up counties across the country have made significant strides. Here are a few examples of the many successes we've seen:

Alabama became the first state to pass a statewide Stepping Up resolution and provides grants to localities to expand diversion interventions.

Berks County, Pennsylvania, implemented a sophisticated data system to identify people who have frequent contact with the health and criminal justice systems and tailor policy solutions to connect them to community-based supports.

Fairfax County, Virginia, expanded crisis response center services, resulting in over 1,800 diversions from potential arrest.

Fulton County, Georgia, invested \$500,000 in improved data systems and analysis; \$800,000 in diversion initiatives; \$100,000 in Crisis Intervention Team, Mental Health First Aid, and trauma training coordination; and \$370,000 in screening and reentry services to establish baseline data and increase connections to care.

Douglas County, Kansas, safely decreased its jail population with serious mental illnesses by 50 percent and has maintained that reduction for three consecutive years.

Yolo County, California, opened a mental health urgent care facility and developed an integrated data-sharing system across criminal justice and health agencies.

What can my county get out of the Stepping Up initiative?

Tailored Resources

The Stepping Up website has a library of free reports, tools, webinars, guides, and handbooks, all of which were designed for county leaders like you. Access the full set of resources at StepUpTogether.org.

Peer Learning

The Stepping Up partners have identified Innovator counties that offer real-world experience and expertise. Each of these counties has demonstrated the ability to accurately assess and track the prevalence of serious mental illness in jail and enact high-impact improvements across systems. Innovators play an essential role in Stepping Up through peer coaching, guidance on the overall direction of the initiative, and more.

Direct Assistance

The Stepping Up partners provide various levels of one-on-one technical assistance to help jurisdictions meet their goals. If you are interested in receiving direct assistance from Stepping Up, email us at info@stepuptogether.org.

How can I get started?

1.

Visit StepUpTogether.org.

2.

Pass a resolution to join the initiative.

3.

Subscribe to receive the latest information about Stepping Up at StepUpTogether.org/Take-Action.

4.

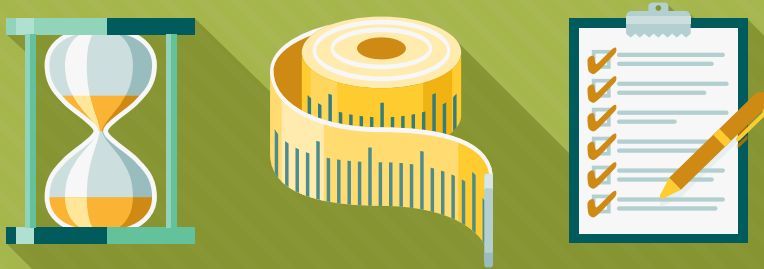
Reach out to info@stepuptogether.org if you have any questions.

Stepping Up is a national initiative to reduce the number of people with mental illnesses in jails and is the result of a partnership between The Council of State Governments Justice Center, the National Association of Counties, and the American Psychiatric Association Foundation.

This project was supported by Grant No. 2019-MO-BX-K002 awarded by the Bureau of Justice Assistance. The Bureau of Justice Assistance is a component of the Department of Justice's Office of Justice Programs, which also includes the Bureau of Justice Statistics, the National Institute of Justice, the Office of Juvenile Justice and Delinquency Prevention, the Office for Victims of Crime, and the SMART Office. Points of view or opinions in this document are those of the author and do not necessarily represent the official position or policies of the U.S. Department of Justice.

Set, Measure, Achieve

Stepping Up Guidance to Reach Prevalence Reduction Targets



Stepping Up is a national initiative to reduce the number of people with serious mental illnesses (SMI) in jails. Launched in May 2015, Stepping Up is a partnership between The Council of State Governments Justice Center, the National Association of Counties, and the American Psychiatric Association Foundation. More than 500 counties have joined the initiative over the past five years. During that time, we've seen many successes—but we've also seen how difficult it can be to establish and meet measurable goals to reduce the prevalence of SMI in jails.

Although 4 percent of adults in the U.S. general population experience SMI, studies estimate that 17 percent of people in jails have SMI.¹

The following guidance supports counties in setting targets for reducing the number of people with SMI in their jails, measuring progress toward meeting these targets, and achieving results.

1. Set your targets

The first step in setting targets is establishing baselines for the goals you want to achieve. Stepping Up recommends that you set baselines for each of the *four key measures*: (1) the number of jail bookings of people with SMI, (2) their length of stay in jail, (3) connections to treatment for this population, and (4) their rates of recidivism.

In addition to these measures, Stepping Up recommends establishing an overall baseline prevalence rate. The baseline prevalence rate is the overall percentage of your jail population² that has an SMI. Counties that have implemented Stepping Up's recommended *three-step approach* to having accurate, accessible data on the prevalence of SMI in jail (see text box) and have set a baseline prevalence rate can use this rate to help set their targets. Counties that are still in the process of setting their baseline can use an average daily population (ADP) count and/or point-in-time count of the number and percentage of people with SMI in their jail.

Once your county has a baseline prevalence rate and baselines for some or all of the four key measures, you are ready to set reduction targets. Counties can be as ambitious or conservative with their targets as they choose, and they can set targets for any or all of these measures depending on their local priorities and efforts. Stepping Up suggests the following minimum targets for each measure:

Three steps to accurate, accessible data on the prevalence of SMI in jail

1.

Establish a shared definition of SMI for your Stepping Up efforts that is used throughout local criminal justice and behavioral health systems;

2.

Use a validated mental health screening tool on every person booked into the jail and refer people who screen positive for symptoms of SMI to a follow-up clinical assessment by a licensed mental health professional;

3.

Record clinical assessment results and regularly report on this population.

Average Daily Population (ADP): 5-percent reduction per year

Example:

Starting measure: ADP of people with SMI in the jail is 100 in 2020

Target: Reduce the ADP of people with SMI to 95 people in 2021

Key Measure 1. Jail Bookings/Admissions: 10-percent reduction per year

Example:

Starting measure: 100 admissions involving people with SMI in 2020

Target: Reduce the number of admissions to 90 in 2021

Key Measure 2. Average Length of Stay (ALOS): 5-percent reduction per year

Example:

Starting measure: ALOS for people with SMI in the jail is 40 days in 2020

Target: Reduce to an ALOS of 38 days for people with SMI in 2021

Key Measure 3. Connections to Care: 10-percent increase per year

Example:

Starting measure: 50 percent of people with SMI in the jail are connected to care in 2020

Target: Increase that share to 55 percent in 2021

Key Measure 4. Recidivism: 5-percent reduction per year

Example:

Starting measure: Recidivism rate for people with SMI is 50 percent in 2020

Target: Reduce the rate to 48 percent in 2021

² Set, Measure, Achieve: Stepping Up Guidance to Reach Prevalence Reduction Targets

2. Measure your progress

To see how your county is performing in relation to reduction targets, you will need to monitor each measure consistently. The chart below provides detailed guidance for how to calculate your progress.

Calculating Progress			
Measure	Definition	Tips	Formula
Average daily population (ADP)	The average number of people in the jail over the reporting period. Calculate this figure for people with and without SMI. Also report metrics by race/ethnicity/age/sex for people with and without SMI.	Use reported measures to calculate ADP.	$= (\text{bookings during reporting period} \times \text{ALOS during reporting period}) / (\text{days in reporting period})$
Key Measure 1: Bookings/admissions	The number of admissions into jail over the reporting period. Calculate this figure for people with and without SMI. Also report metrics by race/ethnicity/age/sex for people with and without SMI.	Do not count “turn-around admissions,” meaning when someone is discharged from the jail to go to court or to the hospital but is still in custody. People who have multiple admissions within the period count multiple times toward the overall admissions number.	= total # of admissions in the reporting period Required data elements <i>Individual ID</i> <i>Booking ID</i> <i>Admission date(s)</i> <i>SMI status</i> <i>Race/ethnicity/age/sex</i> Optional data element <i>Most serious charge per booking</i>
Key Measure 2: Average length of stay (ALOS)	The average length of stay (in number of days) for people released from jail over the reporting period. Calculate this figure for people with and without SMI. Also report metrics by race/ethnicity/age/sex for people with and without SMI.	For people who are booked and released on the same day, the length of stay (LOS) is 1. For people who are released during the reporting period, their total LOS is counted in the average. For people with multiple stays during the reporting period, each release is counted as a separate release event.	= (sum of the total lengths of stay) / (total number of release events during the reporting period) Required data elements <i>Individual ID</i> <i>Booking ID</i> <i>Admission date(s)</i> <i>Release date(s)</i> <i>SMI status</i> <i>Race/ethnicity/age/sex</i>

Calculating Progress (continued)

Measure	Definition	Tips	Formula
Key Measure 3: Connections to care	The percentage of people identified with SMI who are referred to community-based behavioral health treatment at release over the reporting period. Also report metric by race/ethnicity/age/sex for people with and without SMI.	A referral to post-release treatment is the minimum measure constituting a connection to care. Counties may identify and include other measures of connection to care (e.g., scheduling a first post-release appointment, physically driving a person to their first post-release appointment).	= (# identified with SMI who are released and referred to community-based behavioral health treatment at release during the reporting period) / (# of people with SMI released during the reporting period) Required data elements <i>Individual ID</i> <i>Booking ID</i> <i>Release date(s)</i> <i>SMI status</i> <i>Referral to care (Y/N)</i> <i>Race/ethnicity/age/sex</i> Optional data elements <i>Other measures of connection to care</i>
Key Measure 4: Recidivism	The percentage of people admitted to jail during the reporting period who have a prior jail admission in the past year. Calculate this figure for people with and without SMI. Also report metrics by race/ethnicity/age/sex for people with and without SMI.	If possible, account for the different pathways to re-booking, such as pretrial, sentence, and revocation bookings.	= (# admitted who have a prior jail admission in your county jail in the past year) / (total admissions during the reporting period) Required data elements <i>Individual ID</i> <i>Booking ID</i> <i>Admission date(s)</i> <i>SMI status</i> <i>Race/ethnicity/age/sex</i> Optional data elements <i>Admission type or reason</i>

Notes on Reporting Data

Reporting by Diagnosis: Some counties may not be able to distinguish between people with only SMI and people with both SMI and co-occurring substance use disorders. While recent studies show as low as 24–34 percent of women and 12 to 15 percent of men in the criminal justice system have both mental illnesses and substance use disorders, others indicate that as high as 60–87 percent of people with SMI have a co-occurring disorder as well.³

Analyzing Demographics: Counties should disaggregate data on each of the measures by self-identified race, ethnicity, age, and sex. Other demographic data to consider collecting and analyzing include sexual orientation and gender identity. Having this information will allow counties to identify if particular populations are overrepresented in the jail's SMI population. If the data do reveal overrepresentation of a specific group(s), the planning team should identify possible causes for the disproportionality and determine policy and program responses specific to the population(s).

3. Achieve results

By setting targets and measuring progress, counties will be better positioned to identify high-impact strategies they can implement or expand to reach reduction goals. It will also allow county leaders to prepare specific, data-driven requests for local, state, federal, and philanthropic support. More broadly, setting prevalence reduction targets will amplify counties' transparency efforts and ensure coordinated cross-systems work toward common goals. The Stepping Up website offers webinars, case studies, reports, assessment tools, and other resources to help counties identify strategies to reach their targets. Stepping Up understands that being able to show meaningful reductions in the prevalence of SMI in jails can take time. We will continue to share ways to measure interim progress and celebrate your successes along the way to achieving results.

Endnotes

1 Henry J. Steadman et al., "Prevalence of Serious Mental Illness among Jail Inmates," *Psychiatric Services* 6, no. 60 (2009): 761–765; Center for Behavioral Health Statistics and Quality, *Key Substance Use and Mental Health Indicators in the United States: Results from the 2018 National Survey on Drug Use and Health* (Washington, DC: U.S. Department of Health and Human Services, 2019), <https://www.samhsa.gov/data/sites/default/files/cbhsq-reports/NSDUHNationalFindingsReport2018/NSDUHNationalFindingsReport2018.pdf>; Karen M. Abram and Linda A. Teplin, "Co-occurring Disorders among Mentally Ill Jail Detainees," *American Psychologist* 46, no. 10 (1991): 1036–1045.

2 Counties should track the jail population for which their county is "responsible" (i.e., excluding federal holds; people detained on behalf of other jurisdictions, including municipal holds; and cases that will be transferred to other jurisdictions for case processing/supervision via change of venue/interstate compact). Counties should track cases that are held for civil case processing, including incompetency proceedings, and are encouraged to track the average length of stay for this population separately, if possible, to inform case processing decisions and capacity needs.

3 Substance Abuse and Mental Health Services Administration, *Screening and Assessment of Co-occurring Disorders in the Justice System* (Rockville, MD: Substance Abuse and Mental Health Services Administration, 2015), 6, <https://store.samhsa.gov/product/Screening-and-Assessment-of-Co-Occurring-Disorders-in-the-Justice-System/PEP19-SCREEN-CODJS>.

Stepping Up is a national initiative to reduce the number of people with mental illnesses in jails and is the result of a partnership between The Council of State Governments Justice Center, the National Association of Counties, and the American Psychiatric Association Foundation. For more information, visit StepUpTogether.org or contact us at info@stepuptogether.org. This project was supported by Grant No. 2019-MO-BX-K002 awarded by the Bureau of Justice Assistance. The Bureau of Justice Assistance is a component of the Department of Justice's Office of Justice Programs, which also includes the Bureau of Justice Statistics, the National Institute of Justice, the Office of Juvenile Justice and Delinquency Prevention, the Office for Victims of Crime, and the SMART Office. Points of view or opinions in this document are those of the author and do not necessarily represent the official position or policies of the U.S. Department of Justice.

IN FOCUS CONDUCTING A COMPREHENSIVE PROCESS ANALYSIS

This brief focuses on conducting a comprehensive process analysis, or a step-by-step examination of how people who have serious mental illnesses (SMI¹) move through a county's criminal justice and behavioral health systems. A process analysis can help counties determine appropriate pathways for people with SMI, which may include diversion from jail to treatment in the community, a clinical assessment by a licensed mental health professional during or shortly after jail booking, pretrial supervision conditions, post-sentence supervision conditions, and more. The process analysis will also help counties identify what resources currently exist at the point of law enforcement contact, in jails, and in the community, and identify where there may be treatment and service gaps across systems.

Additionally, conducting this analysis will help counties uncover how much relevant data is available and where more data is needed to track Stepping Up's four key measures: (1) the number of people booked into jail who have SMI; (2) their average length of stay in jail; (3) how many are connected to treatment; and (4) their recidivism rates. Review [In Focus: Collecting and Analyzing Baseline Data](#) for more information about the four key measures.

WHY IT'S IMPORTANT

To reduce the number of people in jails who have SMI, it is important for counties to pinpoint interventions that are available in the jail and the community. With this knowledge, counties can appropriately place people who have SMI in diversion programs or move them through the criminal justice system in a timely manner, including through connections to treatment and services in the community. To make the best use of limited county resources, it is important to target supervision and services to people with SMI who are assessed as having a high risk of recidivating and high needs based on a validated criminogenic risk and needs assessment.²

Stepping Up is a national initiative to reduce the number of people who have mental illnesses in jails. Counties that have joined Stepping Up are using the initiative's framework document, [Reducing the Number of People with Mental Illnesses in Jail: Six Questions County Leaders Need to Ask \(Six Questions\)](#), to guide them in creating collaborative partnerships in their jurisdictions, systematically identifying people who have mental illnesses in their jails, and using data to inform systems-level changes and strategic plans to track progress over time. This brief is one of a series of companion products designed to provide counties with further guidance on how to apply the *Six Questions* framework. For key resources related to Stepping Up, including case studies, webinars, and network calls, visit the [Stepping Up Toolkit](#).

1. The abbreviation "SMI" is used to denote both singular and plural forms of "serious mental illness."

2. Criminogenic risk and needs assessments are designed to estimate the likelihood that a person will come in contact with the criminal justice system again, either as a result of a new arrest and conviction or reincarceration for violating the conditions of supervision. For additional information, refer to Osher et al., *Adults with Behavioral Health Needs Under Correctional Supervision: A Shared Framework for Reducing Recidivism and Promoting Recovery* (New York: The Council of State Governments [CSG] Justice Center, 2012), <https://csgjusticecenter.org/mental-health-projects/behavioral-health-framework/>.

In addition to identifying and quantifying system gaps, conducting a comprehensive process analysis will enable counties to streamline current operations, eliminate duplicative efforts, and increase efficiency. Without a comprehensive process analysis, there are likely missed opportunities for improving public health and safety and providing the most appropriate responses to people who have SMI.

WHY IT'S CHALLENGING

Conducting a comprehensive process analysis can prove difficult because county systems are complex, county departments and community-based agencies providing support to this population tend to work in silos, and, across the many county systems, technology is rarely in place to track data electronically. Due to these complexities, there is no one-size-fits-all approach to reducing the number of people who have SMI in jails. Every county must develop policies and practices that adhere to local, state, and federal laws, such as privacy laws, which regulate how systems operate.

In their efforts to track the four key measures, information technology (IT) staff and other key stakeholders may struggle to reach consensus on developing an integrated data system, establishing mechanisms to share information, prioritizing policies and target populations, and using resources. Counties that tackle these challenges and complete the process analysis are in a better position to apply their local data to decision making and fill treatment and service gaps. See [In Focus: Collecting and Analyzing Baseline Data](#) for more on privacy rules and information sharing.

WHAT COUNTIES SHOULD DO

In order to conduct a comprehensive process analysis, counties should do the following:

- **Map the county's criminal justice and behavioral health systems.**

Using input from front-line staff about day-to-day system operations, this map should clearly demonstrate how people who have SMI move through the criminal justice and behavioral health systems. The map should start with the first point of criminal justice contact, such as the 911 call for service or when law enforcement responds to people who are experiencing a mental health crisis in public.³ Other parts of the map could cover processes related to pre-booking diversion opportunities, time in jail during the pretrial stage, time in jail during the post-conviction stage, and returning to the community after a period of incarceration. Some counties may even consider how people who have SMI fare prior to any criminal justice involvement, what drives initial law enforcement contact with that population, and whether there are crisis lines or other mechanisms in place to respond to people who have urgent mental health needs. All available details about the county's criminal justice and behavioral health functions—including the number of mobile crisis responders, the size of the county jail population identified as having SMI, and the number of participants served by a specialty treatment court, for example—should be represented on the system map. See Figure 1 for an example of a system map from Scotts Bluff County, Nebraska, that follows the Sequential Intercept Model.⁴

3. For more information about collaboration between law enforcement and mental health entities, read the CSG Justice Center, *Police-Mental Health Collaborations: A Framework for Implementing Effective Law Enforcement Responses for People Who Have Mental Health Needs* (New York: CSG Justice Center, 2019), <https://csjusticecenter.org/law-enforcement/publications/police-mental-health-collaborations-a-framework-for-implementing-effective-law-enforcement-responses-for-people-who-have-mental-health-needs/>.

4. Some counties choose to map their criminal justice and behavioral health systems using the Sequential Intercept Model. See the text box on page 5 for more information.

- **Identify opportunities for policy and process improvement.**

System mapping discussions can highlight ways to eliminate duplicative processes or programs and adjust policies and practices to better serve people who have SMI. This effort often leads to sharing information and resources across agencies and improving access to care.

- **Develop and analyze a list of existing evidence-based programs and services.⁵**

This list, which could be developed within the system map, should include programs and services that are currently available in the jail and community, with details about each program and service, such as eligibility criteria, waitlists, and cost. Programs and services could include behavioral health treatment, cognitive behavioral therapy, psychiatric services, supportive housing, supportive employment, and facilitated support groups. These interventions are provided by various people—including licensed mental health professionals, community supervision officers, faith-based groups, advocates, and volunteers—who may work together to provide collaborative case management.⁶ The list should indicate whether program or service matches and referrals are based on criminogenic risk as well as needs, including SMI. Compiling this list of interventions will help reveal any gaps that need to be filled either by adjusting how existing programs and services are provided or by investing additional resources to supply new programs.

- **Conduct a qualitative analysis for a fuller picture.**

Counties should make systems-level, data-driven decisions that also include a qualitative analysis because numbers may not tell the whole story. There are different mechanisms to collect qualitative data, including focus groups, one-on-one interviews, and surveys. A priority should be placed on interviewing people in the criminal justice system who have SMI and/or their family members because of their direct contact with the systems. This information will help county leaders articulate problems and proposed policy and practice recommendations for decision makers to consider. Because it presents an opportunity to talk with various stakeholders, collecting qualitative data may also help county leaders develop stronger relationships within and across agencies.

- **Review relevant statutes, standard operating procedures, and other policies.**

County leaders should flag policies and practices that are not in compliance with laws, are outdated, do not align with evidence-based practices, and/or disproportionately impact people who have SMI. After determining if the flagged policies and practices should be amended or eliminated, county leaders should present proposed changes to local decision makers with rationale for why those changes would help reduce the number of people in jails who have SMI. Note that some policy changes may require state administrative or legislative measures. Local champions of criminal justice and behavioral health system improvements may advocate for such changes at the state level.

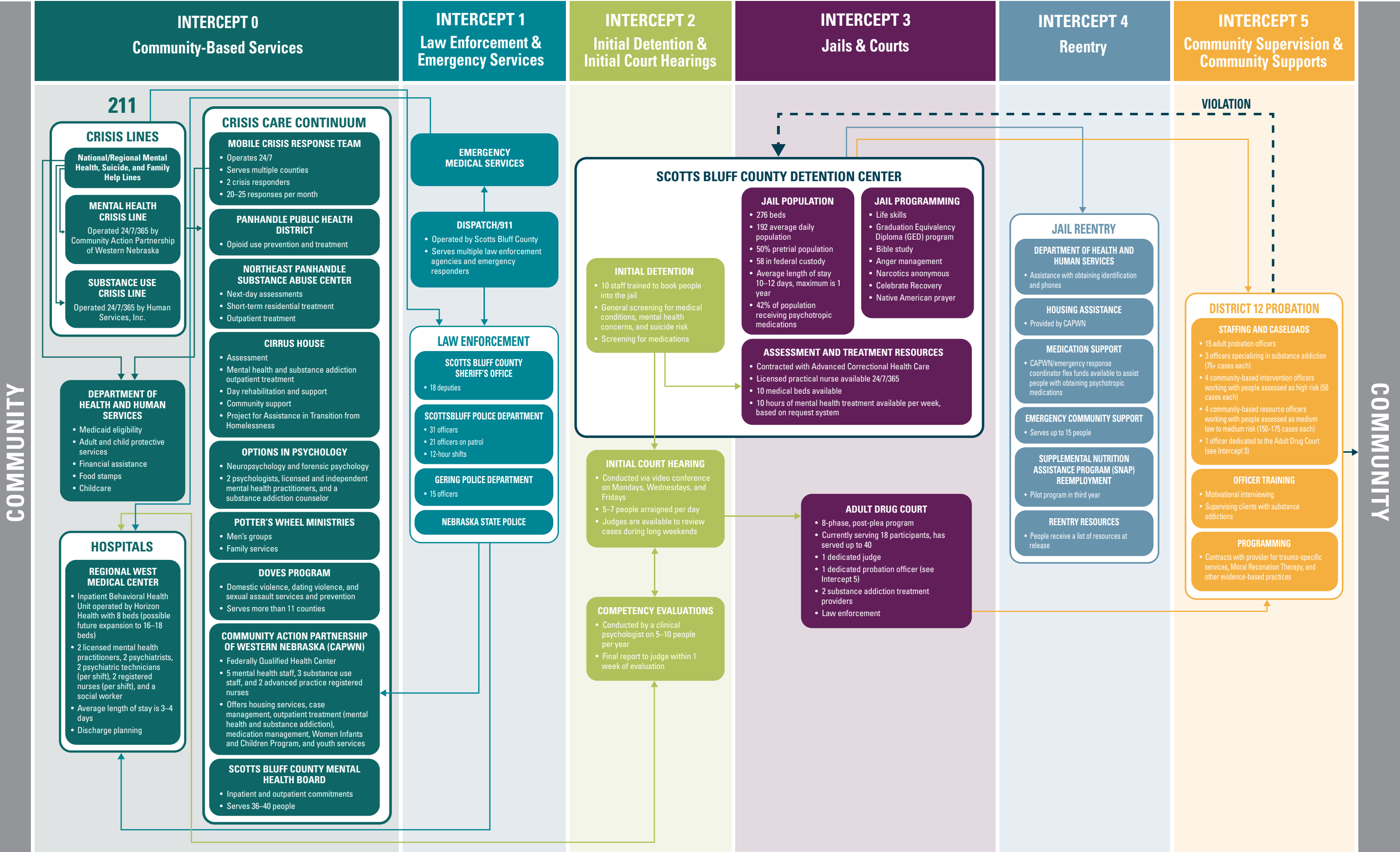
- **Take jail tours and observe programs.**

With permission from the appropriate stakeholders, county leaders should take tours of jails and treatment facilities to better understand how the criminal justice and behavioral health systems interact. These officials should also consider observing group programs run by behavioral health experts and community supervision officers and work with providers to ensure that programming in jails and treatment facilities is evidence based.

5. Programs and services are considered evidence based when they have demonstrated effectiveness through scientific research and evaluation. Both research and field experience show that implementing evidence-based programs and services with fidelity correlates to reduced recidivism rates and improved outcomes for people in the criminal justice system. For more information on evidence-based practices, visit <https://www.samhsa.gov/ebp-resource-center>.

6. See the CSG Justice Center, “Collaborative Comprehensive Case Plans,” accessed April 10, 2019, <https://csgjusticecenter.org/nrrc/collaborative-comprehensive-case-plans/>.

FIGURE 1: SCOTTS BLUFF COUNTY, NEBRASKA, SYSTEM MAP



To Get Started, Consider Hosting a Sequential Intercept Mapping Workshop

The purpose of the Sequential Intercept Model (SIM) is to help counties develop a strategic, systems-level plan that will improve responses for people in the criminal justice system who have mental illnesses and co-occurring substance addictions. The SIM Workshop requires system-wide participation, including criminal justice and behavioral health stakeholders, such as people who have had personal experience with these systems. The workshop is best conducted by a trained, neutral facilitator.

The final product of the workshop should illustrate how a person who has SMI moves through the criminal justice system, identify opportunities and resources for diverting people from jail to appropriate responses in the community, and indicate gaps in services. After completion of the SIM Workshop, the next step is to prioritize the needed interventions and resources that will impact one or more of the four key measures.

The U.S. Department of Justice's Bureau of Justice Assistance has supported the SIM Workshop by including it as a priority for Justice and Mental Health Collaboration Program grants. Policy Research Associates Inc. is the developer of the SIM process and facilitates mapping workshops. For more information about the history of the model or hosting a SIM Workshop, visit <https://www.prainc.com/sim/>.

To learn more about other counties that have conducted a comprehensive process analysis, read the National Association of Counties' [Chester County, Pennsylvania, and Franklin County, Ohio](#), case studies.



**ITASCA COUNTY
BOARD OF COMMISSIONERS**

Itasca County Courthouse
123 NE 4th Street
Grand Rapids, MN 55744

Tuesday, July 19, 2022

REQUEST FOR BOARD ACTION: RBA-2022-2182

DEPARTMENT: Administrative Services

TIME REQUESTED: 10 Minutes

PRESENTER: Chair

AGENDA ITEM:

Citizen Input

BOARD ACTION REQUESTED:

Receive Citizen Input

BACKGROUND:

The Itasca County Board of Commissioners encourages citizen input. Each citizen will be allowed to address the County Board one time for up to three (3) minutes in length. Comments should be directed to the Board as a body. When addressing the Board, please state your name and address for the record. The Board will take all information under advisement. As part of County Board protocol, it is unacceptable for any speaker to slander or engage in character assassination at a County Board meeting. In addition, no political grandstanding, candidate endorsement, or other attempts to influence the outcome of an election shall be permitted. Any violation of the above statement shall result in the loss of your remaining time.

COUNTY ATTORNEY REVIEW: N/A

SUPPORTING DOCUMENTATION:

1. Citizen Input - W.D. Bill Hamm

RESULT:	INFORMATIONAL - NO ACTION TAKEN
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**ITASCA COUNTY
BOARD OF COMMISSIONERS**

Itasca County Courthouse
123 NE 4th Street
Grand Rapids, MN 55744

Tuesday, July 19, 2022

REQUEST FOR BOARD ACTION: RBA-2022-2509

DEPARTMENT: Auditor / Treasurer

TIME REQUESTED: < 5 Minutes

PRESENTER: Deb Davis

AGENDA ITEM:

Gambling Permit

BOARD ACTION REQUESTED:

Approve a Premises Permit Application for gambling, as requested by American Legion Post 122, to conduct lawful gambling at Chapman Resorts LLC, 55960 County Road 4, Spring Lake, MN 56680.

BACKGROUND:

Action requested at the 7/19 Work Session, if possible.

COUNTY ATTORNEY REVIEW: N/A

SUPPORTING DOCUMENTATION: None

RESULT:	APPROVED (5 TO 0)
MOVER:	Commissioner Davin Tinquist
SECONDER:	Commissioner Ben DeNucci
AYES:	Davin Tinquist, Terry Snyder, Leo Trunt, Burl Ives, Ben DeNucci



**ITASCA COUNTY
BOARD OF COMMISSIONERS**

Itasca County Courthouse
123 NE 4th Street
Grand Rapids, MN 55744

Tuesday, July 19, 2022

REQUEST FOR BOARD ACTION: RBA-2022-2114

DEPARTMENT: Health & Human Services

TIME REQUESTED: 15 Minutes

PRESENTER: Sarah Anderson

AGENDA ITEM:

County Based Purchasing (IMCare) Division Update/Presentation

BOARD ACTION REQUESTED:

Receive County Based Purchasing (IMCare) Division Update/Presentation.

BACKGROUND:

COUNTY ATTORNEY REVIEW: N/A

SUPPORTING DOCUMENTATION: None

RESULT:

INFORMATIONAL - NO ACTION TAKEN



**ITASCA COUNTY
BOARD OF COMMISSIONERS**

Itasca County Courthouse
123 NE 4th Street
Grand Rapids, MN 55744

Tuesday, July 19, 2022

REQUEST FOR BOARD ACTION: RBA-2022-2510

DEPARTMENT: Environmental Services

TIME REQUESTED: 10 Minutes

PRESENTER: Daniel Swenson

AGENDA ITEM:

Public Hearing Re: Conditional Use Permit for Ryan Boldt

BOARD ACTION REQUESTED:

Hold a Public Hearing Re: Conditional Use Permit (CUP) submitted by Ryan Boldt for off-season boat storage as approved by the Planning Commission at their regular meeting on July 13th, 2022.

BACKGROUND:

On July 13th, 2022, the Itasca County Planning Commission/Board of Adjustment (PC/BoA) reviewed a Conditional Use Permit (CUP) for Ryan Boldt for off-season boat storage. It is the PC/BoA recommendation to the Itasca County Board of Commissioners that this CUP be approved according to the PC/BoA Findings of Fact, Conclusions of Law, Order and Resolution that sets forth the CUP background and processing information. Per Section 2.5 of the Itasca County Zoning Ordinance, a CUP that is of a commercial nature in a Farm Residential Zone that is not listed as a permitted or conditional use must be approved by the Itasca County Board.

COUNTY ATTORNEY REVIEW: N/A

SUPPORTING DOCUMENTATION:

1. Ryan Boldt CUP Packet
2. (Boldt) Criteria for Granting a CUP (1)

Motion To: Approve the Conditional Use Permit submitted by Ryan Boldt for off-season boat storage, as approved by the Planning Commission at their regular meeting on July 13, 2022

RESULT:	APPROVED (5 TO 0)
MOVER:	Commissioner Davin Tinquist
SECONDER:	Commissioner Burl Ives
AYES:	Davin Tinquist, Terry Snyder, Leo Trunt, Burl Ives, Ben DeNucci

DATE 5-20-22 PHONE # _____ PERMIT # _____

ITASCA COUNTY CONDITIONAL USE APPLICATION
USES NOT PROVIDED FOR WITHIN ZONING DISTRICTS

APPLICANT/ADDRESS Ryan Boldt 3647 E 62nd Ct Davenport, IA 52801

AGENT/ADDRESS _____

PROPERTY ADDRESS 36642 Deer lake way Grand Rapids, MN. 55744

PROPERTY DESCRIPTION/PARCEL # E 1/2 OF SE 1/4, S. 3, 56-26

ZONE DISTRICT ^{FR} 3-56-26 LAKE NAME/CLASS NA EX. USE vacant ⁶⁴⁻⁰⁰³⁻²⁴⁰²

DESCRIPTION OF PROPOSED USE _____

Off Season Boat Storage (indoor - max 30 boats)

ATTACH A MAP SHOWING PROPERTY LOCATION, EXISTING CONDITIONS, PROPOSED DEVELOPMENT, AND NEARYBY USES, INCLUDING ANY OTHER INFORMATION THAT IS PERTINENT TO THIS REQUEST.

MANDATORY LAKESHORE MITIGATION PRACTICES: (To be included with the C/U application)

- A. Septic System: Certified _____; Shall be Upgraded _____ with Permit/Design obtained by: _____
Certification of New Septic System by: _____;
- B. Erosion control, storm water management, and mitigation plan. This plan shall describe erosion control during/after construction, storm water management/runoff control and mitigation/buffer screening. The mitigation plan shall require a shoreline buffer which shall be in the shore impact zone and consist of trees, shrubs and ground cover of native plants and understory to effectively screen structure(s) as viewed from the waters. This may be accomplished by working with Itasca SWCD or other sources but said plan must be reviewed by Itasca SWCD. The required buffer shall be as follows:

Lake Class	Buffer (Distance from OHWL landward)
GD	10'
RD	15'
NE & PSL	50'

Plant materials for native vegetation buffers shall be as prescribed according to the landscape position, water table, soil type and exposure of the project site. For every 5,000 square feet of buffer are, there shall be a variety of types of native trees, shrubs, forbs, and grasses planted to achieve full coverage. The survival of planting materials must be maintained for a minimum of five years, so that the approved coverage plan is adhered to.

SITE INSPECTION. The applicant acknowledges that no one can be prohibited from coming onto the property when the site is inspected by the Planning Commission or County Board. Photographs may be taken at the site inspection and displayed at the public hearing for use in the decision making process.

Unless otherwise stipulated, a conditional use permit shall remain in effect for so long as all conditions agreed upon are observed. Legal action may result if the provisions and conditions are not complied with as set forth in the application. Upon approval of this conditional use, it shall be the responsibility of the applicant to notify the Environmental Services Department, upon completion of the project, including any conditions. The property may be inspected at any time to assure and affirm all conditions and terms of the permit are in compliance.

SIGNATURE/DATE: [Signature] 5-20-22

On 5/23/22, the Environmental Services Department received the completed application, accompanying information and the fee is paid in full. A copy of the information handout has been given to the applicant/agent.

THE APPLICANT HAS THE BURDEN OF DEMONSTRATING A RIGHT TO A CONDITIONAL USE BY SHOWING [DETAILED EXPLANATION] THAT ALL OF THE FOLLOWING STANDARDS AND CRITERIA WILL BE SATISFIED.

1. Describe how the proposed use conforms to the comprehensive plan of the County. This is for support of the residents of Deer Lake and the surrounding Area.
2. Describe how the use is compatible with the existing neighborhood. Several properties in the neighborhood have pole buildings. None of these properties have been stored for rental.
3. Describe how the use shall not materially adversely impact air quality, water quality or cause soil disturbance. The property with a pole barn will have no impact on air quality, as no admission, water I will not have a septic, but if needed will put in a retention system ^{for} runoff, clearing was already there.
4. Describe how the site has sufficient access for ingress and egress and is adequate for water supply and sewage treatment. The lot is 20 acres no plan for septic or running water at this time. But the lot is 20 acres 90% high ground.
5. Describe how the use shall not cause unsafe or unhealthy conditions. The lot is fenced in currently with no power or running water. The lot will have a surveillance system installed when approved.

PERMIT APPROVAL: In accordance with MS#15.99, Itasca County must approve or deny the variance application within 60 days of submission of the completed application/fee. If said application is denied, the reason/s must be stated in writing at the time of denial. This time line may be extended by Itasca County for another 60 days provided the applicant/s receive written notice with reasons for the extension. The extension may not exceed 60 days unless approved by the applicant. The 60 days will end on: 7/22/2022.

On _____ Planning Commission/BoA authorized an extension for the following reasons with an expiration date of:

Authorizing Signature and Date: _____

On _____ the applicants hereby waive the time frame requirements set forth in MS#15.99:

Witness: _____

Signatures

C:PCBA

Conditional Use Application - Uses Not Provided for Within Zoning Districts

RECOMMENDATIONS

TOWN BOARD OF _____
OR
UNORGANIZED TOWNSHIP

APPROVAL
AMEND
REJECTION

CHAIR _____
DATE 7/5/22
COMMISSIONER [Signature]

REASONS: _____

When a land use in any zoning district is not specifically listed as a Permitted Use or Conditional Use, the land use may be considered as a Conditional Use. The applicant shall make a showing that the proposed use is similar to a Permitted Use or Conditional Use, consistent with the purpose of the zoning district in which the proposed use will be located, compatible with surrounding uses, and conforms to the Comprehensive Land Use Plan. The Zoning Administrator shall determine if the Conditional Use Permit Application is complete and then submit the Application for consideration by the Planning Commission. If the use is of a commercial nature and proposed for a residential zoning district (Rural Residential or Farm Residential), the Planning Commission shall hold a public hearing, evaluate the Application under the criteria in Article 21, and submit a report of its finding and recommendations to the County Board. The County Board shall hold a public hearing, evaluate the Application under the criteria in Article 21, consider the Planning Commission's report, and act on the Application.

On 7/13/2022 the Planning Commission/Board of Adjustment unanimously majority vote

APPROVED AMENDED DENIED a Conditional Use for: off-season boat storage as per
findings of fact, conclusions of law, resolution & order

[description of conditional use and conditions or reasons for denial]

[Signature]
Chairperson – Itasca County Planning Commission/Board of Adjustment

DECISION

On _____ the County Board of Commissioners, unanimously/ majority vote

APPROVED AMENDED DENIED a Conditional Use for: _____

[description of conditional use and conditions or reasons for denial]

Chairperson – Itasca County Board of Commissioners

Approval includes the findings of fact and compliance with all County, State and Federal Rules, Regulations and Statutes as required by law. In accordance with Section 18.4.1 of the Zoning Ordinance, any aggrieved person may obtain judicial review by obtaining a writ of certiorari from Court of Appeals within 60 days after receipt of due notice of the proceeding and decision sought to be reviewed and by serving said writ upon the Itasca County Auditor and any other adverse party within such period of 60 days.

PCBA 01a

Conditional Use Application – Uses Not Provided for Within Zoning Districts

Property Description – Noncommercial, Seasonal, Residential, & Recreational

Currently, this property is classified as non-commercial, seasonal, residential & recreational under Class Code 151. The 19.1-acre property resides in a predominately farm residential zoning area of Itasca County non-adjacent to any lake or surface water. Earthen roadways and clearings had been excavated on the property in the 1970s and the overgrown vegetation on these clearings has since been revamped. In addition, there are no buildings or other structures currently residing on the property.

Proposed Use Description – Commercial & Recreational

The intended use of the property is to build a pole building on the less than an acre clearing towards the Northwest section of the property. The purpose of the pole building is to provide paid indoor winter storage of watercrafts such as boats and jet skis but also paid indoor storage of recreational vehicles (RVs) during the summer season.

Details and specifics of the property and associated pole building are outlined below:

1. The property will be utilized for paid indoor storage purposes only.
 - a. No paid outside/outdoor storage will be permitted at any time.
2. The proposed dimensions of the pole building will consist of a width of 60', a length of 120', and a height of 29' foot at the building's peak.
3. The building will consist of a one-room, bulk storage area.
 - a. Not individual units.
4. The building will be located on:
 - a. The northwest section of the property.
 - b. An existing clearing that is less than an acre (200' by 200').
 - c. Proposed building location is at the highest elevation of the parcel.
5. The access to the property will consist of utilizing an existing road on the property with a culvert located off Deer Lake Way.
6. The proposed pole building will not be visible from the road as the lot is heavily wooded and the adjacent properties also consist of heavily wooded areas.

INTERPRETATION:

The proposed use will be for off-season boat storage. The parcel is zoned Farm Residential.

ZONING ORDINANCE (Effective 5/1/2018):

Section 2.5 Uses Not Provided for Within Zoning Districts

When a land use in any zoning district is not specifically listed as a Permitted Use or Conditional Use, the land use may be considered as a Conditional Use. The applicant shall make a showing that the proposed use is similar to a Permitted Use or Conditional Use, consistent with the purpose of the zoning district in which the proposed use will be located, compatible with surrounding uses, and conforms to the Comprehensive Land Use Plan. The Zoning Administrator shall determine if the Conditional Use Permit application is complete and then submit the application for consideration by the Planning Commission. The application shall be accompanied by the appropriate fee for a Conditional Use Permit. If the use is of a commercial nature and proposed for a residential zoning district (Rural Residential or Farm Residential), the Planning Commission shall hold a public hearing, evaluate the application under the criteria in Article 21, and submit a report of its finding and recommendations to the County Board. The County Board shall hold a public hearing, evaluate the application under the criteria in Article 21, consider the Planning Commission's report, and act on the application. A notice of extension of the 60-day time deadline requirement of Minn. Stat. 15.99 shall be provided if necessary.

REQUEST OF APPLICANT FOR INTERPRETATION:

Attachment: Conditional Use Permit (CUP) application submitted on 5/23/22 by Ryan Boldt for the E ½ of SE NW, Section 3, Unorganized Township 56-26, Parcel #64-003-2402.

Based on the Conditional Use Permit application and the following, my determination is that the proposed off-season boat storage would be appropriate for conditional use.

- Similar requests for Conditional Use Permits have been granted by the County Board and Planning Commission; and
- Conditional Use Permits are intended for uses that would not be appropriate generally or without restrictions through the zoning district, but which are controlled as to number, area, location with the neighborhood, and other pertinent considerations would not be injurious to the public health, safety, welfare, morals order, appearance, prosperity, or general welfare thereof. Such uses may be granted by issuance of Conditional Use Permits by the Planning Commission.

Signed: _____

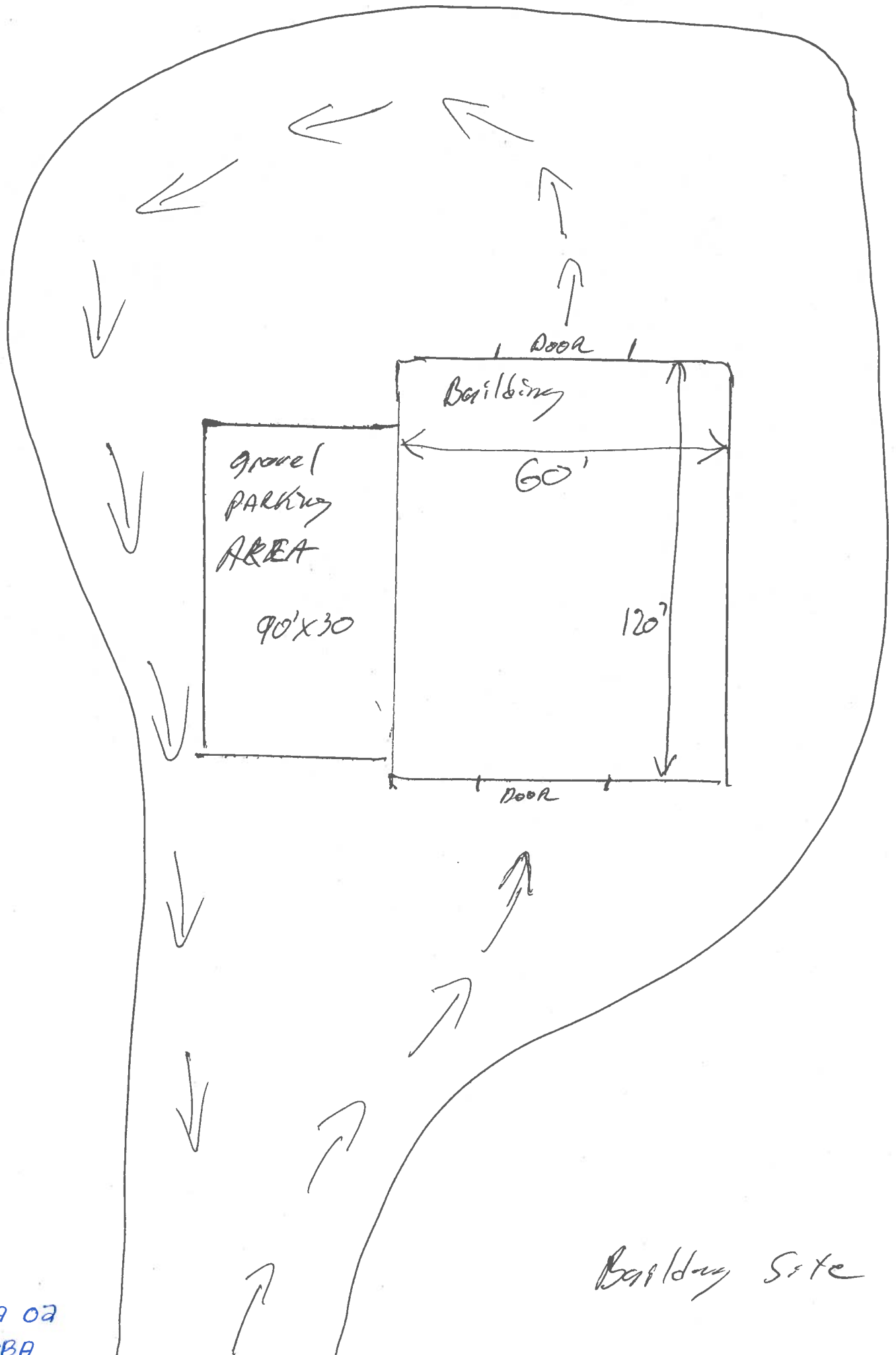
Dan Swenson, Environmental Services Director

7-11-22

Date

NOTE: This document shall be attached to the Conditional Use application.

COPY: File, Boldt, PC/BoA



Building Site

In Re:

FINDINGS OF FACT/CONCLUSIONS OF LAW
RESOLUTION AND ORDER

The Conditional Use Permit (CUP) submitted by: Ryan Boldt, 3647 E 62nd Ct., Davenport, IA 52807

Location of Property: 36642 Deer Lake Way, Grand Rapids, MN 55744
E ½ of SE NW, Section 3, Unorganized Township 56-26, Parcel #64-003-2402

This matter came before the Itasca County Planning Commission/Board of Adjustment (PC/BoA), for public hearing, at their regular meeting on 7/13/2022 with Mr. Boldt present and Board Members Bellomy, Maasch, Oja, Butterfield and Kortekaas; Environmental Services Director Dan Swenson. Upon the records, files and proceedings herein, the Board makes the following:

FINDINGS OF FACT

1. The parcel is:
 - A total of 19.10 acres in area;
 - Borders Deer Lake Way/a Class C Highway;
 - Zoned Farm Residential;
 - Non-shoreland;
 - Located in Unorganized Township T56-R26, Commissioner District #1.
2. On 5/23/2022, the applicant submitted a CUP application to establish off-season boat storage. Applicant proposes to construct a 60'x120' storage building for indoor storage of a maximum of 30 boats/watercraft.
3. Off-season boat storage is a CU as per Section 2.5, Uses not provided for within zoning districts, and the applicant must show that the proposed use is:
 - similar to a permitted use or CU consistent with the purpose of the zoning district in which the proposed use will be located,
 - compatible with the surrounding uses and
 - conforms to the comprehensive land use plan.If the CU is of a commercial nature and proposed for a residential zoning district (Rural Residential or Farm Residential), the Planning Commission shall hold a public hearing, evaluate the Application under the criteria in Article 21, and submit a report of its finding and recommendations to the County Board. The County Board shall hold a public hearing, evaluate the Application under the criteria in Article 21, consider the Planning Commission's report, and act on the Application.
4. The proposed use is consistent with the existing neighborhood, and the purpose statement of the Farm Residential Zoning District per Section 6.1 which is to implement the following goals including those contained in the Itasca County Comprehensive Land Use Plan:
Section 6.1 Purpose
The purposes of the Farm Residential Zoning District are to implement the following goals, including those contained in the Itasca County Comprehensive Land Use Plan:

Findings of Fact, Conclusions of Law, Order & Resolution for Ryan Boldt
CUP for off-season boat storage, Unorganized Township 56-26

- 6.1.1 To protect and promote the continuation of rural living, farming, and forestry in areas of Itasca County that have historically contained these uses and, therefore, have developed compatible residential patterns and transportation infrastructure;
 - 6.1.2 To permit primarily agriculture and forestry land uses and activities;
 - 6.1.3 To separate agricultural and forestry land uses and activities from incompatible residential, commercial, industrial development, and public facilities;
 - 6.1.4 To achieve the goals of growth management, natural resource protection, and economic diversity as stated in the Itasca County Comprehensive Land Use Plan; and
 - 6.1.5 To maintain agricultural and forest land in sufficient size tracts for economic operations.
- 5. Per Section 21.3.2, a Conditional Use Permit may be granted only upon finding all of the following:
 - A. The use conforms to the Comprehensive Land Use Plan of the County;
 - B. The use is compatible with the existing neighborhood;
 - C. The use shall not materially adversely impact air quality and water quality;
 - D. The use shall not cause soil disturbance;
 - E. The site has sufficient access for ingress and egress;
 - F. The site is adequate for water supply and sewage treatment; and
 - G. The use shall not cause unsafe or unhealthy conditions.
 - 6. Per the Comprehensive Land Use Plan, the Commercial/Industrial Goal /Economic Development Objective encourages the development of new businesses.
 - 7. Mitigation practices on the CUP application do not apply as property is non-shoreland.
 - 8. The MPCA requirement to obtain a General Storm Water Permit prior to construction activity (clearing, grading and excavation activities) that results in the disturbance of one acre or more is the applicants' responsibility.
 - 9. The project shall not cause unsafe or unhealthy conditions as it will meet all zoning requirements. Since building will not be open to the public, handicap accessibility is not required.
 - 10. As required in Article 18, notice of the 7/13/2022 PC/BoA hearing and 7/19/2022 County Board hearing was sent to property owners within ¼ mile of the affected properties, SWCD (Andy Arens), DNR Forestry, Itasca County Engineer and Commissioner Tinquist for their information and comment.
 - 11. Notice of the 7/13/2022 site inspection and public hearing was published in the 6/22/2022 issue of the *Grand Rapids Herald Review* and the 6/30/2022 issue of the *Scenic Range NewsForum*.
 - 12. The County Board will conduct their public hearing on 7/19/2022 in the County Board Room of the Courthouse meeting begins at 2:30 p.m. Notice of the County Board hearing was published in the 6/22/2022 issue of the *Grand Rapids Herald Review* and the 6/30/2022 issue of the *Scenic Range NewsForum*.
 - 13. Per Minnesota Statute 15.99, the 60-day timeline shall expire on 7/22/2022.
 - 14. On 7/5/2022, Commissioner Tinquist recommended approval.

15. The site was viewed by the Planning Commission/BOA on 7/13/2022 in the morning before the hearing.
16. At the 7/13/2022 meeting, two documents were added to the record: (PCBA 01c)- interpretation and (PCBA 07)- 7/8/2022 email from Karin Grandia commenting she has no transportation related concerns.
17. If said conditional use is approved, it shall be the responsibility of the applicant to notify the Environmental Services Department upon completion of the project including any conditions. The property may be inspected at any time to ensure and affirm all conditions and terms of the permit are in compliance.
18. The record consists of:
 - PCBA 01- Conditional Use application submitted 5/23/2022, interpretation (4 pgs.);
 - PCBA 02- Site plan/map (3 pgs.);
 - PCBA 03- Notice dated 6/23/2022 to property owners, etc.;
 - PCBA 04- Notice dated 6/23/2022 to Commissioner Tinquist;
 - PCBA 05- Notice dated 6/23/2022 to affected property owners; list of affected property owners; parcel map; plat book map (5 pgs.);
 - PCBA 06- Conditional Use Order;
 - PCBA 07- 7/8/2022 Email from Karin Grandia;
 - PCBA 08- Staff report dated 7/8/2022 (2 pgs.);
 - PCBA 09- Criteria forms completed by the PCBA members (5 pgs.);

FROM THE FOREGOING FINDINGS OF FACT, the Board makes the following:
CONCLUSIONS OF LAW

The conditional use application should be approved pursuant to Sections 21.3 of the Zoning Ordinance because:

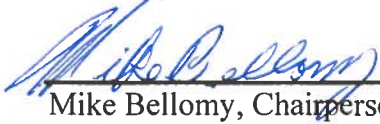
- A. The use conforms to the comprehensive plan of the County as the CLUP allows and encourages the development of new businesses and there is a need for this type of business in the area;
- B. The use is compatible with the existing neighborhood—it is in a remote area and will be well screened;
- C. The proposed use will not materially adversely impact air quality, water quality or cause soil disturbance—use will be for cold storage only; there will be no well/septic;
- D. There is sufficient access for ingress and egress and adequate water supply and sewage treatment—access is sufficient/has good sight lines; there will be no well/septic;
- E. The use will not cause unsafe or unhealthy conditions as the project will meet all zoning requirements; there will be no well/septic; site is isolated and well screened; no unsafe or unhealthy conditions are anticipated.

RESOLUTION

NOW THEREFORE, Oja/Kortekaas motioned to recommend (to the County Board) approval of the CUP application submitted by Ryan Boldt for off-season boat storage as set forth in the 7/8/2022 staff report. Motion carried unanimously.

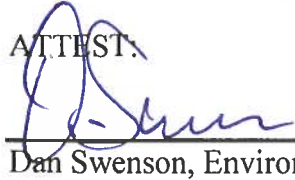
Condition/s: Comply with Best Management Practices.

ITASCA COUNTY PLANNING COMMISSION/BOARD OF ADJUSTMENT:


Mike Bellomy, Chairperson

7-13-22
Date

ATTEST:


Dan Swenson, Environmental Services Director

7-13-22
Date



**ITASCA COUNTY
PLANNING COMMISSION**
123 NE 4th St
Grand Rapids, MN 55744
(218) 327-2857

Wednesday, 7/13/2022

1:00 P.M.

Itasca County Boardroom

The regular meeting of the Itasca County Planning Commission (PC/BoA) was held on Wednesday, 7/13/2022, at 1:00 p.m.* in the County Board Room of the Courthouse with the following in attendance:

MEMBERS PRESENT: Richard Kortekaas, Dan Butterfield, Mike Bellomy, Mike Oja, Lisa Maasch;

ABSENT: None;

EXOFFICIO: Environmental Services Director Dan Swenson,

GUESTS: Ryan Boldt; Brandon Jahn; Gary Hawkinson; John Batchelder; Brian Gandy; Rick Adams.

*Members met at the Courthouse at 8:00 a.m. to view the properties and then returned to the Courthouse to hold the meeting.

Chair Bellomy called the Planning Commission/Board of Adjustment meeting to order, opening with the Pledge of Allegiance. Copies of the agenda and opening statement were available for the audience.

Agenda. Upon the motion of Kortekaas/Butterfield, which carried unanimously, the agenda was approved as distributed, and motion carried unanimously

✓ **Ryan Boldt/CUP**— E ½ of SE NW, Section 3, Unorganized Township 56-26 (Parcel #64-003-2402)— submitted a conditional use permit (CUP) application for off-season boat storage. Mr. Swenson added to the record: (PCBA 01c)- interpretation and (PCBA 07)- 7/8/2022 email from Karin Grandia (has no transportation related concerns). Ryan Boldt was present and discussed his proposed CUP application for off-season storage of a maximum of 30 boats. Oja/Kortekaas motioned to close the public portion of the meeting which carried unanimously.

Motion: Oja/Kortekaas motioned to recommend (to the County Board) approval of the CUP application submitted by Ryan Boldt for off-season boat storage as set forth in the 7/8/2022 staff report. Motion carried unanimously.

Condition/s: Comply with Best Management Practices.

As per Section 2.5 of the Zoning Ordinance, since this CUP is of a commercial nature and proposed for a residential zoning district, the Planning Commission will make their recommendation to the County Board who will act on the application after holding a public hearing scheduled for 7/19/2022.

Brandon Jahn/CUP— SW NE LYG W of US Hwy 169 and NW NE W of US Hwy 169 & S of CR 17, Section 30, Harris Township 54-25, (Parcels 19-030-1302 and 19-030-1205) — submitted a CUP application for commercial office space and shop/storage building for contracting business. Mr. Swenson added to the record: (PCBA 01c)- interpretation and (PCBA 07)- 7/8/2022 email from Karin Grandia (has no transportation related concerns). Mr. Jahn was present and discussed his CUP application to expand his business—there will be no retail space (although an occasional customer may stop in); no manufacturing; will have future well/septic; may have an access from CR 17 and but the existing access is off Hwy 169 and plans to maintain a 20' natural buffer along the west property line. Peggy Clayton, with Harris Township; was present and commented the township will be reviewing the application tonight at their meeting. Gary Hawkinson, current

CRITERIA NECESSARY FOR THE GRANTING OF A CONDITIONAL USE PERMIT (CUP)

RE: Applicant: Ryan Boldt

Proposed Use: Off-season boat storage

Township/Range: E ½ of SE NW, S. 3, 56-26

A CUP MAY BE GRANTED ONLY UPON FINDING ALL OF THE FOLLOWING:

1. The use conforms to the comprehensive plan of the County. *yes - the plan encourages the development of new businesses.*
2. The use is compatible with the existing neighborhood. *yes - there are other commercial properties nearby. The storage building is way back in woods.*
3. The use shall not materially adversely impact air quality, water quality or cause soil disturbance. *yes - no septic or wells will be put in. no it will not. cold storage only*
4. The site has sufficient access for ingress and egress and is adequate for water supply and sewage treatment. *yes - access is sufficient - no sewage or wells. off-season boat storage*
5. The use shall not cause unsafe or unhealthy conditions. *no it will not - Project will meet all zoning requirements & will not be open to the public -*

■ When in the opinion of the Planning Commission/BoA (PC/BoA), a CUP may result in a material adverse effect on the environment, the applicant may be requested by the PC/BoA to demonstrate the nature and extent of the effect and to demonstrate methods for mitigating or minimizing the adverse effects.

PCBA 09

Lisa Marsh

CRITERIA NECESSARY FOR THE GRANTING OF A CONDITIONAL USE PERMIT (CUP)

RE: Applicant: Ryan Boldt
Proposed Use: Off-season boat storage
Township/Range: E ½ of SE NW, S. 3, 56-26

A CUP MAY BE GRANTED ONLY UPON FINDING ALL OF THE FOLLOWING:

1. The use conforms to the comprehensive plan of the County. *Yes This will be Storage for boats for his family and others will be inside storage*
2. The use is compatible with the existing neighborhood. *yes this is well screened from all sides*
3. The use shall not materially adversely impact air quality, water quality or cause soil disturbance. *some soil will use class 5 for storage building and to build up the road*
4. The site has sufficient access for ingress and egress and is adequate for water supply and sewage treatment. *no water - septic and Road is wide enough*
5. The use shall not cause unsafe or unhealthy conditions.

no

■ When in the opinion of the Planning Commission/BoA (PC/BoA), a CUP may result in a material adverse effect on the environment, the applicant may be requested by the PC/BoA to demonstrate the nature and extent of the effect and to demonstrate methods for mitigating or minimizing the adverse effects.

[Signature]

7-13-22

CRITERIA NECESSARY FOR THE GRANTING OF A CONDITIONAL USE PERMIT (CUP)

RE: Applicant: Ryan Boldt
Proposed Use: Off-season boat storage
Township/Range: E ½ of SE NW, S. 3, 56-26

A CUP MAY BE GRANTED ONLY UPON FINDING ALL OF THE FOLLOWING:

1. The use conforms to the comprehensive plan of the County. *yes supports new businesses*
2. The use is compatible with the existing neighborhood. *yes Very isolated area.*
3. The use shall not materially adversely impact air quality, water quality or cause soil disturbance. *cold storage only, no well/septic, well screened. gated access + fenced with signs.*
4. The site has sufficient access for ingress and egress and is adequate for water supply and sewage treatment. *yes, isolated, well hidden from view*
5. The use shall not cause unsafe or unhealthy conditions. *no well/septic/electrical. isolated, well screened.*

*Recommended
yes*

■ When in the opinion of the Planning Commission/BoA (PC/BoA), a CUP may result in a material adverse effect on the environment, the applicant may be requested by the PC/BoA to demonstrate the nature and extent of the effect and to demonstrate methods for mitigating or minimizing the adverse effects.

7/13/2012

CRITERIA NECESSARY FOR THE GRANTING OF A CONDITIONAL USE PERMIT (CUP)

RE: Applicant: Ryan Boldt
Proposed Use: Off-season boat storage
Township/Range: E ½ of SE NW, S. 3, 56-26

A CUP MAY BE GRANTED ONLY UPON FINDING ALL OF THE FOLLOWING:

1. The use conforms to the comprehensive plan of the County.

yes - All storage is needed and is in short supply in the county.

2. The use is compatible with the existing neighborhood.

yes, very remote site, pole building in the ~~area~~ immediate area.

3. The use shall not materially adversely impact air quality, water quality or cause soil disturbance.

no. All area is natural vegetation excellent buffer for runoff.

4. The site has sufficient access for ingress and egress and is adequate for water supply and sewage treatment.

yes access port, with supply/sewer N.A.

5. The use shall not cause unsafe or unhealthy conditions.

Storage - will not cause issues will be graded, lighted, and fenced.

■ When in the opinion of the Planning Commission/BoA (PC/BoA), a CUP may result in a material adverse effect on the environment, the applicant may be requested by the PC/BoA to demonstrate the nature and extent of the effect and to demonstrate methods for mitigating or, minimizing the adverse effects.

7/13/08 Mike Go

CRITERIA NECESSARY FOR THE GRANTING OF A CONDITIONAL USE PERMIT (CUP)

RE: Applicant: Ryan Boldt

Proposed Use: Off-season boat storage

Township/Range: E ½ of SE NW, S. 3, 56-26

A CUP MAY BE GRANTED ONLY UPON FINDING ALL OF THE FOLLOWING:

1. The use conforms to the comprehensive plan of the County.

Yes, new business is allowed & encouraged

2. The use is compatible with the existing neighborhood.

Yes Just a clearing in the woods

3. The use shall not materially adversely impact air quality, water quality or cause soil disturbance.

~~Yes~~

SHALL NOT

4. The site has sufficient access for ingress and egress and is adequate for water supply and sewage treatment.

Good sight lines for ingress & egress, water & sewer N/A

5. The use shall not cause unsafe or unhealthy conditions.

SHALL NOT

■ When in the opinion of the Planning Commission/BoA (PC/BoA), a CUP may result in a material adverse effect on the environment, the applicant may be requested by the PC/BoA to demonstrate the nature and extent of the effect and to demonstrate methods for mitigating or minimizing the adverse effects.

M. Bellamy

7-13-22

CRITERIA NECESSARY FOR THE GRANTING OF A CONDITIONAL USE PERMIT (CUP)

RE: Applicant: Ryan Boldt

Proposed Use: Off-season boat storage

Township/Range: E ½ of SE NW, S. 3, 56-26

A CUP MAY BE GRANTED ONLY UPON FINDING ALL OF THE FOLLOWING:

1. The use conforms to the comprehensive plan of the County.
2. The use is compatible with the existing neighborhood.
3. The use shall not materially adversely impact air quality, water quality or cause soil disturbance.
4. The site has sufficient access for ingress and egress and is adequate for water supply and sewage treatment.
5. The use shall not cause unsafe or unhealthy conditions.

■ When in the opinion of the Planning Commission/BoA (PC/BoA), a CUP may result in a material adverse effect on the environment, the applicant may be requested by the PC/BoA to demonstrate the nature and extent of the effect and to demonstrate methods for mitigating or minimizing the adverse effects.



**ITASCA COUNTY
BOARD OF COMMISSIONERS**

Itasca County Courthouse
123 NE 4th Street
Grand Rapids, MN 55744

Tuesday, July 19, 2022

REQUEST FOR BOARD ACTION: RBA-2022-2511

DEPARTMENT: Environmental Services

TIME REQUESTED: 10 Minutes

PRESENTER: Daniel Swenson

AGENDA ITEM:

Public Hearing Re: Conditional Use Permit for Brandon Jahn

BOARD ACTION REQUESTED:

Hold a Public Hearing for the Conditional Use Permit (CUP) submitted by Brandon Jahn for commercial office space and shop/storage for a contracting business as approved by the Planning Commission at their regular meeting on July 13th, 2022.

BACKGROUND:

On July 13th, 2022, the Itasca County Planning Commission and Board of Adjustment (PC/BoA) reviewed a Conditional Use Permit (CUP) submitted by Brandon Jahn for commercial office space and shop/storage building for B Jahn Builders construction company. It is the PC/BoA recommendation to the Itasca County Board of Commissioners that this CUP be approved according to the PC/BoA Findings of Fact, Conclusion of Law, Order and Resolution that sets forth the CUP background and processing information. Per Section 2.5 of the Itasca County Zoning Ordinance, a CUP that is of a commercial nature in a Farm Residential Zone that is not listed as a permitted or conditional use must be approved by the Itasca County Board.

COUNTY ATTORNEY REVIEW: N/A

SUPPORTING DOCUMENTATION:

1. Brandon Jahn CUP Packet
2. Criteria for Granting a CUP (Jahn)

Motion To: Approve the Conditional Use Permit submitted by Brandon Jahn for commercial office space and shop/storage for a contracting business, as approved by the Planning Commission at their regular meeting on July 13, 2022.

RESULT:	APPROVED (5 TO 0)
MOVER:	Commissioner Burl Ives
SECONDER:	Commissioner Ben DeNucci
AYES:	Davin Tinquist, Terry Snyder, Leo Trunt, Burl Ives, Ben DeNucci

DATE June 1, 2022 PHONE # _____ MIT # _____

ITASCA COUNTY CONDITIONAL USE APPLICATION
USES NOT PROVIDED FOR WITHIN ZONING DISTRICTS

Brandon Jahn

APPLICANT/ADDRESS 35122 North Moose Point Rd, Grand Rapids MN

AGENT/ADDRESS ~~Atty~~ Gary Hawkinson (current owner) 18862 Sherry's Ann Rd,
TBD Hwy. 169 Grand Rapids, MN 557

PROPERTY ADDRESS Vacant Land, Grand Rapids MN PID # 19-030-1302 and
(PID # 19-030-1205)

PROPERTY DESCRIPTION/PARCEL # See attachments SW NE LYG W of US HWY 169 and
(FR) NW NE LYG W OF US HWY 169 & S of Co. Rd. 17, S.30, 54-25

ZONE DISTRICT HARRISTWP LAKE NAME/CLASS NA EX. USE Vacant

DESCRIPTION OF PROPOSED USE Commercial for small office space
and shop/storage building for contracting business.

ATTACH A MAP SHOWING PROPERTY LOCATION, EXISTING CONDITIONS, PROPOSED DEVELOPMENT, AND NEARBY USES, INCLUDING ANY OTHER INFORMATION THAT IS PERTINENT TO THIS REQUEST.

*Currently NO Septic or well - Vacant Land

MANDATORY LAKESHORE MITIGATION PRACTICES: (To be included with the C/U application)

- A. Septic System: Certified _____; Shall be Upgraded _____ with Permit/Design obtained by: _____
Certification of New Septic System by: _____;
- B. Erosion control, storm water management, and mitigation plan. This plan shall describe erosion control during/after construction, storm water management/runoff control and mitigation/buffer screening. The mitigation plan shall require a shoreline buffer which shall be in the shore impact zone and consist of trees, shrubs and ground cover of native plants and understory to effectively screen structure(s) as viewed from the waters. This may be accomplished by working with Itasca SWCD or other sources but said plan must be reviewed by Itasca SWCD. The required buffer shall be as follows:

Lake Class	Buffer (Distance from OHWL landward)
GD	10'
RD	15'
NE & PSL	50'

Plant materials for native vegetation buffers shall be as prescribed according to the landscape position, water table, soil type and exposure of the project site. For every 5,000 square feet of buffer area, there shall be a variety of types of native trees, shrubs, forbs, and grasses planted to achieve full coverage. The survival of planting materials must be maintained for a minimum of five years, so that the approved coverage plan is adhered to.

SITE INSPECTION. The applicant acknowledges that no one can be prohibited from coming onto the property when the site is inspected by the Planning Commission or County Board. Photographs may be taken at the site inspection and displayed at the public hearing for use in the decision making process.

Unless otherwise stipulated, a conditional use permit shall remain in effect for so long as all conditions agreed upon are observed. Legal action may result if the provisions and conditions are not complied with as set forth in the application. Upon approval of this conditional use, it shall be the responsibility of the applicant to notify the Environmental Services Department, upon completion of the project, including any conditions. The property may be inspected at any time to assure and affirm all conditions and terms of the permit are in compliance.

SIGNATURE/DATE: [Signature] 6/1/2022

On 6/3/12, the Environmental Services Department received the completed application, accompanying information and the fee is paid in full. A copy of the information handout has been given to the applicant/agent.

THE APPLICANT HAS THE BURDEN OF DEMONSTRATING A RIGHT TO A CONDITIONAL USE BY SHOWING [DETAILED EXPLANATION] THAT ALL OF THE FOLLOWING STANDARDS AND CRITERIA WILL BE SATISFIED.

1. Describe how the proposed use conforms to the comprehensive plan of the County Grand Rapids

is continuing to grow south ^{highway} on 169 - B Jahn Builders would like to be apart of that growth and contribute to the community and small business owners.

2. Describe how the use is compatible with the existing neighborhood. For Businesses - to the

South of the property is Grooms property Services at 16929 US-169, GR.

and to the North is Bishops Performance at 18206 US-169 GR. Both these examples are geared towards retail space more then our intended use.

3. Describe how the use shall not materially adversely impact air quality, water quality or cause soil disturbance. B Jahn Builders would like to build a Shop for their

Construction Business - this will be for small office space and for Storage.

4. Describe how the site has sufficient access for ingress and egress and is adequate for water supply and sewage treatment. There is over 9 acres which should be adequate

space for a proper site plan with ^{existing} access off of Hwy 169.

5. Describe how the use shall not cause unsafe or unhealthy conditions. B Jahn Builders intends

to build small office space, no manufacturing or heavy commercial use that would be unsafe or unhealthy to the community

PERMIT APPROVAL: In accordance with MS#15.99, Itasca County must approve or deny the variance application within 60 days of submission of the completed application/fee. If said application is denied, the reason/s must be stated in writing at the time of denial. This time line may be extended by Itasca County for another 60 days provided the applicant/s receive written notice with reasons for the extension. The extension may not exceed 60 days unless approved by the applicant. The 60 days will end on: 8/2/2012.

On _____ Planning Commission/BoA authorized an extension for the following reasons with an expiration date of:

Authorizing Signature and Date: _____

On _____ the applicants hereby waive the time frame requirements set forth in MS#15.99:

Witness: _____

Signatures

RECOMMENDATIONS

TOWN BOARD OF _____
OR
UNORGANIZED TOWNSHIP

APPROVAL
AMEND
REJECTION

CHAIR _____
DATE _____
COMMISSIONER _____

REASONS: _____

When a land use in any zoning district is not specifically listed as a Permitted Use or Conditional Use, the land use may be considered as a Conditional Use. The applicant shall make a showing that the proposed use is similar to a Permitted Use or Conditional Use, consistent with the purpose of the zoning district in which the proposed use will be located, compatible with surrounding uses, and conforms to the Comprehensive Land Use Plan. The Zoning Administrator shall determine if the Conditional Use Permit Application is complete and then submit the Application for consideration by the Planning Commission. If the use is of a commercial nature and proposed for a residential zoning district (Rural Residential or Farm Residential), the Planning Commission shall hold a public hearing, evaluate the Application under the criteria in Article 21, and submit a report of its finding and recommendations to the County Board. The County Board shall hold a public hearing, evaluate the Application under the criteria in Article 21, consider the Planning Commission's report, and act on the Application.

On 7/13/2022 the Planning Commission/Board of Adjustment unanimously majority vote

APPROVED AMENDED DENIED a Conditional Use for: commercial office space and
shop/storage building for contracting business as per findings of fact, conclusions of law
resolution & order

[description of conditional use and conditions or reasons for denial]



Chairperson – Itasca County Planning Commission/Board of Adjustment

DECISION

On _____ the County Board of Commissioners, unanimously/ majority vote

APPROVED AMENDED DENIED a Conditional Use for: _____

[description of conditional use and conditions or reasons for denial]

Chairperson – Itasca County Board of Commissioners

Approval includes the findings of fact and compliance with all County, State and Federal Rules, Regulations and Statutes as required by law. In accordance with Section 18.4.1 of the Zoning Ordinance, any aggrieved person may obtain judicial review by obtaining a writ of certiorari from Court of Appeals within 60 days after receipt of due notice of the proceeding and decision sought to be reviewed and by serving said writ upon the Itasca County Auditor and any other adverse party within such period of 60 days.

Conditional Use Application – Uses Not Provided for Within Zoning Districts

INTERPRETATION:

The proposed use will be to establish office space and a shop/storage building for a building contractor business, B Jahn Builders Inc. The parcels are zoned Farm Residential.

ZONING ORDINANCE (Effective 5/1/2018):**Section 2.5 Uses Not Provided for Within Zoning Districts**

When a land use in any zoning district is not specifically listed as a Permitted Use or Conditional Use, the land use may be considered as a Conditional Use. The applicant shall make a showing that the proposed use is similar to a Permitted Use or Conditional Use, consistent with the purpose of the zoning district in which the proposed use will be located, compatible with surrounding uses, and conforms to the Comprehensive Land Use Plan. The Zoning Administrator shall determine if the Conditional Use Permit application is complete and then submit the application for consideration by the Planning Commission. The application shall be accompanied by the appropriate fee for a Conditional Use Permit. If the use is of a commercial nature and proposed for a residential zoning district (Rural Residential or Farm Residential), the Planning Commission shall hold a public hearing, evaluate the application under the criteria in Article 21, and submit a report of its finding and recommendations to the County Board. The County Board shall hold a public hearing, evaluate the application under the criteria in Article 21, consider the Planning Commission's report, and act on the application. A notice of extension of the 60-day time deadline requirement of Minn. Stat. 15.99 shall be provided if necessary.

REQUEST OF APPLICANT FOR INTERPRETATION:

Attachment: Conditional Use Permit (CUP) application submitted on 6/3/2022 by Brandon Jahn for the SW NE LYG W of US Hwy 169 and NW NE W of US Hwy 169 & S of CR 17, Section 30, Harris Township 54-25, Parcels #19-030-1205, 19-030-1302.

Based on the Conditional Use Permit application and the following, my determination is that the proposed office space and shop/storage building for B Jahn Inc. would be appropriate for conditional use.

- Similar requests for Conditional Use Permits have been granted by the County Board and Planning Commission; and
- Conditional Use Permits are intended for uses that would not be appropriate generally or without restrictions through the zoning district, but which are controlled as to number, area, location with the neighborhood, and other pertinent considerations would not be injurious to the public health, safety, welfare, morals order, appearance, prosperity, or general welfare thereof. Such uses may be granted by issuance of Conditional Use Permits by the Planning Commission.

Signed: _____

Dan Swenson, Environmental Services Director

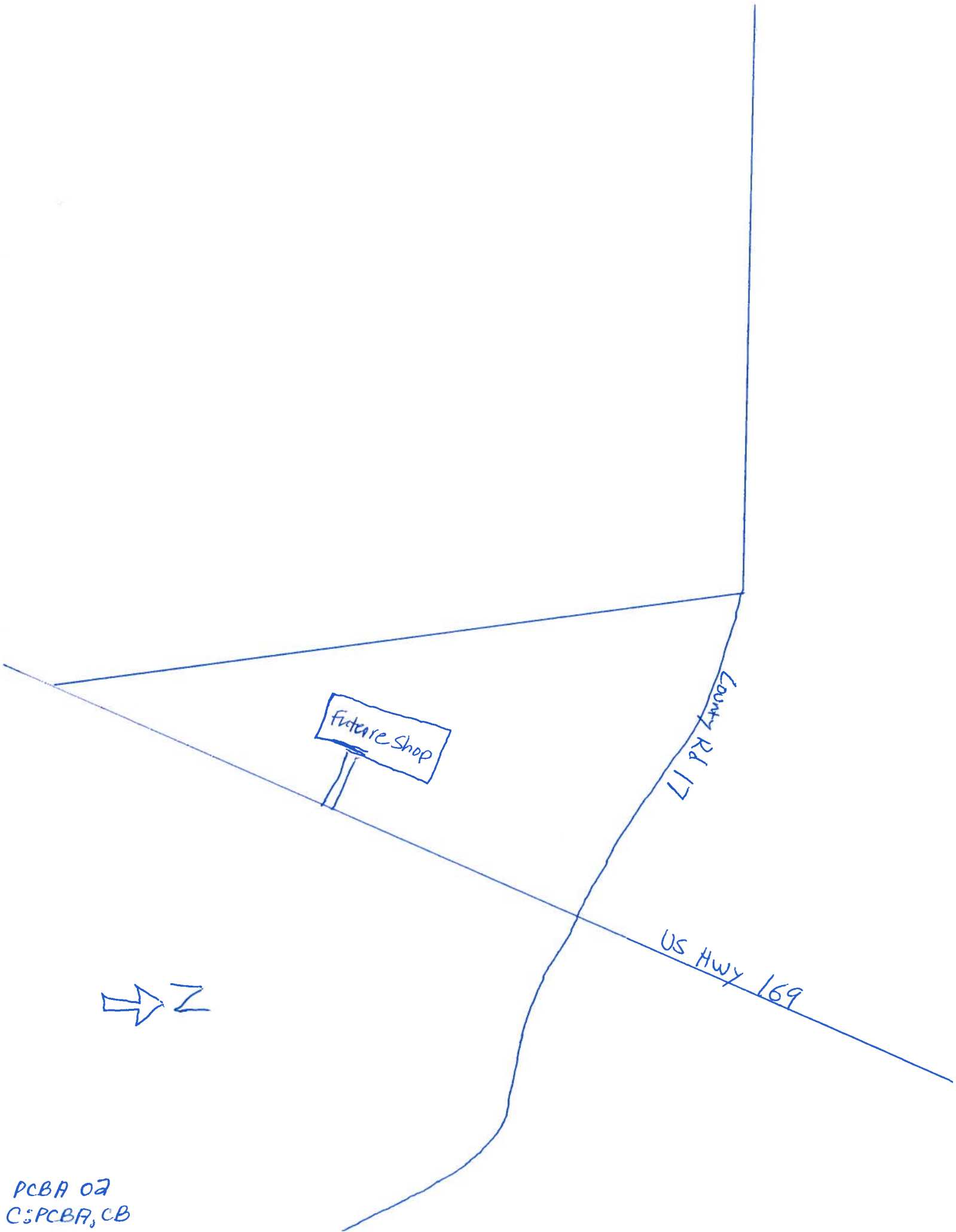
7-11-2022

Date

NOTE: This document shall be attached to the Conditional Use application.

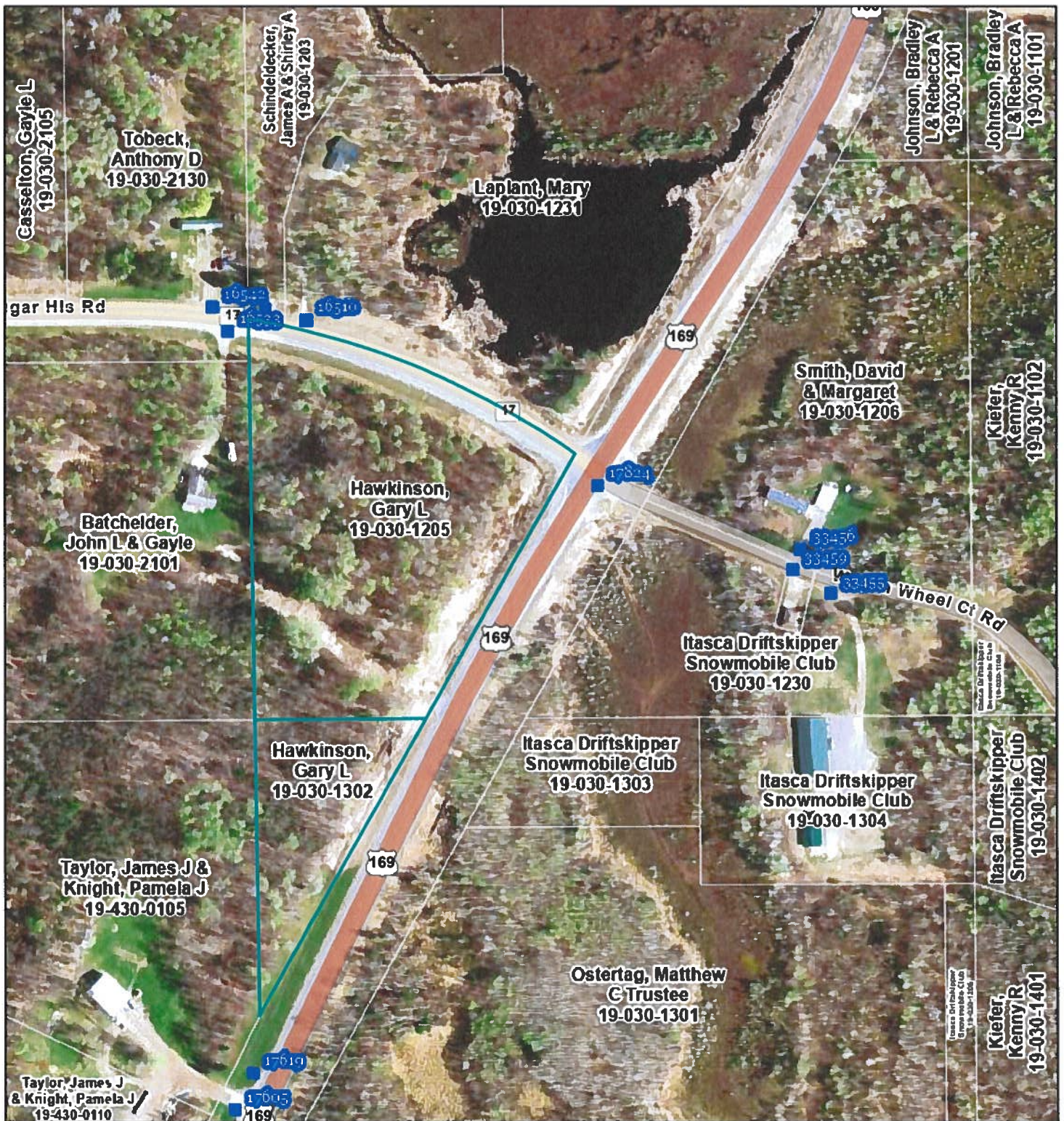
COPY: File, Jahn, PC/BoA

PCBA o/c
C:PCBA, CB



PCBA 02
C:PCBA, CB

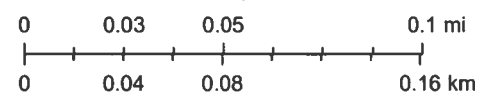
Zoning Web Map



6/22/2022, 2:43:51 PM

1:4,514

- Road Centerline
- Tax Parcel
- E911 Address Points
- Parcel Number & Name**



PCBA 020w
C5PCBA, CB

In Re:

FINDINGS OF FACT/CONCLUSIONS OF LAW
RESOLUTION AND ORDER

The Conditional Use Permit (CUP) submitted by: Brandon Jahn,
35122 North Moose Point Rd., Grand Rapids, MN 55744

Location of Property: TBD Hwy. 169, Grand Rapids, MN 55744
SW NE LYG W of US Hwy 169 and NW NE W of US Hwy 169 & S of CR 17,
Section 30, Harris Township 54-25, Parcels #19-030-1302, 19-030-1205

This matter came before the Itasca County Planning Commission/Board of Adjustment (PC/BoA), for public hearing, at their regular meeting on 7/13/2022 with Brandon Jahn present and also present were Board Members Bellomy, Maasch, Kortekaas, Butterfield and Oja; Environmental Services Director Dan Swenson; Gary Hawkinson and John Batchelder. Upon the records, files and proceedings herein, the Board makes the following:

FINDINGS OF FACT

1. The parcels are:
 - A total of 9.10 acres in area;
 - Border State Hwy. 169/a Class A Highway and County Road 17/ Class B Highway;
 - Zoned Farm Residential;
 - Non-shoreland;
 - Located in Harris Township T54-R25, Commissioner District #4.
2. On 6/3/2022, the applicant submitted a CUP application to establish commercial office space and shop/storage building for B Jahn Builders, Inc. construction company. There will be no manufacturing or heavy commercial use, no retail space and no regular business hours.
3. Commercial office space/storage building is a CU as per Section 2.5 (or Section), Uses not provided for within zoning districts, and the applicant must show that the proposed use is:
 - similar to a permitted use or CU consistent with the purpose of the zoning district in which the proposed use will be located,
 - compatible with the surrounding uses and
 - conforms to the comprehensive land use plan.If the CU is of a commercial nature and proposed for a residential zoning district (Rural Residential or Farm Residential), the Planning Commission shall hold a public hearing, evaluate the Application under the criteria in Article 21, and submit a report of its finding and recommendations to the County Board. The County Board shall hold a public hearing, evaluate the Application under the criteria in Article 21, consider the Planning Commission's report, and act on the Application.
4. Per Section 21.3.2, a Conditional Use Permit may be granted only upon finding all of the following:
 - A. The use conforms to the Comprehensive Land Use Plan of the County;
 - B. The use is compatible with the existing neighborhood;
 - C. The use shall not materially adversely impact air quality and water quality;

Findings of Fact, Conclusions of Law, Order & Resolution for Brandon Jahn
CUP for commercial office space and shop/storage building, Harris Township 54-25

- D. The use shall not cause soil disturbance;
 - E. The site has sufficient access for ingress and egress;
 - F. The site is adequate for water supply and sewage treatment; and
 - G. The use shall not cause unsafe or unhealthy conditions.
5. Per the Comprehensive Land Use Plan, the Commercial/Industrial Goal/Economic Development Objective encourages the retention and expansion of existing businesses and industries.
 6. The proposed use is consistent with the existing neighborhood, and the purpose statement of the Farm Residential Zoning District) as per Section 6.1 which is to implement the following goals including those contained in the Itasca County Comprehensive Land Use Plan:
 - 6.1.1 To protect and promote the continuation of rural living, farming, and forestry in areas of Itasca County that have historically contained these uses and, therefore, have developed compatible residential patterns and transportation infrastructure;
 - 6.1.2 To permit primarily agriculture and forestry land uses and activities;
 - 6.1.3 To separate agricultural and forestry land uses and activities from incompatible residential, commercial, industrial development, and public facilities;
 - 6.1.4 To achieve the goals of growth management, natural resource protection, and economic diversity as stated in the Itasca County Comprehensive Land Use Plan; and
 - 6.1.5 To maintain agricultural and forest land in sufficient size tracts for economic operations.
 7. Mitigation practices on the CUP application do not apply as property is non-riparian.
 8. The MPCA requirement to obtain a General Storm Water Permit prior to construction activity (clearing, grading and excavation activities) that results in the disturbance of one acre or more is the applicants' responsibility.
 9. The project shall not cause unsafe or unhealthy conditions as it will meet all zoning requirements. Since the building will be open to the public, handicap accessibility is required.
 10. As required in Article 18, notices of the 7/13/2022 PC/BoA hearing and 7/19/2022 County Board hearing were sent to property owners within ¼ mile of the affected properties, SWCD (Andy Arens), DNR Forestry, MnDOT, Itasca County Engineer and Harris Township on 6/23/2022 for their information and comment.
 11. Notice of the 7/13/2022 site inspection and public hearing were published in the 6/22/2022 issue of the *Grand Rapids Herald Review* and the 6/30/2022 issue of the *Scenic Range NewsForum*. Notice of the 7/19/2022 County Board hearing was published in the 6/29/2022 issue of the *Grand Rapids Herald Review* and the 6/30/2022 issue of the *Scenic Range NewsForum*.
 12. The County Board will conduct their public hearing on 7/19/2022 in the County Board Room of the Courthouse and meeting will begin at 2:30 p.m.
 13. Per Minnesota Statute 15.99, the 60-day timeline shall expire on 8/2/2022.
 14. No recommendation will be received from Harris Township before the 7/13/2022 PCBA meeting since their meeting will be held 7/13/2022 at 6:30 p.m.

15. The site was viewed by the Planning Commission/BOA on 7/13/2022 in the morning before the hearing.
16. At the 7/13/2022 meeting, two documents were added to the record: (PCBA 01C) – interpretation and (PCBA 07)- 7/8/2022 email from Karin Grandia commenting she has no transportation related concerns.
17. If said conditional use is approved, it shall be the responsibility of the applicant to notify the Environmental Services Department upon completion of the project including any conditions. The property may be inspected at any time to ensure and affirm all conditions and terms of the permit are in compliance.
18. The record consists of:
 - PCBA 01- Conditional Use Permit application submitted 6/3/2022, interpretation (5 pgs.);
 - PCBA 02- Site plan/map (2 pgs.);
 - PCBA 03- Notice dated 6/23/22 to agent/property owners, etc.;
 - PCBA 04- Notice dated 6/23/2022 to Harris Township;
 - PCBA 05- Notice dated 6/23/2022 to affected property owners; list of affected property owners; parcel map; plat book map (5 pgs.);
 - PCBA 06- Conditional Use Order;
 - PCBA 07- 7/8/2022 email from Karin Grandia;
 - PCBA 08- Staff report dated 7/8/2022 (2 pgs.);
 - PCBA 09- Criteria forms completed by the PCBA members (5 pgs.);

FROM THE FOREGOING FINDINGS OF FACT, the Board makes the following:
CONCLUSIONS OF LAW

The conditional use application should be approved pursuant to Sections 21.3 of the Zoning Ordinance because:

- A. The use conforms to the comprehensive plan of the County as the CLUP encourages expansion of existing businesses;
- B. The use is compatible with the existing neighborhood as there are other commercial businesses in the area;
- C. The proposed use will not materially adversely impact air quality, water quality or cause soil disturbance—there will be no impact on air or water quality; minimal soil disturbance during construction; a new well/septic will be installed in the future;
- D. There is sufficient access for ingress and egress and site is adequate for water supply and sewage treatment—there is an existing access from Hwy. 169 with good sight lines; a new well/septic will be installed in the future;
- E. The use will not cause unsafe or unhealthy conditions as the project shall comply with all zoning requirements; there will be no manufacturing or heavy commercial use; and no unhealthy or unsafe conditions are anticipated.

RESOLUTION

NOW THEREFORE, Butterfield/Oja motioned to recommend (to the County Board) approval of the CUP application submitted by Brandon Jahn for commercial office space and shop/storage for contracting business as set forth in the 7/8/2022 staff report. Motion carried unanimously.

Condition/s: 1) Maintain a 20' natural vegetative buffer along the west property line of Parcel 19-030-1205;
2) Comply with Best Management Practices;

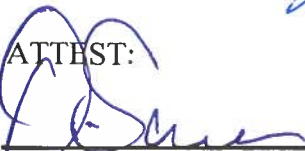
ITASCA COUNTY PLANNING COMMISSION/BOARD OF ADJUSTMENT:


Mike Bellomy, Chairperson

7-13-22

Date

ATTEST:


Dan Swenson, Environmental Services Director

7-13-22

Date

*Members met at the Courthouse at 8:00 a.m. to view the properties and then returned to the Courthouse to hold the meeting.

Chair Bellomy called the Planning Commission/Board of Adjustment meeting to order, opening with the Pledge of Allegiance. Copies of the agenda and opening statement were available for the audience.

Agenda. Upon the motion of Kortekaas/Butterfield, which carried unanimously, the agenda was approved as distributed, and motion carried unanimously

Ryan Boldt/CUP— E ½ of SE NW, Section 3, Unorganized Township 56-26 (Parcel #64-003-2402)— submitted a conditional use permit (CUP) application for off-season boat storage. Mr. Swenson added to the record: (PCBA 01c)- interpretation and (PCBA 07)- 7/8/2022 email from Karin Grandia (has no transportation related concerns). Ryan Boldt was present and discussed his proposed CUP application for off-season storage of a maximum of 30 boats. Oja/Kortekaas motioned to close the public portion of the meeting which carried unanimously.

Motion: Oja/Kortekaas motioned to recommend (to the County Board) approval of the CUP application submitted by Ryan Boldt for off-season boat storage as set forth in the 7/8/2022 staff report. Motion carried unanimously.

Condition/s: Comply with Best Management Practices.

As per Section 2.5 of the Zoning Ordinance, since this CUP is of a commercial nature and proposed for a residential zoning district, the Planning Commission will make their recommendation to the County Board who will act on the application after holding a public hearing scheduled for 7/19/2022.

✓ **Brandon Jahn/CUP**— SW NE LYG W of US Hwy 169 and NW NE W of US Hwy 169 & S of CR 17, Section 30, Harris Township 54-25, (Parcels 19-030-1302 and 19-030-1205) — submitted a CUP application for commercial office space and shop/storage building for contracting business. Mr. Swenson added to the record: (PCBA 01c)- interpretation and (PCBA 07)- 7/8/2022 email from Karin Grandia (has no transportation related concerns). Mr. Jahn was present and discussed his CUP application to expand his business—there will be no retail space (although an occasional customer may stop in); no manufacturing; will have future well/septic; may have an access from CR 17 and but the existing access is off Hwy 169 and plans to maintain a 20' natural buffer along the west property line. Peggy Clayton, with Harris Township; was present and commented the township will be reviewing the application tonight at their meeting. Gary Hawkinson, current

Page 1 of 3

7/13/2022 PCBA Minutes

owner, was present in support of the application since the use is ideal for the property. John Batchelder, adjacent property owner to the west, was present, neither in support or against, but would like to speak further with applicant regarding his plan. Oja/Butterfield motioned to close the public portion of the meeting which carried unanimously.

Motion: Butterfield/Oja motioned to recommend (to the County Board) approval of the CUP application submitted by Brandon Jahn for commercial office space and shop/storage building for contracting business as set forth in the 7/8/2022 staff report. Motion carried unanimously.

Condition/s: 1) Maintain a 20' natural vegetative buffer along the west property line of Parcel 19-030-1205;
2) Comply with Best Management Practices;

As per Section 2.5 of the Zoning Ordinance, since this CUP is of a commercial nature and proposed for a residential zoning district, the Planning Commission will make their recommendation to the County Board who will act on the application after holding a public hearing scheduled for 7/19/2022.

CRITERIA NECESSARY FOR THE GRANTING OF A CONDITIONAL USE PERMIT (CUP)

RE: Applicant: Brandon Jahn

Proposed Use: Office and storage for building contractor

Township/Range: SW NE lyg W of US Hwy 169 & NW NE lyg W of US Hwy 169 and S of Co Rd
17, S. 30, 54-25

A CUP MAY BE GRANTED ONLY UPON FINDING ALL OF THE FOLLOWING:

1. The use conforms to the comprehensive plan of the County. *yes - It encourages the retention and expansion of existing businesses & industries.*
2. The use is compatible with the existing neighborhood. *yes. There are other commercial business in the area.*
3. The use shall not materially adversely impact air quality, water quality or cause soil disturbance. *no impact on air or water quality - minimal soil disturbance during construction.*
4. The site has sufficient access for ingress and egress and is adequate for water supply and sewage treatment. *Sufficient access - no wells or septic now but will add later for a bathroom.*
5. The use shall not cause unsafe or unhealthy conditions. *no it will not → will meet all zoning requirements - there will be no manufacturing or heavy commercial use, no retail space or regular business hours.*

■ When in the opinion of the Planning Commission/BoA (PC/BoA), a CUP may result in a material adverse effect on the environment, the applicant may be requested by the PC/BoA to demonstrate the nature and extent of the effect and to demonstrate methods for mitigating or minimizing the adverse effects.

conditions
20 ft buffer to whole west
CCCB
roadway line

Lisa Marsh

CRITERIA NECESSARY FOR THE GRANTING OF A CONDITIONAL USE PERMIT (CUP)

RE: Applicant: Brandon Jahn

Proposed Use: Office and storage for building contractor

Township/Range: SW NE 1/4 W of US Hwy 169 & NW NE 1/4 W of US Hwy 169 and S of Co Rd
17, S. 30, 54-25

A CUP MAY BE GRANTED ONLY UPON FINDING ALL OF THE FOLLOWING:

1. The use conforms to the comprehensive plan of the County. *yes new business shop and business office*
2. The use is compatible with the existing neighborhood. *yes other businesses near by -*
3. The use shall not materially adversely impact air quality, water quality or cause soil disturbance. *new well & septic is in the plans -*
4. The site has sufficient access for ingress and egress and is adequate for water supply and sewage treatment. *yes will put in another drive onto 17
~~new~~ new well & septic*
5. The use shall not cause unsafe or unhealthy conditions.

Nope

■ When in the opinion of the Planning Commission/BoA (PC/BoA), a CUP may result in a material adverse effect on the environment, the applicant may be requested by the PC/BoA to demonstrate the nature and extent of the effect and to demonstrate methods for mitigating or minimizing the adverse effects.

Brandon Jahn

CRITERIA NECESSARY FOR THE GRANTING OF A CONDITIONAL USE PERMIT (CUP)

RE: Applicant: Brandon Jahn

Proposed Use: Office and storage for building contractor

Township/Range: SW NE 1/4 W of US Hwy 169 & NW NE 1/4 W of US Hwy 169 and S of Co Rd
17, S. 30, 54-25

A CUP MAY BE GRANTED ONLY UPON FINDING ALL OF THE FOLLOWING:

1. The use conforms to the comprehensive plan of the County. *yes supports new business*
2. The use is compatible with the existing neighborhood. *yes other business along the 169 corridor*
3. The use shall not materially adversely impact air quality, water quality or cause soil disturbance. *will not Not a retail building New well/septic at sometime*
4. The site has sufficient access for ingress and egress and is adequate for water supply and sewage treatment. *will have 2 access for ingress/egress when developed, access off 169*
5. The use shall not cause unsafe or unhealthy conditions. *will not,*

Conditions, Best Mgmt. Practices, 20' buffer west side of
■ When in the opinion of the Planning Commission/BoA (PC/BoA), a CUP may result in a material adverse effect on the environment, the applicant may be requested by the PC/BoA to demonstrate the nature and extent of the effect and to demonstrate methods for mitigating or minimizing the adverse effects. *19-030-1205 parcel*

*Recommendation
yes
DYB 7/13/2022*

also

CRITERIA NECESSARY FOR THE GRANTING OF A CONDITIONAL USE PERMIT (CUP)

RE: Applicant: Brandon Jahn

Proposed Use: Office and storage for building contractor

Township/Range: SW NE 1/4 W of US Hwy 169 & NW NE 1/4 W of US Hwy 169 and S of Co Rd 17, S. 30, 54-25

A CUP MAY BE GRANTED ONLY UPON FINDING ALL OF THE FOLLOWING:

1. The use conforms to the comprehensive plan of the County.

5 yr plan. to promote / advertise
new building ~~expansion~~ for construction
business.

2. The use is compatible with the existing neighborhood.

yes Bishops, Groves salvage. nearby
& have a 2nd natural bubble in west
side adjacent to 19-030-2101.

3. The use shall not materially adversely impact air quality, water quality or cause soil disturbance.

well / septic planned
to road

4. The site has sufficient access for ingress and egress and is adequate for water supply and sewage treatment.

two access points along
169 / Co Rd 17,

5. The use shall not cause unsafe or unhealthy conditions.

shall not future well / septic

■ When in the opinion of the Planning Commission/BoA (PC/BoA), a CUP may result in a material adverse effect on the environment, the applicant may be requested by the PC/BoA to demonstrate the nature and extent of the effect and to demonstrate methods for mitigating or minimizing the adverse effects.

Mike 7/13/08

CRITERIA NECESSARY FOR THE GRANTING OF A CONDITIONAL USE PERMIT (CUP)

RE: Applicant: Brandon Jahn

Proposed Use: Office and storage for building contractor

Township/Range: SW NE 1/4 W of US Hwy 169 & NW NE 1/4 W of US Hwy 169 and S of Co Rd 17, S. 30, 54-25

A CUP MAY BE GRANTED ONLY UPON FINDING ALL OF THE FOLLOWING:

1. The use conforms to the comprehensive plan of the County.

YES, New business is allowed & encouraged

2. The use is compatible with the existing neighborhood.

YES, There are ~~no~~ other businesses nearby

3. The use shall not materially adversely impact air quality, water quality or cause soil disturbance.

NO IMPACT ON AIR OR WATER QUALITY / There will be considerable soil disturbance during construction

4. The site has sufficient access for ingress and egress and is adequate for water supply and sewage treatment.

*Good sight lines on #169 and access on Hwy 169 is a plus
There will be a new well & septic system*

5. The use shall not cause unsafe or unhealthy conditions.

SHALL NOT

■ When in the opinion of the Planning Commission/BoA (PC/BoA), a CUP may result in a material adverse effect on the environment, the applicant may be requested by the PC/BoA to demonstrate the nature and extent of the effect and to demonstrate methods for mitigating or minimizing the adverse effects.

Mike Bellamy 7-13-22

HARRIS TOWNSHIP'S "FACTS OF FINDINGS"

Criteria Necessary for Granting a Recommendation for a

CONDITIONAL USE PERMIT

To make an affirmative recommendation of a Conditional Use Permit to the Itasca County Planning Commission and Board of Adjustment, the Harris Town Board must identify all positive findings as specified:

REQUEST FROM: Brandon Jahn

DATE: July 13, 2022

REQUEST FOR: Permit

1. Is the use consistent with the Harris Township Comprehensive Plan? Yes or No or N/A
Comments:

2. Is the conditional use compatible with the existing neighborhood? Yes or No or N/A
Comments: no retail involved. Businesses in area are

Similar, but they have more traffic

3. Have environmental concerns or precautions been addressed? Yes or No or N/A
Comments: Small office shop; Business & Storage area

only.

4. Does the site have sufficient vehicle access in and out of the property, and is there adequate parking space (if applicable)? Yes or No or N/A
Comments: Has Hwy 169; will have access off of

Co. Rd 17, with buffer of 20 ft, unless wetland.

5. Is there adequate water supply and sewage treatment for the request? Yes or No or N/A
Comments: 9 acres; sewer and septic/water to

be added

6. Have potential unsafe or unhealthy conditions been addressed? Yes or No or N/A
Comments: Small office space; no mfg or retail.

Other Comments: Small office + building for storage will give them exposure to Planning Commission approval & recommendation

Board Approval permit with a 20 ft buffer (natural vegetation)

Based on the criteria above, the Harris Town Board will make the following recommendation to the Itasca County Planning Commission / Board of Adjustment regarding the Conditional Use Permit request:

X RECOMMEND AS PRESENTED/REQUESTED

DO NOT RECOMMEND

RECOMEND IF AMENDED AS FOLLOWS:

Signed, the Harris Township Board of Supervisors:

Peggy Clayton Peggy Clayton, Chair

Mike Schack Mike Schack

Ryan Davies Ryan Davies

Dan Gilbert Dan Gilbert

Jim Kelley Jim Kelley

Note:

The Harris Town Board reserves the right to change or amend their recommendation, based on new information, up until the scheduled public hearing by the Itasca County Planning Commission / Board of Adjustment

DATE: July 13, 2022

CRITERIA NECESSARY FOR THE GRANTING OF A CONDITIONAL USE PERMIT (CUP)

RE: Applicant: Brandon Jahn

Proposed Use: Office and storage for building contractor

Township/Range: SW NE lyg W of US Hwy 169 & NW NE lyg W of US Hwy 169 and S of Co Rd
17, S. 30, 54-25

A CUP MAY BE GRANTED ONLY UPON FINDING ALL OF THE FOLLOWING:

1. The use conforms to the comprehensive plan of the County.
2. The use is compatible with the existing neighborhood.
3. The use shall not materially adversely impact air quality, water quality or cause soil disturbance.
4. The site has sufficient access for ingress and egress and is adequate for water supply and sewage treatment.
5. The use shall not cause unsafe or unhealthy conditions.

■ When in the opinion of the Planning Commission/BoA (PC/BoA), a CUP may result in a material adverse effect on the environment, the applicant may be requested by the PC/BoA to demonstrate the nature and extent of the effect and to demonstrate methods for mitigating or minimizing the adverse effects.



**ITASCA COUNTY
BOARD OF COMMISSIONERS**

Itasca County Courthouse
123 NE 4th Street
Grand Rapids, MN 55744

Tuesday, July 19, 2022

REQUEST FOR BOARD ACTION: RBA-2022-2508

DEPARTMENT: Transportation
PRESENTER: Rachel Metelak

TIME REQUESTED: < 5 Minutes

AGENDA ITEM:
Construction Update - July 2022

BOARD ACTION REQUESTED:
Receive July 2022 Construction Update

BACKGROUND:
The Transportation Department would like to update the Board on the 2022 construction season. This is informational only.

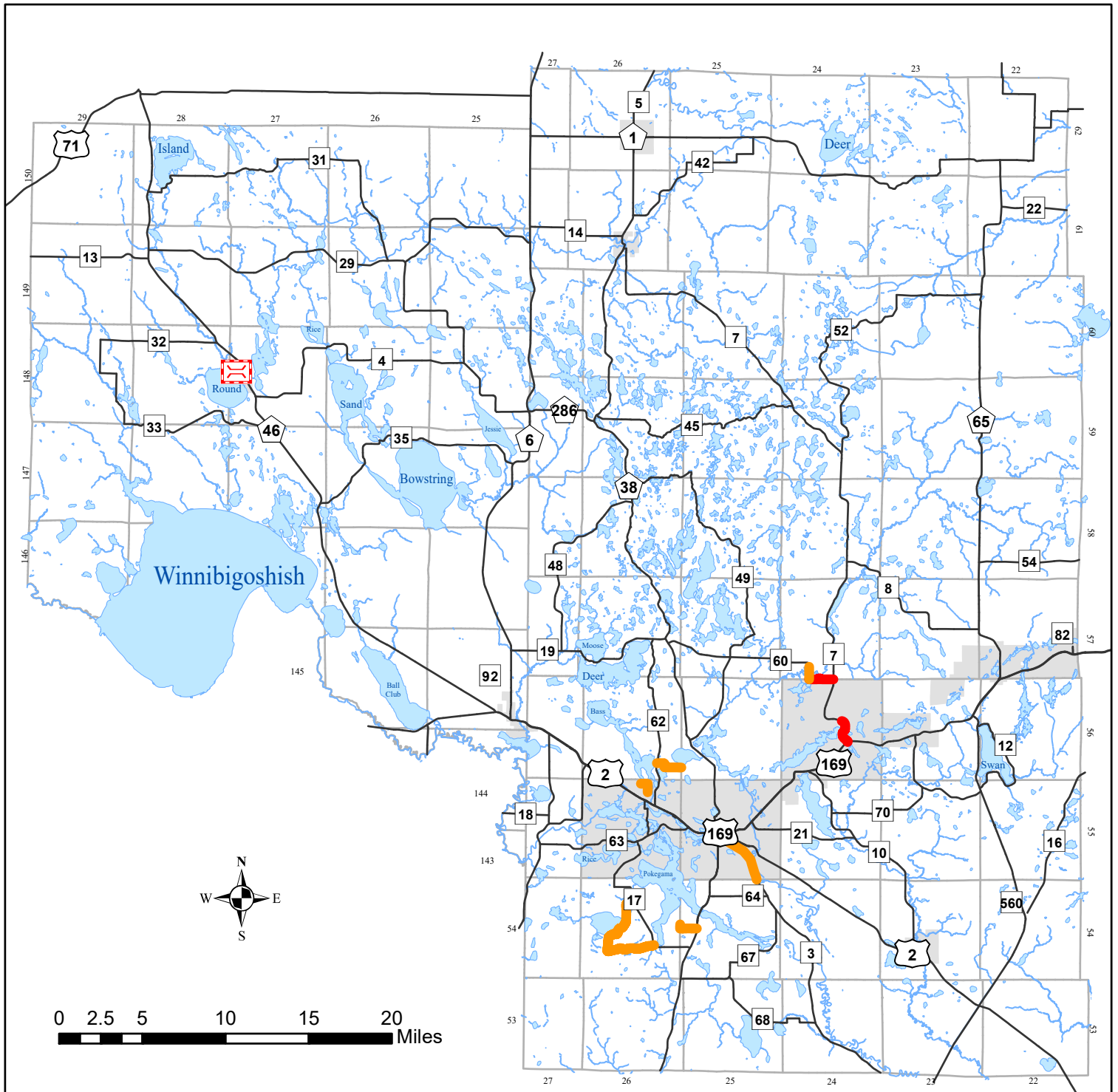
COUNTY ATTORNEY REVIEW: NA

SUPPORTING DOCUMENTATION:

1. 2022 Map
2. Highway Construction Project Update

RESULT:	INFORMATIONAL - NO ACTION TAKEN
----------------	--

ITASCA COUNTY CONSTRUCTION PROJECTS 2022



0 2.5 5 10 15 20 Miles

Road Number	LOCATION
CR 149	Bridge 88201
CR 449	CSAH 17 to CR 458
CSAH 3	Th 169 to City Limits
CSAH 7	TH 169 to 1.3 miles north
CSAH 60	CR 329 to CSAH 7
CSAH 60	CR 329 to Willow Creek Trail
CSAH 93	CR 179 to CSAH 88
CSAH 94	CSAH 62 to 1.7 miles east
CSAH 97	CR 250 to Hwy 169 (south int)

2022 Construction Projects



Bridge Replacement



Bituminous



Reconstruction

July Highway Construction Project Update

County Projects	Description	Bid Amount	Status
2022-02	CR 449 – Bituminous Overlay	\$815,450.71	Project scheduled for July
State Aid Projects			
031-598-021	CR 238 – Grading & Bridge Replacement	\$2,320,295.70	Placed bridge beams, working on forming deck
031-598-031	CR 149 – Bridge Replacement	\$903,861.64	Project scheduled to begin in August
031-607-031	CSAH 7– Reconstruction & Bituminous Paving -TH 169 to 1.3 miles north	\$2,094,380.50	Geofoam is placed, Class 5 is on half the job
031-660-010	CSAH 60 – CR 329 to CSAH 7 – Reconstruction & Bituminous Paving	\$1,679,879.79	Clearing complete, road work to being in end of July
031-660-012	CSAH 60 – From CR 329 to Willow Creek Trail – Bituminous Overlay	\$195,810.50	Project scheduled to begin end of August/beginning of September
031-603-018	CSAH 3 – TH 169 to City Limits – Bituminous Rehab & ADA	\$5,254,000.00	Detour is up, project has begun, entrances are being replaced
031-663-022	CSAH 63 – Traffic Control Signal System	\$488,500.00	Project 95% complete, BNSF has work to compete
031-680-005	CSAH 80 – City of Marble – TH 169 to TH 169 -Bituminous Rehab & ADA	\$1,073,931.30	Project 95% complete, need to install light poles
031-693-002	CSAH 93 (CR 227) – CR 179 to CSAH 88 – Bituminous Overlay	\$110,349.04	Project scheduled for July
031-694-001	CSAH 94 (CR 263) – CSAH 62 to 1.7 miles east – Bituminous Rehab	\$550,653.81	Stabilized full depth reclamation complete, paving this week
031-697-001	CSAH 97 (CR 437) – CR 250 south to TH 169 – Bituminous Rehab	\$323,524.16	Stabilized full depth reclamation complete, paving this week
Other Funded Projects			
031-090-011	Deer River Safe Routes to School - Community Paved Trail	\$457,827.00	Project completed in June 2022
031-599-016	Nashwauk TWP – S. Sucker Lk. Rd. – Culvert Replacement	\$168,422.00	Project scheduled for September
031-592-001	Harris TWP – Sunny Beach Road	\$1,731,486.25	TWP Project w/ contract administration by Itasca County



**ITASCA COUNTY
BOARD OF COMMISSIONERS**

Itasca County Courthouse
123 NE 4th Street
Grand Rapids, MN 55744

Tuesday, July 19, 2022

REQUEST FOR BOARD ACTION: RBA-2022-2513

DEPARTMENT: Transportation

TIME REQUESTED: < 5 Minutes

PRESENTER: Joshua Falck

AGENDA ITEM:

Right of Way Application from Bureau of Indian Affairs for CR 149

BOARD ACTION REQUESTED:

Pending approval of the County Attorney, approve the submittal of the right of way application to Leech Lake Band of Ojibwe/Bureau of Indian Affairs for the CR 149 Bridge Replacement project and authorize the County Engineer to sign the required documents.

BACKGROUND:

Over the past couple of years, we have been working with the Leech Lake Band of Ojibwe to acquire right of way from allotment lands needed for the CR 149 Bridge replacement project. All owners have been identified and Leech Lake has completed their appraisal of the property. At this time we need to submit a formal application for this right of way.

COUNTY ATTORNEY REVIEW: Yes and/or Pending

SUPPORTING DOCUMENTATION:

1. ROW Application

RESULT:	APPROVED (5 TO 0)
MOVER:	Commissioner Ben DeNucci
SECONDER:	Commissioner Davin Tinquist
AYES:	Davin Tinquist, Terry Snyder, Leo Trunt, Burl Ives, Ben DeNucci

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS
RIGHT-OF-WAY APPLICATION

LANDOWNER NAME: U.S.A., in Trust for land owners through original allottee, WAHBESHAYSHEENCE

ALLOTMENT NUMBER: 401-1078

ALLOTMENT DESCRIPTION: The West Half of the Southeast Quarter, Section 18, Township 148 North, Range 27 West of the 5th Principal meridian in Itasca County, Minnesota.

COMES NOW THE APPLICANT, the **COUNTY OF ITASCA**, political subdivision and road authority under the laws of the State of Minnesota, this 18th day of July, 2022, who hereby petition(s) the Bureau of Indian Affairs and respectfully files under the terms and provisions of the Act of February 5, 1948 (62 Stat. 17; 25 USC 323-328), and Departmental Regulations 25 CFR 169, an application of a 50 year right-of-way for the following purposes and reasons: Improvements to, and continuing maintenance of, existing public roadway, including the right to permit the location and/or relocation of existing and/or future utilities therein.

Across the following described restricted land:

As described on attached **EXHIBIT A** on SHEET 01 under “**GRANTOR OWNED PROPERTY: B.I.A. Tract 407-1078**”

Said right-of-way to be approximately 1300 feet in length, 100 feet in width, and 2.95 acers in size (or area), as shown and definitely defined on said **EXHIBIT A**, attached hereto, and made a part hereof.

SAID APPLICANT UNDERSTANDS AND EXPRESSLY AGREES TO THE FOLLOWING STIPULATIONS:

1. To construct and maintain the right-of-way in a workmanlike manner.
2. To pay all damages and compensation, in addition to the deposit made pursuant to 169.4, determined by the Secretary to be due the landowners and authorized users and occupants of the land due to the survey, granting, construction and maintenance of the right-of-way.
3. Each party to this Contract shall be liable of its own acts and the results thereof to the extent authorized by law and shall not be responsible for the acts of the other party, its officers, employees or agents. Nothing in this contract shall constitute a waiver by the **COUNTY OF ITASCA** of any statute of limitations, exceptions, or other limits on liability.
4. To restore the lands as nearly as may be possible to their original condition upon the completion of construction, to the extent compatible with the purpose for which the right-of-way was granted.
5. To clear and keep clear the lands within the right-of-way to the extent compatible with the purpose of the right-of-way; and dispose of all vegetative and other material cut, uprooted or otherwise accumulated during construction and maintenance of the project.
6. To take soil and resources conservation protection measures, including weed control, on the land covered by the right-of-way.

7. To do everything reasonable within its power to prevent and suppress fires on or near the lands to be occupied under the right-of-way.
8. To build and repair such roads, fences and trails as may be destroyed or injured by construction work and to build and maintain necessary and suitable crossings for all roads and trails that intersect the works constructed, maintained, or operated under the right-of-way.
9. That upon revocation or termination of the right-of-way, the applicant shall, so far as in reasonably possible, restore the land to its original condition. The determination of "reasonably possible" is subject to Secretary's approval.
10. To at all times keep the Secretary informed of its address, and in case of corporations, of the address of its principal place of business and the names and addresses of its principal officers.
11. That the applicant will not interfere with the use of the lands by or under the authority of the landowners for any purpose not inconsistent with the primary purpose for which the right-of-way is granted.
12. During the term of this Grant of Easement, if any previously unidentified cultural resources are discovered within the easement area, work should be halted immediately and the BIA and/or Tribal Contractor should be contacted immediately.

THE APPLICANT FURTHER STIPULATES AND EXPRESSLY AGREES AS FOLLOWS:

To conform and to abide by all applicable requirements with respect to the right-of-way herein applied for. The applicant agrees to conform to and abide by the rules, regulations, and requirements contained in the *Code of Federal Regulations*, Title 25 Indians, Part 169, as amended, and by reference includes such rules, regulations and requirements as a part of this application to the same effect as if the same were herein set out in full.

DATE: _____

APPLICANT: **COUNTY OF ITASCA**

BY: _____
Karin Grandia,
Itasca County Highway Engineer

REQUIRED SUPPORTING DOCUMENTS:

1. () Written consent of landowner (ROW Form 94-7).
2. () Map (plats) of definite location (2 original mylars & 2 copies, See 25 CFR 169.6, 169.7, 169.8, 169.9, 169.10 and 169.11).
3. () Deposit of estimated damages or compensation (See 169.4 and 169.14).
4. () Evidence of Authority of Officers to Execute Papers (ROW Form 94-4)
5. () For corporation or business, requirements of 25 CFR 169.4 and 169.5 (unless previously filed):
 - () a. State certified copy of corporate charter or articles of incorporation.
 - () b. Certified copy of corporate resolution, by-laws, articles of partnership or association authorizing signatory to file the application.

- EXHIBIT A -
- CR 149 HIGHWAY EASEMENT DESCRIPTION -
Itasca County Project: SAP 031-598-031
ITASCA COUNTY, MINNESOTA

GRANTOR OWNED PROPERTY: B.I.A. Tract 407-1078

Tract #03 (Itasca County Tax Parcel #27-018-4200)

The Northwest Quarter of the Southeast Quarter, Section 18, Township 148 North, Range 27 West, Itasca County, Minnesota.

Tract #04 (Itasca County Tax Parcel #27-018-4300)

The Southwest Quarter of the Southeast Quarter, Section 18, Township 148 North, Range 27 West, Itasca County, Minnesota.

EASEMENT TO BE CONVEYED

An easement for highway purposes over, under, and across those parts of **Tract #03** and **Tract #04**, both in the Southeast Quarter of Section 18, Township 148 North, Range 27 West, Itasca County, Minnesota, lying within 50.00 of **ALIGNMENT D149** as defined on SHEET 02 of this **EXHIBIT A**.

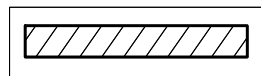
Containing 0.39 acres, more or less, within **Tract #03**.

Containing 2.56 acres, more or less, within **Tract #04**.

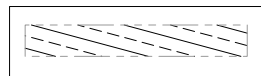
- EXHIBIT A - - HIGHWAY EASEMENT - CR 149 - ITASCA COUNTY, MINNESOTA

● SURVEY MONUMENT

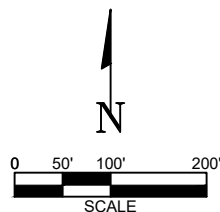
◊ CALCULATED POSITION ON
ALIGNMENT D149



REPRESENTS HIGHWAY
EASEMENT



REPRESENTS ROAD
ORDER RIGHT OF WAY



NOTES:

ALIGNMENT D149 AS SHOWN CLOSELY APPROXIMATES THE
EXISTING CENTERLINE OF COUNTY ROAD 149.

ALL COORDINATES ARE BASED ON THE MINNESOTA COUNTY
COORDINATE SYSTEM - ITASCA COUNTY NORTH ZONE.

ALL UN-DIMENSIONED SECTION SUBDIVISION LINES AND PARCEL
LINES WERE COPIED FROM THE ITASCA COUNTY GIS ON 2020-08-26.
ITASCA COUNTY GIS INFORMATION IS A COMPILATION OF DATA
FROM DIFFERENT SOURCES WITH VARYING DEGREES OF
ACCURACY AND REQUIRES A QUALIFIED FIELD SURVEY TO VERIFY.

SEE ROAD ORDER FOLDERS 051 (CIRCA 1908) AND 149 (CIRCA 1914).

FILE PATH (N:\CR 149\031-598-031\DWG ROW)

QUARTER CORNER,
SECTIONS 13 & 18
N: 150077.50
E: 394609.91

NORTH LINE,
GOV'T LOT 3

S89° 03' 03"E
1713.89

ALIGNMENT D149
STATION: 4+50
N: 148736.29
E: 396324.34

SOUTH
SIXTEENTH CORNER,
SECTIONS 13 & 18
N: 148764.69
E: 394610.69

GOV'T LOT 3
SECTION 18
T148N-R27W

EAST LINE, GOV'T LOT 3
WEST LINE, SW 1/4-SE 1/4

NOTE:
EASEMENT AREA WITHIN ROAD
ORDER RIGHT OF WAY = 1.95 AC±

NO. 03
TOTAL EASEMENT = 0.39 AC±
OWNER: LLBO
TAX PARCEL: #27-018-4200

NW 1/4-SE 1/4
SECTION 18
T148N-R27W

SOUTH LINE, NW 1/4-SE 1/4
NORTH LINE, SW 1/4-SE 1/4

S89°33'58"E 775.00

Δ=0°05'30"
R=187513.46
L=300.00

S89°28'28"E 515.00

ALIGNMENT D149, SAP 031-598-031

ALIGNMENT D149
STATION: 20+40
N: 148723.19
E: 397914.29

NO. 04
TOTAL EASEMENT = 2.56 AC±
OWNER: LLBO
TAX PARCEL: #27-018-4300

SW 1/4-SE 1/4
SECTION 18
T148N-R27W

QUARTER CORNER,
SECTIONS 18 & 17
N: 150014.63
E: 399193.93

EAST LINE,
NW 1/4-SE 1/4

S44° 44' 13"W
1818.06

N43° 10' 04"W
1800.03

SECTION CORNER,
SECTIONS 18-17-19-20
N: 147410.33
E: 399145.75

EAST LINE,
SW 1/4-SE 1/4

United States Department of the Interior

APPRAISAL AND VALUATION SERVICES OFFICE

Indian Trust Property Valuation Division - Midwest Region

721 Lakeshore Drive West/P.O. Box 309

Ashland, WI 54806

APPRAISAL REPORT

For compliance standards see Standard Rule 2-2(a) of the Uniform Standard of Professional Appraisal Practice (USPAP).

Client: Appraisal and Valuation Services Office (AVSO)
Intended User(s): Bureau of Indian Affairs, Minnesota Agency; Appraisal & Valuation Services Office (AVSO); the Leech Lake Band of Ojibwe; and the property owners (Heirs of Wahbeshaysheence).
Intended Use(s): Form an opinion as to the market value, as defined within the appraisal report, for the subject property. The opinions and conclusions stated within will be used for the negotiations of an easement for highway purposes. This report is not intended by the appraiser for any other use or by any other user.

SUBJECT PROPERTY

Allotment Name & Number: Wahbeshaysheence, 407 1078
Legal Description: W½SE¼, Section 18, Township 148 North, Range 27 West, 5th PM, Itasca County, MN containing 80.00 acres
Easement Description: An easement for highway purposes over, under and across those parts of Tract #03 and Tract #04, both in the SE¼, Section 18, Township 148 North, Range 27 West, Itasca County, MN, lying within 50.00 of Alignment D149 as defined on SHEET 02 of Exhibit A, containing 0.39 acres, more or less, within Tract #03 and containing 2.56 acres, more or less, within Tract #04 for a total of 2.95 acres.

Physical Characteristics

Accessibility: County Highway 149
Size: 80.00+/- acres (Allotment) and 2.95 acres (easement)
Land Quality, Soils & Topography: Per the National Wetlands Inventory website, the subject property is approximately 39½ acres of wetland in the southwestern portion of the property. The primary soil types on the Allotment are categorized as Seelyeville-Bowstring association and Nebish loam (1-8% slopes). The topography is generally level and lowlands. Maps are provided in the addenda of this report.
Land Cover: Per the Leech Lake Land Director, "no timber is affected", therefore, no timber information was provided. The property is wooded which was considered in the overall value opinion and selection of comparable sales data.
Improvements: None; vacant land.
Trade Fixtures: None; vacant land.

Legal Characteristics

Sales History: The subject property has been held in Trust for the Heirs of Wahbeshaysheence since a patent was issued by President Grover Cleveland in February 1897. There have been no sales of the property in the open and competitive market, only transfers of beneficial interest.
Rental History: Information provided indicates there has been no rental activity.
Zoning: Trust and/or restricted lands are not subject to county or local governmental zoning ordinances; however, the subject is being appraised as if fee simple (**Hypothetical Condition**). The Leech Lake Band has a land use ordinance; the subject property is designated as Residential. Itasca County has the property zoned as Public Land; surrounding land is zoned as Farm Residential.

Economic Characteristics

Encumbrances: Information provided by the client indicates that the subject property has no encumbrances.
Views: Subject has no view that is considered to contribute to the overall value.
Minerals: Both – Mineral Information is not needed so no further information was obtained.
Water Rights: No known water rights are associated with the property.
Nuisances/Hazards: No environmental site assessment was provided to the appraiser. The subject is not known to be located in an area of hazardous conditions and none was made known to the appraiser.
Flood Zone: The subject property is found on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, #2702000350A, however the panel is unable to be printed per FEMA.
Surrounding Land Uses: The immediate area is best described as being a mixture of Rural Residential, Agriculture, and Recreational uses.

United States Department of the Interior

APPRAISAL AND VALUATION SERVICES OFFICE

Indian Trust Property Valuation Division - Midwest Region

721 Lakeshore Drive West/P.O. Box 309

Ashland, WI 54806

Location Advantages and Disadvantages:

Is not considered to have an advantage nor disadvantage due to location.

Existing Use:

Recreational

Use as reflected in Report:

Rural Residential/Recreational

Highest and Best Use:

Rural Residential/Recreational

Property Interest under Appraisal:

The property interest under appraisal is considered "fee simple, subject to governmental encumbrances and reservations of record." The subject tract is considered to be held under one ownership, although the tract consists of numerous interests that have never been legally partitioned from the whole estate. **(Hypothetical Condition)**

Definition of Market Value: Defined as "the most probable price, as of a specified date, in cash, or terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under duress." (The Appraisal of Real Estate, 14th Edition)

Exposure Time

The concluded value does reflect an estimated exposure time as represented by the comparable sales that are used in the analysis, which are reflective of the subject's particular market and property type.

Effective Date: 6/1/2022

Date of Report: 6/14/2022

SCOPE OF WORK

In the course of conducting this appraisal, the following activities were undertaken:

- The subject property, comparable sales and the market area were physically inspected by Michelle Davidson, Review Appraiser and Michelle Basina, Review Appraiser on June 1, 2022.
- The market area, subject property and the comparable sales were inspected via maps and aerial photographs.
- Current physical and legal conditions, as well as its background and history were researched from data provided by the BIA and the Leech Lake Tribe.
- Market area was examined to determine existing and proposed inventory, demand, and marketability of properties similar to the subject.
- Relevant market data, real estate sales and offers to buy and sell were researched and investigated when identified.
- Various state and federal agency online services were researched for recent comparable sales, determine soil and flood information and other market information.
- Itasca, Hubbard and Cass County, MN websites were used to determine land use, zoning and zoning regulations.
- Joseph Fowler, Leech Lake Land Director was consulted for information on the subject property, land use and surrounding areas.
- The appraisal problem is to form an opinion as to the market value of the subject property for an easement for highway purposes. Per the Statement of Work for the assignment, the preferred methodology of valuation was to search the market for similar easement transactions. Due to the rural location and lack of similar type sales, the "Before and After Methodology" was determined to be the most applicable for the assignment.

United States Department of the Interior

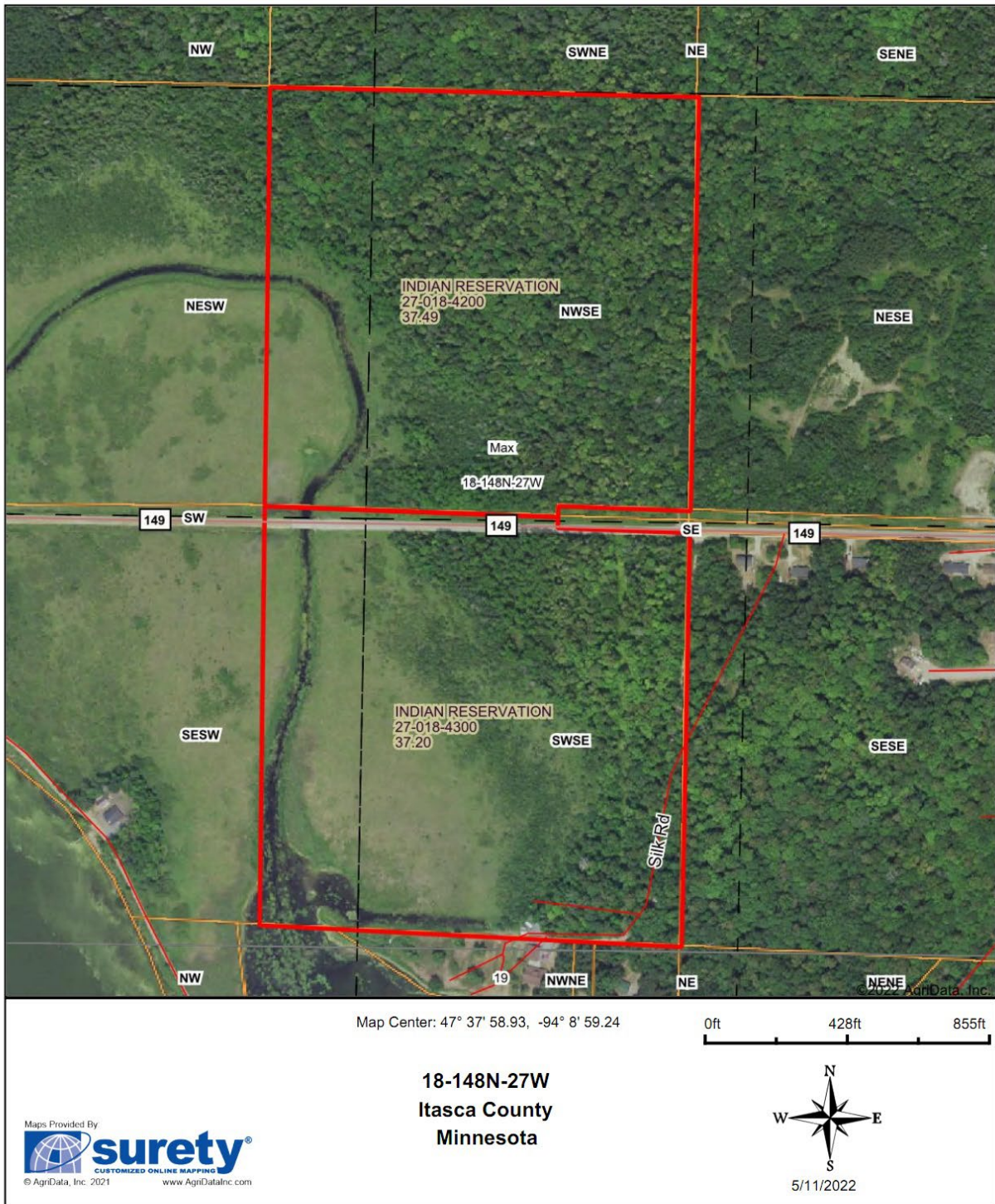
APPRAISAL AND VALUATION SERVICES OFFICE

Indian Trust Property Valuation Division - Midwest Region

721 Lakeshore Drive West/P.O. Box 309

Ashland, WI 54806

Aerial Map



United States Department of the Interior
APPRAISAL AND VALUATION SERVICES OFFICE
Indian Trust Property Valuation Division - Midwest Region
721 Lakeshore Drive West/P.O. Box 309
Ashland, WI 54806
Survey Map of Easement

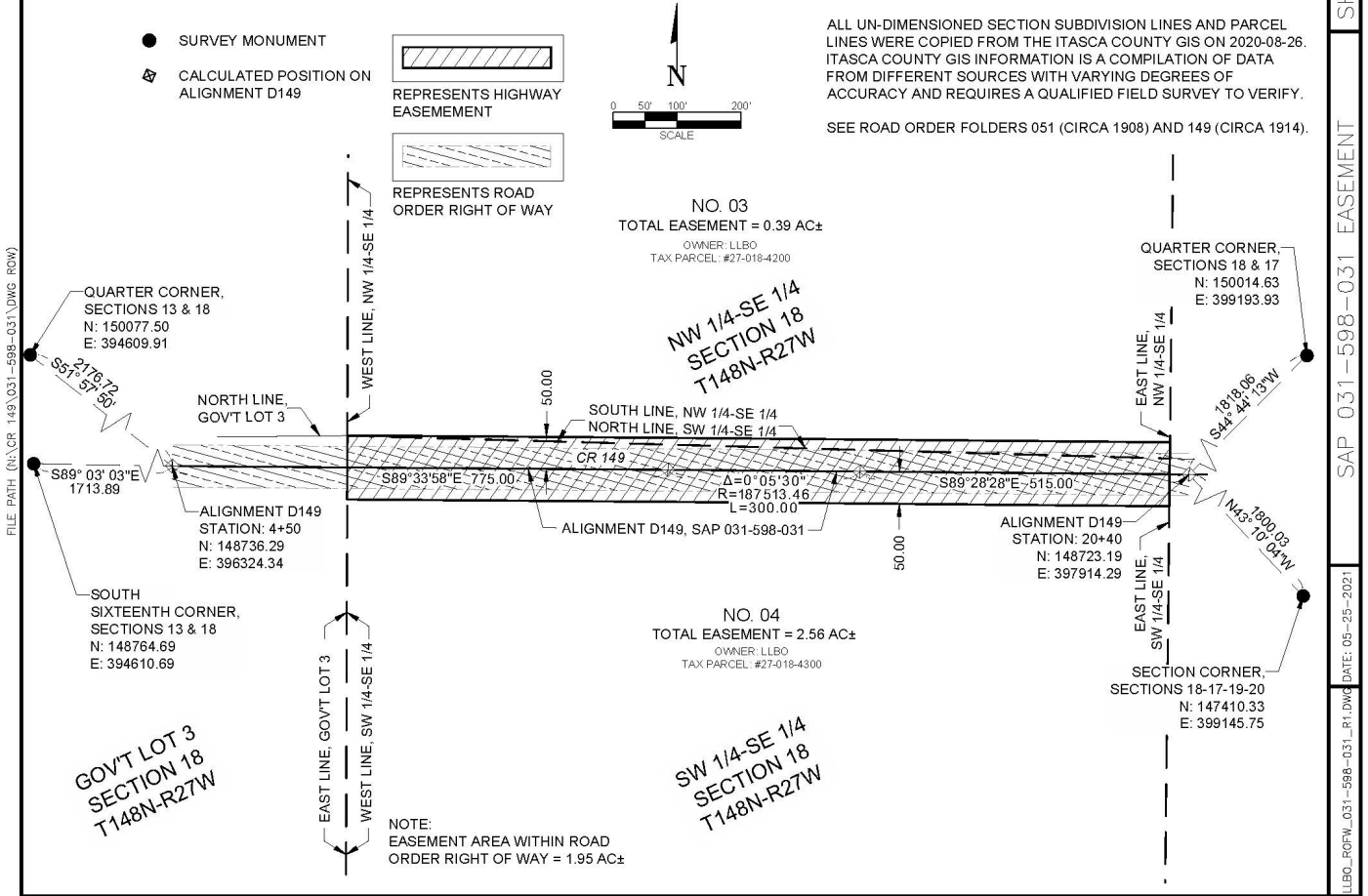
- EXHIBIT A -
- HIGHWAY EASEMENT -
CR 149 - ITASCA COUNTY, MINNESOTA

NOTES:
 ALIGNMENT D149 AS SHOWN CLOSELY APPROXIMATES THE EXISTING CENTERLINE OF COUNTY ROAD 149.

ALL COORDINATES ARE BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM - ITASCA COUNTY NORTH ZONE.

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SEE ROAD ORDER FOLDERS 051 (CIRCA 1908) AND 149 (CIRCA 1914).



United States Department of the Interior

APPRAISAL AND VALUATION SERVICES OFFICE

Indian Trust Property Valuation Division - Midwest Region

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Ashland, WI 54806

- EXHIBIT A -
- CR 149 HIGHWAY EASEMENT DESCRIPTION -
Itasca County Project: SAP 031-598-031
ITASCA COUNTY, MINNESOTA

GRANTOR OWNED PROPERTY: B.I.A. Tract 407-1078

Tract #03 (Itasca County Tax Parcel #27-018-4200)

The Northwest Quarter of the Southeast Quarter, Section 18, Township 148 North, Range 27 West, Itasca County, Minnesota.

Tract #04 (Itasca County Tax Parcel #27-018-4300)

The Southwest Quarter of the Southeast Quarter, Section 18, Township 148 North, Range 27 West, Itasca County, Minnesota.

EASEMENT TO BE CONVEYED

An easement for highway purposes over, under, and across those parts of **Tract #03** and **Tract #04**, both in the Southeast Quarter of Section 18, Township 148 North, Range 27 West, Itasca County, Minnesota, lying within 50.00 of **ALIGNMENT D149** as defined on SHEET 02 of this **EXHIBIT A**.

Containing 0.39 acres, more or less, within **Tract #03**.

Containing 2.56 acres, more or less, within **Tract #04**.

United States Department of the Interior

APPRAISAL AND VALUATION SERVICES OFFICE

Indian Trust Property Valuation Division - Midwest Region

721 Lakeshore Drive West/P.O. Box 309

Ashland, WI 54806



Picture taken by Michelle Davidson on 6/1/2022 facing north from County Highway 149.



Picture taken by Michelle Davidson on 6/1/2022 facing south from County Highway 149.

United States Department of the Interior

APPRAISAL AND VALUATION SERVICES OFFICE

Indian Trust Property Valuation Division - Midwest Region

721 Lakeshore Drive West/P.O. Box 309

Ashland, WI 54806

APPROACHES TO VALUE DEVELOPED

Site Valuation Methodology

The Sales Comparison Approach to value was the only approach used to arrive at the final value opinion. The Cost and Income Capitalization Approaches were considered; however, they are not applicable due to the property being vacant. Due to the number of sales with similar attributes, the Sales Comparison Approach was considered to be the most reliable method for use in the final value opinion for the subject property. No information was provided regarding any agreements of sale, options, and listing of the subject property within three years prior to the effective date of this appraisal.

MARKET AREA ANALYSIS

Location		Built Up		Growth		Supply & Demand		Value Trend		Typical Marketing Time
Urban	X	Under 25%		Rapid		Shortage		Increasing		Under 3 months
Suburban		25% -75%		Stable	X	In Balance	X	Stable		3-6 months
X Rural		Over 75%	X	Slow		Over Supply		Decreasing	X	Over 6 months

The subject property is located within the Leech Lake Indian Reservation. The Leech Lake Indian Reservation is located in north-central Minnesota at the headwaters of the Mississippi River, approximately 15 miles east of the city limits of Bemidji, Minnesota. The reservation encompasses 668,000 acres, including non-Indian owned fee land and shares its jurisdictional boundaries with the U.S. Forest Service, and the four counties: Cass, Beltrami, Hubbard and Itasca. The population of the reservation is approximately 12,000. The boundaries also include portions of three major watersheds, the Mississippi Headwaters-Lake Winnibigoshish, Leech Lake River, and Big Fork River. There are 208 miles of stream and rivers, over 200 lakes covering 275,747 acres and 150,000 acres of wetlands. A complex association of lake basins, out wash plains, till plains and moraines was created during the last ice age. The diversity of soil types and moisture conditions within the reservation's level to moderately rolling landscape, support a variety of forest and aquatic ecological types. Upland areas are predominantly forested and consist of Pine Barrens, boreal forest (pine, spruce and balsam fir), and northern hardwoods (aspen, birch, oak and maple). Plant communities are extensively used in many ways, including a large timber and wood products industry that significantly influences the reservation's ecological and environmental attributes. Traditional uses of plants for food, medicine and other traditional activities remain critical to maintaining the cultural integrity of the Band's heritage. This activity requires very high environmental standards as well as maintaining a rich ecological diversity.

A five-member elected Tribal Council governs the Leech Lake Reservation. Officers serve four-year staggered terms and include a Chairman, Secretary, Treasurer, and Representatives from two districts. The reservation's constitution was approved in 1937. The reservation is one of six Chippewa reservations in the state that were organized to form the Minnesota Chippewa Tribe, under the 1934 Indian Reorganization Act. Cass Lake is the largest city on the Leech Lake Reservation. The Leech Lake Tribal Offices and the Minnesota Chippewa Tribal Offices are located in Cass Lake. The Bureau of Indian Affairs-Minnesota Agency is located in Bemidji. The Leech Lake Band has several housing and development areas. These residential areas are scattered throughout the reservation, with many located on lakes. The majority of these areas are leased to tribal members; however, several are leased to nonmembers. The non-tribal lessees use the sites mainly for retirement or vacation homes.

The cities of Bemidji and Grand Rapids are the primary shopping centers located just outside the reservation boundaries. Duluth is the regional shopping, manufacturing, and supply center. Several smaller towns located within the reservation boundaries, provide limited shopping facilities. This entire area is rural and located far from any major industrial center. The city of Walker is found approximately 15 miles south of Cass Lake. The city of Grand Rapids is found approximately 135 miles southeast of Cass Lake. And the cities of Minneapolis/St. Paul are found approximately 225 miles southeast of Cass Lake. Eleven communities make up the reservation. In addition to Cass Lake, there are Ball Club, Bena, Inger, Onigum, Mission, Pennington, Smokey Point, Sugar Point, Oak Point, and Squaw Lake. Oak Point had previously been known as Squaw Point but was renamed in 1995. The reservation is divided among seven Minnesota school districts. U.S. Highway 2 runs east/west through the reservation and connects the reservation to Bemidji, Grand Rapids, and Duluth. Federal Highway 371 enters the southern end of the reservation, ending at Cass Lake. In addition, State Highways 200 and 34 cross the reservation; I-35 runs 130 miles from Cass Lake. Rail service is provided by the Burlington Northern-Sante Fe Railroad, which bisects the reservation. The nearest commercial airports are located in Brainerd, Bemidji, and Duluth, respectively. The Grand Rapids "Itasca County" airport offers charter service.

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APPRAISAL AND VALUATION SERVICES OFFICE

Indian Trust Property Valuation Division - Midwest Region

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Ashland, WI 54806

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

The acceptance of this appraisal report and value opinion reported is contingent upon the following general and limiting conditions, extraordinary assumptions and hypothetical conditions.

- No responsibility is assumed for the legal description provided or for matters pertaining to legal or patent considerations. No attempt has been made to render an opinion of the status of easements. The appraiser cannot guarantee that the property is free of encroachments or easements
- The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
- All studies and consultation reports utilized in the appraisal process are assumed correct, unless otherwise noted.
- It is assumed there are no hidden or unapparent conditions of the property or subsoil that renders it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
- It is assumed that the property is in full compliance with all applicable regulations and laws, unless the lack of compliance is stated, described, and considered in the analyses.
- It is assumed all required licenses, permits, consents, and other authorities from all entities or organizations can be obtained for the use on which the opinion of value contained in this report is based.
- It is assumed the real estate within the boundaries or property lines of the property described there is no encroachments or trespass, unless otherwise noted.

HYPOTHETICAL CONDITIONS

- A hypothetical condition is assumed for the real estate interest under appraisal being held in "Fee Simple Title". **Use of this condition may affect the assignment results.**
- A hypothetical condition is assumed for the subject property under appraisal being considered as one ownership, although the property consists of numerous interests, which have never been legally partitioned from the whole estate. **Use of this condition may affect the assignment results.**

EXTRAORDINARY ASSUMPTIONS

- An extraordinary assumption is assumed for easements and/or rights-of-way not of record having been properly approved by the Superintendent, Bureau of Indian Affairs (BIA). **Use of this assumption may affect the assignment results.**

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HIGHEST AND BEST USE ANALYSIS "BEFORE"

The following is an analysis of highest and best use of the land as though vacant. Each of the four criteria, legally permissible, physically possible, financially feasible, and maximally productive, have been considered separately as they relate to the subject property.

Legally Permissible – As noted, the subject property is being appraised as if privately held and subject to local zoning regulations; Itasca County, MN has the property zoned as Public Land, with Farm Residential adjacent. The Leech Lake Band has land use zones and has the area designated as residential. All land use zones (both County and Tribal) allow for a variety of uses. Itasca County states the following: *"Although federal and state lands are contained within the Public Land Zoning District, no land owned or leased by the federal government, or the state of Minnesota shall be subject to the provisions of this ordinance."*

Physically Possible – The subject's physical size (80.00 acres) does not limit the use of the land. The rural location does preclude heavy commercial use. The surrounding area is residential, recreational and agricultural. There are no apparent soil conditions and/or hazardous conditions evident that would impede the development of the site. Due to the rural location, commercial or industrial use would not be practical. Rural Residential/Recreational use would be the most applicable.

Financially Feasible – When analyzing the most economically feasible use of a site, emphasis is placed on existing land use patterns within the neighborhood, with particular emphasis on land uses in the immediate area of the site. The most feasible uses would both complement and be compatible with the subject's location. Based on the surrounding area and the location, Rural Residential/Recreational use would be the most feasible.

Maximally Productive – The final step in the Highest and Best Use Analysis is to choose the use or uses among the appropriate or feasible uses, which would produce the highest present value of the land. Based upon the above analysis it would lead one to believe the maximally productive use of the property is at this time to be Rural Residential/Recreational.

In conclusion, it is my opinion the highest and best use of subject property is Rural Residential/Recreational.

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DESCRIPTION OF SALES

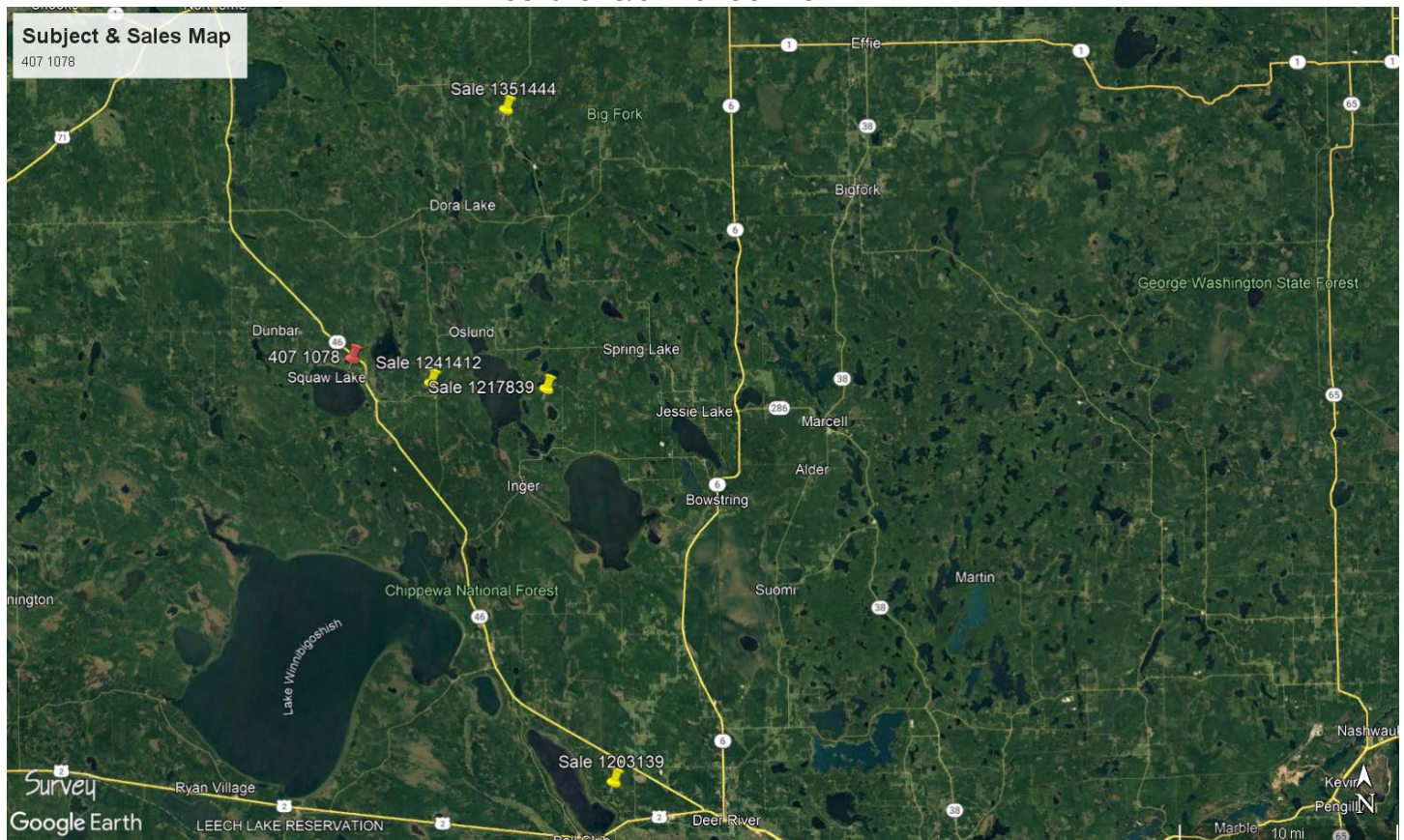
Sale #1203139 – This sale is located in an Unorganized Township (Township 145 North – Range 26 West) in Itasca County. It sold in December 2020 for \$111,286.40. It is 81.45 acres in size. There is access via County Road 143. The property is wooded with a rolling topography and approximately 21 acres of wetlands in the eastern portion. The area surrounding the sale is considered rural residential/recreational. It is zoned Farm Residential by Itasca County. This sale was purchased by the Leech Lake Band but was verified to be an arms-length transaction. The property was advertised on the open market. It is located within 22 miles southeast of the subject property.

Sale #1217839 – This sale is located in the Township of Sand Lake in Itasca County. It sold in February 2021 for \$43,000. It is 40.27 acres in size. There is access via Public Lands adjacent and surrounding the property; County Highway 36 can be found within ¾ mile to the east. It is wooded with a rolling topography and approximately 28½ acres of wetlands in the southeastern portion. The area surrounding the sale is considered rural residential/recreational. It is zoned Farm Residential by Itasca County. It is located within 8½ miles southeast of the subject property.

Sale #1241412 – This sale is located in the Township of Max in Itasca County. It sold in April 2021 for \$45,000. It is 38.98 acres in size. There is access via County Highway 4. The property is wooded with a rolling topography and approximately 9½ acres of wetlands in the northern portion. The area surrounding the sale is considered rural residential/recreational. It is zoned Farm Residential by Itasca County. It is located within 3½ miles east of the subject property.

Sale #1351444 – This sale is located in the Township of Pomroy in Itasca County. It sold in November 2021 for \$124,000. The property is 112.56 acres in size. There is access via County Road 31. The property is wooded with a rolling topography and approximately 17½ acres of wetlands in the eastern portion. The area surrounding the sale is considered rural residential/recreational. It is zoned Farm Residential by Itasca County. It is located within 13 miles northeast of the subject property.

SUBJECT & SALES LOCATION MAP



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EXPLANATION OF ADJUSTMENTS TO COMPARABLE SALES

In rural areas such as the subject market, lands are very similar causing the adjustments for various factors to be nominal. Therefore, typical paired sales analysis is used to quantify adjustments, when possible, but when the adjustments cannot be quantified, individual analysis of these factors is completed as to its inferiority or superiority to the subject.

Interest Conveyed: The property rights conveyed are as if fee simple; no adjustment is needed.

Financing Terms: The sales are all cash or conventional financing; no adjustment is needed.

Conditions of Sale: The sales are all arms' length transactions; no adjustment is needed.

Expenditures after Purchase: No expenditures after purchase were made; no adjustment is needed.

TIME ADJUSTMENT (MARKET CONDITIONS)	The sales used for this assignment are all current (2020-2021); <i>therefore, no adjustment is needed for market conditions.</i>
LOCATION	The subject property and the sales are located in rural residential areas within Itasca County. The Leech Lake Indian Reservation is located within Beltrami, Cass, Hubbard and Itasca Counties. All of the sales chosen for analysis were in similar type locations; <i>therefore, no adjustment is needed for location.</i>
ZONING/USE	The Leech Lake Band designates the subject property as being in a Residential area. The Leech Lake Band has a land use ordinance. Per Joseph Fowler, Leech Lake Land Director, the subject property is designated as Residential. Itasca County has the property zoned as Farm Residential. The current use for the subject and the sales are for rural residential/recreational opportunities; <i>therefore, no adjustment is needed for zoning/use.</i>
TOPOGRAPHY	The subject has about 39½ acres of wetland. All of the sales have similar terrain and varying amounts of wetlands. It is typical for these size properties to have portions of lowland/wetland in this market area; <i>therefore, no adjustment is needed for topography.</i>

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SITE VALUATION "BEFORE"

Item	Subject	Sale #1203139		Sale #1217839		Sale #1241412		Sale #1351444	
W½SE¼, Section 18, Township 148 North, Range 27 West, 5th PM, Itasca County, MN		N½NE¼, Section 25, Township 145 North, Range 26 West, Itasca County, MN		SW¼NW¼, Section 27, Township 148 North, Range 26 West, Itasca County, MN		SW¼SW¼, Section 23, Township 148 North, Range 27 West, Itasca County, MN		NE¼SW¼ AND NW¼SE¼ (Metes & Bounds found in Addenda), Section 20, Township 150 North, Range 26 West, Itasca County, MN	
Sales Date	Current	December 2020		February 2021		April 2021		November 2021	
Size/Unit Type (Acre)	80.00 acres		81.45 acres		40.27 acres		38.98 acres		112.56 acres
Sales Price/ \$/Unit	TBD	\$111,286	\$1,366/ac	\$43,000	\$1,068/ac	\$45,000	\$1,154/ac	\$124,000	\$1,102/ac
Data Source	Client	PID #75-025-1100 & #75-025-1200		PID #35-027-2300		PID #27-023-3300		PID #33-020-4101, #33-020-4202, #33-020-3102 & #33-020-4103	
Adjusted Sales \$/Unit	N/A		\$1,366		\$1,068		\$1,154		\$1,102
Comparison Elements	Description	Description	+(-) Adjust	Description	+(-) Adjust	Description	+(-) Adjust	Description	+(-) Adjust
Interest Conveyed	Fee Simple	Fee Simple	=	Fee Simple	=	Fee Simple	=	Fee Simple	=
Adjusted Sales \$/Unit			\$1,366		\$1,068		\$1,154		\$1,102
Financing Terms	N/A	Cash	=	Cash	=	Cash	=	Cash	=
Adjusted Sales \$/Unit			\$1,366		\$1,068		\$1,154		\$1,102
Conditions of Sale	N/A	Arm's Length	=	Arm's Length	=	Arm's Length	=	Arm's Length	=
Adjusted Sales \$/Unit			\$1,366		\$1,068		\$1,154		\$1,102
Expenditures after Purchase	N/A	None	=	None	=	None	=	None	=
Adjusted Sales \$/Unit			\$1,366		\$1,068		\$1,154		\$1,102
Market Conditions	N/A	19 months	=	16 months	=	14 months	=	7 months	=
Adjusted Market Value/Unit			\$1,366		\$1,068		\$1,154		\$1,102
Location	Rural	Similar	=	Similar	=	Similar	=	Similar	=
Zoning/Use	Res/FR RR/Rec	Similar	=	Similar	=	Similar	=	Similar	=
Topography	Rolling/ Lowlands	Similar	=	Similar	=	Similar	=	Similar	=
Net Adjustments			=		=		=		=
Indicated Value/Unit			\$1,366		\$1,068		\$1,154		\$1,102

United States Department of the Interior

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RECONCILIATION AND CONCLUSION "BEFORE"

A search for large acreage, vacant sales in Itasca County was completed to find comparable properties similar to the subject from 2020 to current. Nine sales were found and analyzed. The four sales that most represent the market of the subject property are listed in the grid.

The subject property is a wooded, vacant tract 80.00 acres in size and is located in a rural residential/recreational area. It is located in an area that the Leech Lake Band has designated as Residential. Itasca County has the property zoned Public with Farm Residential adjacent. The highest and best use of the area indicated by the surrounding land use is as Rural Residential/Recreational; therefore, when searching for sales the zoning of the properties needed to be compatible with this use. The four sales chosen have similar attributes when compared to the subject. No adjustments to the sales are necessary, as they are similar in all factors deemed appropriate in this market.

The sales indicate a range of value of \$1,068/acre to \$1,366/acre. Based on the analysis of sales, the market area and giving the most weight to Sale #1203139, a value of \$1,350/acre is applied to the subject giving an overall opinion of value of \$108,000 in the "Before" condition.

Indication of Market Value by Sales Comparison Approach \$108,000

Indication of Value by Cost Approach Not Used

Indication of Value by Income Approach Not Used

Opinion of Market Value \$108,000

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HIGHEST AND BEST USE ANALYSIS "AFTER"

The following is an analysis of highest and best use of the land as though vacant. Each of the four criteria, legally permissible, physically possible, financially feasible, and maximally productive, have been considered separately as they relate to the subject property.

Legally Permissible – As noted, the subject property is being appraised as if privately held and subject to local zoning regulations; Itasca County, MN has the property zoned as Public Land, with Farm Residential adjacent. The Leech Lake Band has land use zones and has the area designated as residential. All land use zones (both County and Tribal) allow for a variety of uses. Itasca County states the following: *"Although federal and state lands are contained within the Public Land Zoning District, no land owned or leased by the federal government, or the state of Minnesota shall be subject to the provisions of this ordinance."*

Physically Possible – The subject's physical size (80.00 acres) does not limit the use of the land. The rural location does preclude heavy commercial use. The surrounding area is residential, recreational and agricultural. There are no apparent soil conditions and/or hazardous conditions evident that would impede the development of the site. Due to the rural location, commercial or industrial use would not be practical. Rural Residential/Recreational use would be the most applicable.

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In conclusion, it is my opinion the highest and best use of subject property is Rural Residential/Recreational.

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DESCRIPTION OF SALES

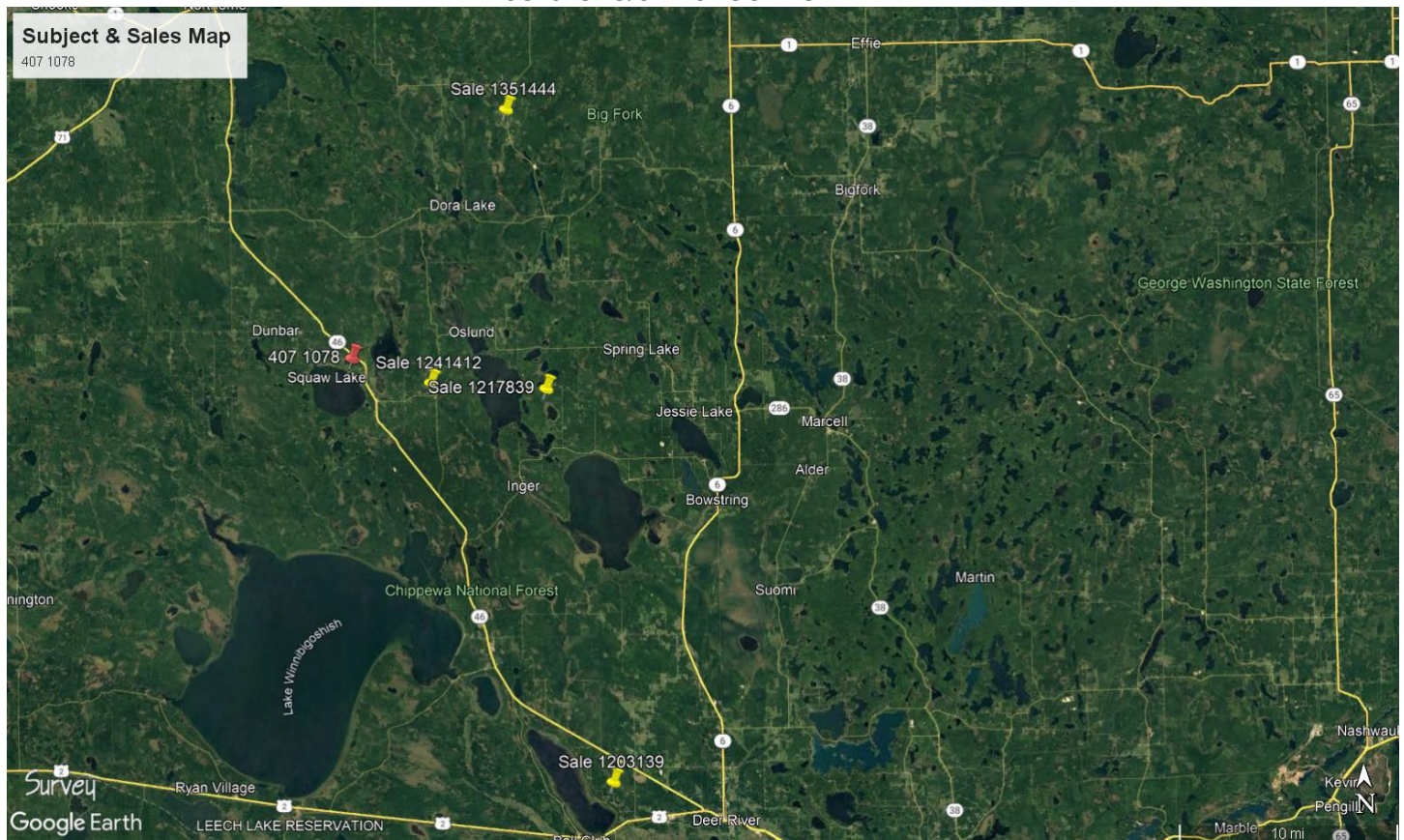
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Sale #1217839 – This sale is located in the Township of Sand Lake in Itasca County. It sold in February 2021 for \$43,000. It is 40.27 acres in size. There is access via Public Lands adjacent and surrounding the property; County Highway 36 can be found within ¾ mile to the east. It is wooded with a rolling topography and approximately 28½ acres of wetlands in the southeastern portion. The area surrounding the sale is considered rural residential/recreational. It is zoned Farm Residential by Itasca County. It is located within 8½ miles southeast of the subject property.

Sale #1241412 – This sale is located in the Township of Max in Itasca County. It sold in April 2021 for \$45,000. It is 38.98 acres in size. There is access via County Highway 4. The property is wooded with a rolling topography and approximately 9½ acres of wetlands in the northern portion. The area surrounding the sale is considered rural residential/recreational. It is zoned Farm Residential by Itasca County. It is located within 3½ miles east of the subject property.

Sale #1351444 – This sale is located in the Township of Pomroy in Itasca County. It sold in November 2021 for \$124,000. The property is 112.56 acres in size. There is access via County Road 31. The property is wooded with a rolling topography and approximately 17½ acres of wetlands in the eastern portion. The area surrounding the sale is considered rural residential/recreational. It is zoned Farm Residential by Itasca County. It is located within 13 miles northeast of the subject property.

SUBJECT & SALES LOCATION MAP



United States Department of the Interior

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EXPLANATION OF ADJUSTMENTS TO COMPARABLE SALES

In rural areas such as the subject market, lands are very similar causing the adjustments for various factors to be nominal. Therefore, typical paired sales analysis is used to quantify adjustments, when possible, but when the adjustments cannot be quantified, individual analysis of these factors is completed as to its inferiority or superiority to the subject.

Interest Conveyed: The property rights conveyed are as if fee simple; no adjustment is needed.

Financing Terms: The sales are all cash or conventional financing; no adjustment is needed.

Conditions of Sale: The sales are all arms' length transactions; no adjustment is needed.

Expenditures after Purchase: No expenditures after purchase were made; no adjustment is needed.

TIME ADJUSTMENT (MARKET CONDITIONS)	The sales used for this assignment are all current (2020-2021); <i>therefore, no adjustment is needed for market conditions.</i>
LOCATION	The subject property and the sales are located in rural residential areas within Itasca County. The Leech Lake Indian Reservation is located within Beltrami, Cass, Hubbard and Itasca Counties. All of the sales chosen for analysis were in similar type locations; <i>therefore, no adjustment is needed for location.</i>
ZONING/USE	The Leech Lake Band designates the subject property as being in a Residential area. The Leech Lake Band has a land use ordinance. Per Joseph Fowler, Leech Lake Land Director, the subject property is designated as Residential. Itasca County has the property zoned as Farm Residential. The current use for the subject and the sales are for rural residential/recreational opportunities; <i>therefore, no adjustment is needed for zoning/use.</i>
TOPOGRAPHY	The subject has about 39½ acres of wetland. All of the sales have similar terrain and varying amounts of wetlands. It is typical for these size properties to have portions of lowland/wetland in this market area; <i>therefore, no adjustment is needed for topography.</i>

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SITE VALUATION "AFTER"

Item	Subject	Sale #1203139		Sale #1217839		Sale #1241412		Sale #1351444	
W½SE¼ less 2.95 acres for easement, Section 18, Township 148 North, Range 27 West, 5th PM, Itasca County, MN		N½NE¼, Section 25, Township 145 North, Range 26 West, Itasca County, MN		SW¼NW¼, Section 27, Township 148 North, Range 26 West, Itasca County, MN		SW¼SW¼, Section 23, Township 148 North, Range 27 West, Itasca County, MN		NE¼SW¼ AND NW¼SE¼ (Metes & Bounds found in Addenda), Section 20, Township 150 North, Range 26 West, Itasca County, MN	
Sales Date	Current	December 2020		February 2021		April 2021		November 2021	
Size/Unit Type (Acre)	77.05 acres		81.45 acres		40.27 acres		38.98 acres		112.56 acres
Sales Price/\$/Unit	TBD	\$111,286	\$1,366/ac	\$43,000	\$1,068/ac	\$45,000	\$1,154/ac	\$124,000	\$1,102/ac
Data Source	Client	PID #75-025-1100 & #75-025-1200		PID #35-027-2300		PID #27-023-3300		PID #33-020-4101, #33-020-4202, #33-020-3102 & #33-020-4103	
Adjusted Sales \$/Unit	N/A		\$1,366		\$1,068		\$1,154		\$1,102
Comparison Elements	Description	Description	+(-) Adjust	Description	+(-) Adjust	Description	+(-) Adjust	Description	+(-) Adjust
Interest Conveyed	Fee Simple	Fee Simple	=	Fee Simple	=	Fee Simple	=	Fee Simple	=
Adjusted Sales \$/Unit			\$1,366		\$1,068		\$1,154		\$1,102
Financing Terms	N/A	Cash	=	Cash	=	Cash	=	Cash	=
Adjusted Sales \$/Unit			\$1,366		\$1,068		\$1,154		\$1,102
Conditions of Sale	N/A	Arm's Length	=	Arm's Length	=	Arm's Length	=	Arm's Length	=
Adjusted Sales \$/Unit			\$1,366		\$1,068		\$1,154		\$1,102
Expenditures after Purchase	N/A	None	=	None	=	None	=	None	=
Adjusted Sales \$/Unit			\$1,366		\$1,068		\$1,154		\$1,102
Market Conditions	N/A	19 months	=	16 months	=	14 months	=	7 months	=
Adjusted Market Value/Unit			\$1,366		\$1,068		\$1,154		\$1,102
Location	Rural	Similar	=	Similar	=	Similar	=	Similar	=
Zoning/Use	Res/FR RR/Rec	Similar	=	Similar	=	Similar	=	Similar	=
Topography	Rolling/Lowlands	Similar	=	Similar	=	Similar	=	Similar	=
Net Adjustments			=		=		=		=
Indicated Value/Unit			\$1,366		\$1,068		\$1,154		\$1,102

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RECONCILIATION AND CONCLUSION "AFTER"

A search for large acreage, vacant sales in Itasca County was completed to find comparable properties similar to the subject from 2020 to current. Nine sales were found and analyzed. The four sales that most represent the market of the subject property are listed in the grid.

The subject property is a wooded, vacant tract 80.00 acres less the 2.95 acres for the highway easement totaling 77.05 acres in size and is located in a rural residential/recreational area. The easement is located along in the center of the property. The subject property is located in an area that the Leech Lake Band has designated as Residential. Itasca County has the property zoned Public with Farm Residential adjacent. The highest and best use of the area indicated by the surrounding land use is as Rural Residential/Recreational; therefore, when searching for sales the zoning of the properties needed to be compatible with this use. The four sales chosen have similar attributes when compared to the subject. No adjustments to the sales are necessary, as they are similar in all factors deemed appropriate in this market.

The sales indicate a range of value of \$1,068/acre to \$1,366/acre. Based on the analysis of sales, the market area and giving the most weight to Sale #1203139, a value of \$1,350/acre is applied to the subject giving an overall opinion of value of \$104,018 or \$104,000 (Rounded) in the "After" condition.

Indication of Market Value by Sales Comparison Approach \$104,000 (Rounded)

Indication of Value by Cost Approach Not Used

Indication of Value by Income Approach Not Used

Opinion of Market Value \$104,000 (Rounded)

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SUMMARY

INDICATED VALUE OF TRACT #407 1078 (BEFORE)

Highest & Best Use:		RR/Rec	
Total Area: 80.00+/- acres		\$1,350/acre	Before: \$108,000

INDICATED VALUE OF TRACT #407 1078 (AFTER)

The subject property's location and the type of the easement causes impact to the land and the landowner. This loss in rights does affect the landowner to some degree and a value needs to be determined. The easement is for a road and based on the location of the road it would provide access to both sides of the property (north and south). Therefore, based on market information and research, 50% is applied to the overall price per acre to account for the loss in rights to this area.

Highest & Best Use:	RR/Rec		
Land Area	Unit Value		
80.00 – 2.95 ac = 77.05 acres	\$1,350/acre	\$104,000 (Rounded)	
2.95 ac @ (50% of \$1,350)	\$ 650/acre	\$1,991	
Total Area:		After:	\$106,000 (Rounded)

\$108,000 (Before) - \$106,000 (After)		
Market Value Impact of Easement:		\$2,000

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CERTIFICATION

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have not performed appraisal services, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one has provided significant appraisal assistance to the appraiser signing this certification.

			
Date of Report:	June 14, 2022	Appraiser:	Michelle L. Davidson, Review Appraiser, Midwest Region WI Certified General Appraiser # 1307-10

United States Department of the Interior

APPRAISAL AND VALUATION SERVICES OFFICE

Indian Trust Property Valuation Division - Midwest Region

721 Lakeshore Drive West/P.O. Box 309

Ashland, WI 54806

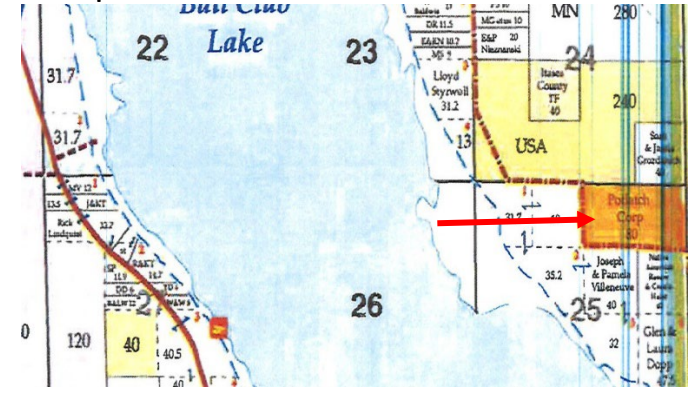
COMPARABLE SALE #1203139

Grantor:	The Conservation Fund
Grantee:	Leech Lake Band of Ojibwe
Legal Description:	N½NE¼, Section 25, Township 145 North, Range 26 West
County/State:	Itasca County, MN
Date of Sale:	December 2020
Sales Price:	\$111,286
Unit (Size):	81.45 +/- acres
Price per Unit:	\$1,366/acre
Source:	Public Records; eCRV ID #1203139; PID #75-025-1100 & #75-025-1200
Zoning:	Farm Residential – the purpose is to implement rural living, farming and forestry land uses and activities.
Comments:	This sale is located in an Unorganized Township (Township 145 North – Range 26 West) in Itasca County. It sold in December 2020 for \$111,286.40. It is 81.45 acres in size. There is access via County Road 143. The property is wooded with a rolling topography and approximately 21 acres of wetlands in the eastern portion. The area surrounding the sale is considered rural residential/recreational. It is zoned Farm Residential by Itasca County. This sale was purchased by the Leech Lake Band but was verified to be an arms-length transaction.

Aerial Photograph



Plat Map



Picture taken by Michelle Davidson on 6/1/2022 facing northeast from County Hwy 143

United States Department of the Interior

APPRAISAL AND VALUATION SERVICES OFFICE

Indian Trust Property Valuation Division - Midwest Region

721 Lakeshore Drive West/P.O. Box 309

Ashland, WI 54806

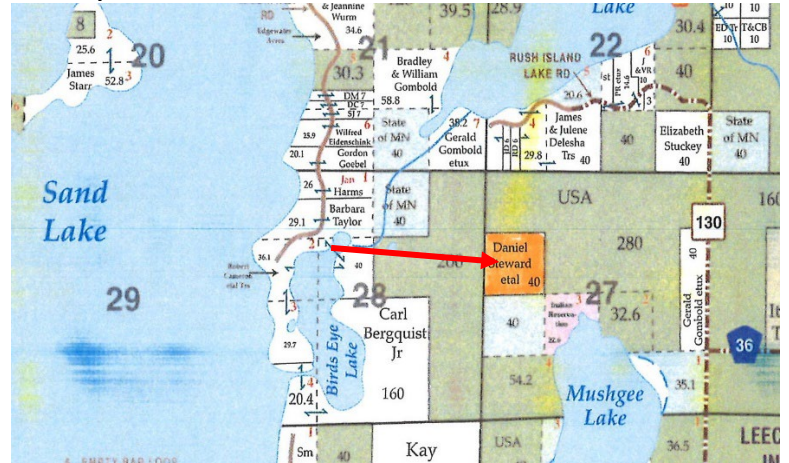
COMPARABLE SALE #1217839

Grantor:	Daniel & Anne Steward
Grantee:	James & Jeri Deeg
Legal Description:	SW¼NW¼, Section 27, Township 148 North, Range 26 West
County/State:	Itasca County, MN
Date of Sale:	February 2021
Sales Price:	\$43,000
Unit (Size):	40.27 +/- acres
Price per Unit:	\$1,068/acre
Source:	Public Records; eCRV ID #1217839; PID #34-027-2300
Zoning:	Farm Residential – the purpose is to implement rural living, farming and forestry land uses and activities.
Comments:	This sale is located in the Township of Sand Lake in Itasca County. It sold in February 2021 for \$43,000. It is 40.27 acres in size. There is access via Public Lands adjacent and surrounding the property; County Highway 36 can be found within ¾ mile to the east. It is wooded with a rolling topography and approximately 28½ acres of wetlands in the southeastern portion. The area surrounding the sale is considered rural residential/recreational. It is zoned Farm Residential by Itasca County.

Aerial Photograph



Plat Map



United States Department of the Interior

APPRAISAL AND VALUATION SERVICES OFFICE

Indian Trust Property Valuation Division - Midwest Region

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Ashland, WI 54806

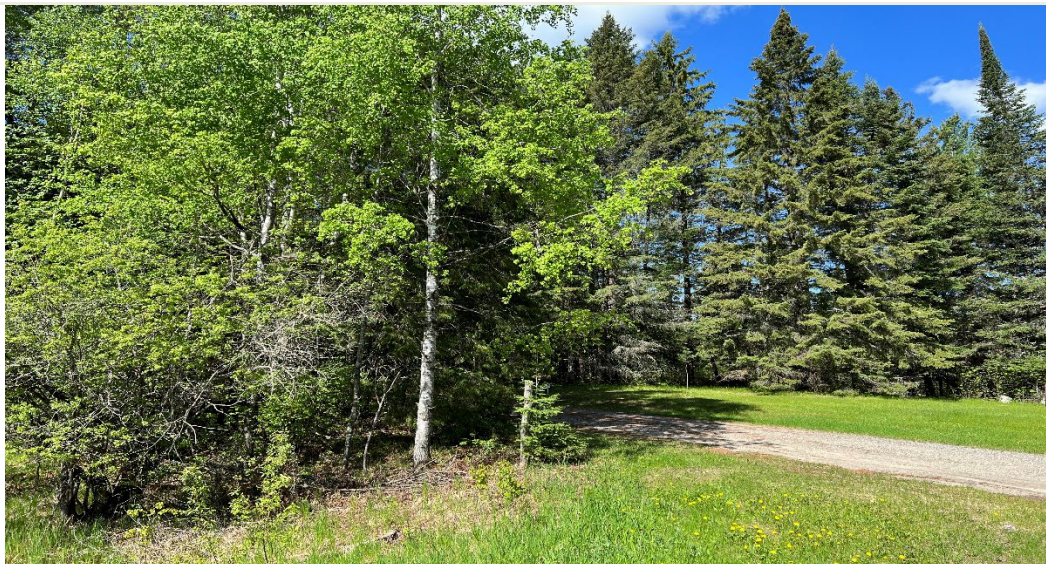
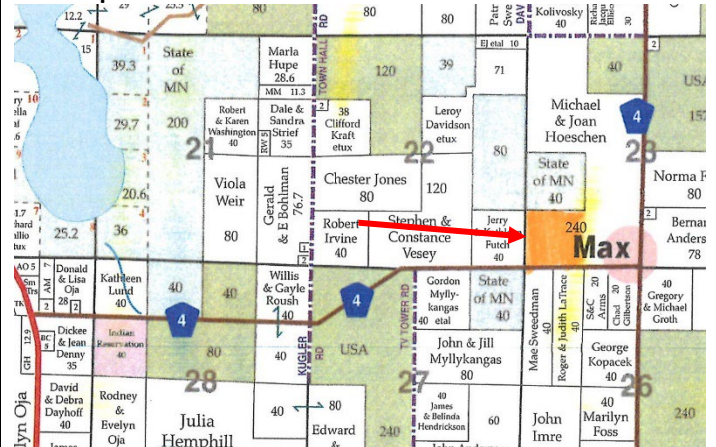
COMPARABLE SALE #1241412

Grantor:	Joan Wigger & Michael Jerome Hoeschen
Grantee:	Samuel Vernon Krueger
Legal Description:	SW¼SW¼, Section 23, Township 148 North, Range 27 West
County/State:	Itasca County
Date of Sale:	April 2021
Sales Price:	\$45,000
Unit (Size):	38.98 +/- acres
Price per Unit:	\$1,154/acre
Source:	Public Records; eCRV ID #1241412; PID #27-023-3300
Zoning:	Farm Residential – the purpose is to implement rural living, farming and forestry land uses and activities.
Comments:	This sale is located in the Township of Max in Itasca County. It sold in April 2021 for \$45,000. It is 38.98 acres in size. There is access via County Highway 4. The property is wooded with a rolling topography and approximately 9½ acres of wetlands in the northern portion. The area surrounding the sale is considered rural residential/recreational. It is zoned Farm Residential by Itasca County.

Aerial Photograph



Plat Map



Picture taken by Michelle Davidson on 6/1/2022 facing north from County Hwy 4

United States Department of the Interior

APPRAISAL AND VALUATION SERVICES OFFICE

Indian Trust Property Valuation Division - Midwest Region

721 Lakeshore Drive West/P.O. Box 309

Ashland, WI 54806

COMPARABLE SALE #1351444

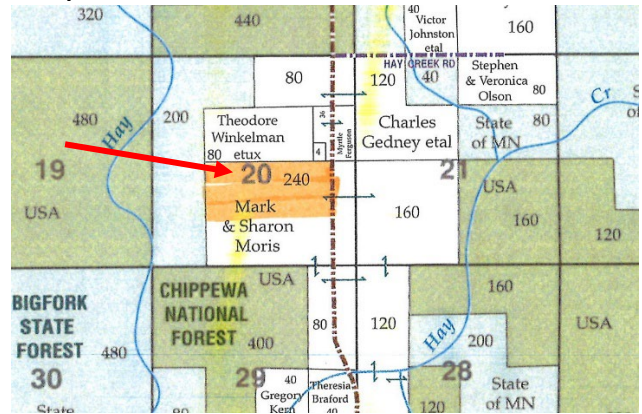
Grantor:	Mark Moris, Jr, Janet Moris, Pamela Dorrance and Thomas Dorrance
Grantee:	Mike Hagley & Mary Donneelian
Legal Description:	The Northeast Quarter of the Southwest Quarter (NE1/4 SW 1/4), Section Twenty (20), Township One Hundred Fifty (150), Range Twenty-six (26), Itasca County, Minnesota. AND The Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4), Section Twenty (20), Township One Hundred Fifty (150), Range Twenty-six (26), Itasca County, Minnesota. ABSTRACT That part of the Northeast Quarter of the Southeast Quarter (NE of SE), lying West of the centerline of County Road 31, Section Twenty (20), Township One Hundred Fifty (150) North, Range Twenty-six (26), West of the Fifth Principal Meridian, Itasca County, Minnesota. TORRENS PROPERTY Subject to the following reservation in favor of the State of Minnesota, as shown by Deed dated September 16, 1968 and recorded September 23, 1968 as Document No. 262540; "There is hereby reserved from this grant a strip of land 50 feet on each side of the centerline of any legal highway, and any existing roadway impressed with a public use or susceptible thereto, located across or along the above described tract." To the following reservation in favor of the First Trust Company of St. Paul, as evidenced by a Deed dated August 19, 1948 and filed August 24, 1948 in Book 171 of Deeds, page 456; "Reserving, however, to the said first party an undivided 1/3 interest in and to all mines and minerals on and under the aforesaid demised premises." To the following reservation in favor of the State of Minnesota contained in a Deed dated September 16, 1968 and recorded September 23, 1968 as Document No. 262540; "Excepting and reserving to the State, in trust for the taxing districts concerned, all minerals and mineral rights, as provided by law." Subject to Itasca County Zoning and Building Ordinances.
County/State:	Itasca County, MN
Date of Sale:	November 2021
Sales Price:	\$124,000
Unit (Size):	112.56 +/- acres
Price per Unit:	\$1,102/acre
Source:	Public Records; eCRV ID #1351444; PID #33-020-4101, #33-020-4202, #33-020-3102 & #33-020-4103
Zoning:	Farm Residential – the purpose is to implement rural living, farming and forestry land uses and activities.
Comments:	This sale is located in the Township of Pomroy in Itasca County. It sold in November 2021 for \$124,000. The property is 112.56 acres in size. There is access via County Road 31. The property is wooded with a rolling topography and approximately 17½ acres of wetlands in the eastern portion. The area surrounding the sale is considered rural residential/recreational. It is zoned Farm Residential by Itasca County.

Aerial Photograph



Subject photograph on next page.

Plat Map



United States Department of the Interior

APPRAISAL AND VALUATION SERVICES OFFICE

Indian Trust Property Valuation Division - Midwest Region

721 Lakeshore Drive West/P.O. Box 309

Ashland, WI 54806



Picture taken by Michelle Davidson on 6/1/2022 facing west from County Road 31

United States Department of the Interior

APPRAISAL AND VALUATION SERVICES OFFICE

Indian Trust Property Valuation Division - Midwest Region

721 Lakeshore Drive West/P.O. Box 309

Ashland, WI 54806

QUALIFICATIONS OF MICHELLE L. DAVIDSON

Wisconsin Certified General Appraiser #1307-10

Review Appraiser, Midwest Region

EDUCATION

University of Wisconsin-Milwaukee, Milwaukee, WI, 1993

Wisconsin Indianhead Technical College, Ashland, WI, 1995

EXPERIENCE

Regional Supervisory Appraiser – Office of the Special Trustee for American Indians, OAS – Eastern Region

State of Wisconsin Certified General Appraiser (#1307-10)

Review Appraiser – OST, OAS – Midwest Region

Program Assistant - Branch of Realty, Bureau of Indian Affairs (BIA) – Great Lakes Agency

Indian Land Associate, Level 1, ICC Indian Enterprises

Legal Clerk - Branch of Realty, BIA – Great Lakes Agency

Accounting Technician - Branch of Administration, BIA – Great Lakes Agency

FORMAL TRAINING

American Society of Appraisers:

- *Report Writing

Management Concepts:

- *Contracting Officer's Rep. Course

American Society of Farm Managers & Rural Appraisers:

- *ASFMRA Ethics, Course A-12 I

- *National USPAP Update, Course A-12 III

- *Principles of Rural Appraisal, Course A-20

- *Eminent Domain, Course A-25

- *Highest & Best Use, Course A-29

- *Advanced Rural Appraisal, Course A-30

- *Uniform Standards for Federal Land Acquisitions (Yellow Book)

- *Integrated Approaches to Value, Course A-304

- *Introduction to Appraisal Review, Course A-360

- *Appraisal Review Under USPAP, Course A-370

- *Appraisal Review Under UASFLA, Course A-380

- *Advanced Appraisal Review Case Studies, Course A-390

Department of Interior University:

- *Developing Perform. Based Work Stmt.

- *40 Hour Supervisory Course

Lincoln Graduate Center:

- *National USPAP Course

- *Principles of Appraisal Review

Appraisal Institute:

- *Appraisal Principles, Course 110

- *Appraisal Procedures, Course 120

- *Basic Income Capitalization, Course 310

- *Valuation of Conservation Easements

- *National USPAP Update Course

- *Marketability Studies

- *Real Estate Finance Statistics & Valuation Modeling

- *Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications (2017)

ICC Indian Enterprises:

- *Land Descriptions

- *Federal Indian Lands

- *Probate

NPI, Inc.:

- *Advanced COR Training

International Rights of Way Association:

- *Appraisal of Partial Acquisitions, Course 401

- *Easement Valuations, Course 403

Frank Larson Consulting:

- *Awarding Official's Technical Rep. Course

- *Public Law 93-638 Laws & Regulations

Bureau of Indian Affairs:

- *BIA Appraisal Computer Training

IAAO:

- *Fundamentals of Mass Appraisals

United States Department of the Interior
APPRAISAL AND VALUATION SERVICES OFFICE
Indian Trust Property Valuation Division - Midwest Region
721 Lakeshore Drive West/P.O. Box 309
Ashland, WI 54806

ADDENDA

Parcel List									
Parcel: # 407 1078			Owner: WAHBESHAYSHEENCE						
Legal Description: W SE - 80.000 Acre									
State	County	Township	Range	Section	P.M.	Size	Units	Property Type	
MN	ITASCA	148.00	027.00	18	05	80.000	Acre	Right of Way	
Vacant/Improved:		Water Service:		Sewer Service:		Does the real			
Vacant		Unknown		Unknown		estate have: ☐ Electricity, ☐ Telephone, ☐ Gas Service			

Report Date - 05/23/2022 Page 1 of 1

STATEMENT OF WORK (SOW)
Market Value for Rights-of-Way

SECTION 1 – General Information

Client:	Appraisal and Valuation Services Office
Intended Users:	Bureau of Indian Affairs, Minnesota Agency; Appraisal and Valuation Services Office (AVSO); Leech Lake Band of Ojibwe; and the affected landowners (Heirs of Wahbeshaysheence).
Intended Use:	The appraisal report will be used to establish the fair market value of a public road right-of-way (ROW) across Allottee owned lands for a term of 50 years.
Purpose of the Appraisals or Evaluation:	The purpose of the appraisal assignment is to develop an opinion of fair market value as defined in 25 CFR 169.2 of various lands subject to the specified right-of-way (ROW) grant.
Definition of Market Value:	“The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.” (<u>The Appraisal of Real Estate</u> , 14 th Edition)
Subject Property Name and Legal Description:	Wahbeshaysheence, 407 1078 – W½SE¼, Section 18, Township 148 North, Range 27 West, 5 th P.M., Itasca County, Minnesota containing 80.00 acres, more or less, subject to all existing rights-of-way of record.
Property Interest to be Appraised:	The property interest under appraisal is considered “fee simple, subject to governmental encumbrances and reservations of record.” The subject tract is considered to be held under one ownership, although the tract consists of numerous interests that have never been legally partitioned from the whole estate.

STATEMENT OF WORK (SOW)
Market Value for Rights-of-Way

Minerals:

For the resource code, Both or “B” tracts, the minerals are evaluated with input from the Division of Minerals Evaluation. This Evaluation report will be included in the addenda of the appraisal report.

For the resource code, Surface or “S” tracts, the minerals there is typically no need for further information from the Division of Minerals Evaluation.

For the resource code, Minerals or “M” tracts, the minerals are evaluated with input from the Division of Minerals Evaluation. Resulting report will be provided to the client with a transmittal letter.

Appraisal Assignment Description

The ROW to be granted by the Bureau of Indian Affairs (BIA) is on allotted lands owned by individual Indian landowners managed in Trust by the United States of America as part of the Leech Lake Indian Reservation.

The appraisal report will be used to establish the fair market value for a right-of-way (ROW) for highway purposes over, under and across the subject property for a term of 50 years. The fair market value shall be expressed in terms that are typical for the market area in which the property is located and may be a fixed amount, percentage, or a combination (25 CFR 169.112(a)).

Attachments

All relevant documents pertinent to this request to be considered in the report can be found under OASIS #F53-407-2022-15294.

STATEMENT OF WORK (SOW)
Market Value for Rights-of-Way

SECTION 2 – Appraisal Standards

The appraisal report must conform to the Uniform Standards of Professional Appraisal Practice (USPAP 2020-2021). If the appraiser is a member of a professional appraisal organization, the appraisal requirements of the organization(s) of which the appraiser is a member would also apply.

This assignment is for a right-of-way for highway purposes, over, under and across the property owned by the Applicant and their successors, heirs and assigns, for land on the Leech Lake Indian Reservation.

Documentation of all comparable sales and other comparable market data utilized in the appraisal report should be reported in detail. All comparable market data should be verified by the appraiser with a party that has specific knowledge of the transaction such as buyer, seller, broker, ROW agency, etc. A detailed summary of each comparable sale/ROW should include comments about the verification, details about the property, and the terms. Interviews with market participants in the local area can also assist in clarifying market forces affecting the competitive market for the subject.

Any communications (verbal or written) by the appraiser with the BIA Representative or the landowner shall include notification to the AVSO/Review Appraiser along with an email description of said contact.

Although subject property information is provided to the appraiser in this Statement of Work, the appraiser must perform his/her own independent research and investigation which comports with appropriate due diligence for an appraisal assignment and must promptly notify the AVSO/Review Appraiser in writing of any information which differs materially from that described in this Statement of Work.

Terms (25 CFR 169.2)

Fair market value means the amount of compensation that a right-of-way would most probably command in an open and competitive market.

Compensation means something bargained for that is fair and reasonable under the circumstances of the agreement. Compensation may also include additional fees, including but not limited to throughput fees, severance damages, franchise fees, avoidance values, bonuses, or other factors. Compensation may be based on a fixed amount, a percentage of the projected income, or some other method (25 CFR § 169.112(a)).

Right-of-way means an easement or a legal right to go over or across tribal land, individually owned Indian land, or BIA land for a specific purpose, including but not limited to building and operating a line or road. This term may also refer to the land subject to the grant of right-of-way; however, in all cases, title to the land remains vested in the landowner. This term does not include service lines.

STATEMENT OF WORK (SOW)
Market Value for Rights-of-Way

Date of Value

The date of value is current date. The term of the ROW is 50 years. The date of the last property inspection should be no more than 30 calendar days prior to the submission of the appraisal report, unless the AVSO Review Appraiser approves other conditions, in advance.

Hypothetical Conditions

The Appraiser should use the Hypothetical Conditions listed below:

1. A hypothetical condition is assumed for the real estate interest under appraisal being held in "Fee Simple Title" estate, subject to existing encumbrances, liens, restrictions, etc. ***Use of this condition may affect the assignment results.***
2. A hypothetical condition is assumed for the subject property under appraisal being considered as one ownership, although the property consists of numerous interests, which have never been legally partitioned from the whole estate. ***Use of this condition may affect the assignment results.***

If the appraiser determines that additional hypothetical conditions are necessary for the completion of the assignment, he/she must contact the assigned AVSO/Review Appraiser for prior approval.

Extraordinary Assumptions

The Appraiser should use the Extraordinary Assumptions listed below:

1. An extraordinary assumption is assumed for easements and/or rights-of-way not of record having been properly approved by the Superintendent, Bureau of Indian Affairs (BIA). ***Use of this assumption may affect the assignment results.***

If the appraiser determines that additional extraordinary assumptions are necessary for the completion of the assignment, he/she must contact the assigned AVSO/Review Appraiser for prior approval.

Jurisdictional Exceptions

None. If the appraiser determines that jurisdictional exceptions are necessary for the completion of the assignment, he/she must contact the assigned AVSO/Review Appraiser for prior approval.

Placement in Report

If any assignment conditions, including hypothetical conditions or extraordinary assumptions, are authorized by the AVSO/Review Appraiser, the appraiser must clearly identify where the final value conclusion is stated and in the transmittal letter.

STATEMENT OF WORK (SOW)
Market Value for Rights-of-Way

Property Inspections

The appraiser must inspect the subject property identified in this Statement of Work and all of the sale properties used in the analysis. While every effort must be made to physically inspect all of the properties, AVSO will not unreasonably require the appraiser to physically inspect if it is infeasible because of a remote location or in situations where the health and safety of the appraiser might be compromised. Aerial photographs and online services may be used to assist in the inspection of the properties.

Permission must be requested from the Tribal Representative prior to inspecting the subject property. The appraiser must give representatives of the BIA/Minnesota Agency; Leech Lake Band of Ojibwe; affected landowner(s) and AVSO/Review Appraiser the opportunity to accompany the appraiser during the property inspection of the subject property. Each report should include a statement of the efforts to meet this requirement.

Controversies/Issues

None. Should the appraiser identify any controversies or issues during the course of assignment, he/she must immediately notify the AVSO/Review Appraiser. The appraiser is not required to resolve title or possession conflicts, but is required to report facts and professional opinion that may be relative to the conflict.

Legal Instructions

No specific legal instructions are included.

STATEMENT OF WORK (SOW)
Market Value for Rights-of-Way

Special Appraisal Instructions

The appraiser is required to conduct an extensive search for and analysis of, comparable ROWs as part of this appraisal assignment and if unable to locate comparable ROW transactions, the appraiser must describe the efforts made to discover this market data and the areas searched.

Appropriate valuation methodologies for this property type must be used; pre-work discussions with the AVSO/Review Appraiser on that topic are required. Methodologies and appraisal concepts typically associated with this assignment type (grants of ROWs) follow:

- **ROW Comparables:** This approach is consistent with the definitions of fair market value and compensation in the Regulations. Comparable market transactions will include the various aspects of compensation as described in 25 CFR 169.112 to include additional fees, including but not limited to throughput fees, severance damages, franchise fees, avoidance value, bonuses, or other factors. Compensation may be on a fixed amount, a percentage of the projected income, or some other method. The appraisal should investigate and report the market for ROWs in the local area without limitations to fair market value by the value of the surface estate of the underlying fee property.
- **Market Rent Comparables:** Actual market rent data on ROWs similar to the subject, or market rental data on short-term land leases or easements. It will be critical that market data selected are comparable. Any rent comparables from easements, ROWs, or land leases must be similar to the subject in location, type of use, demand influences, “conditions” of rent, and the rights allowed in the ROW (or lease or easement) agreement. If this approach is used, the income stream from the ROW must be capitalized into a present value of the ROW interest.
- **Before & After Methodology:** The “Before & After” approach measures the damages to the remainder by the acquisition of the ROW and does not measure the market value of the ROW itself. The easement is not appraised but rather the impact of the easement on the property. The measure and impact (value) of an easement is the loss in value to the remainder property after imposition of the easement. Therefore, valuing the subject property before the easement and then valuing the subject property with the easement in place. The difference would represent the impact of the easement on the subject property.
- **“Across the Fence” (ATF) Methodology:** The ATF methodology measures the value of the land adjacent to the property crossed by the ROW including consideration of adjustment factors such as market conditions, real property rights conveyed and location. This methodology is frequently used for railroad properties or corridors. It is very important to understand this process completely if being used. Thorough analysis of the sales and land surrounding is crucial.

While the appraiser must make an independent judgment of the appropriate methodology(ies) for valuation, communication between the appraiser and the AVSO Review Appraiser concurrent with the appraiser’s analysis is essential; this must occur in advance of submission of the appraisal report. The appraiser’s analysis must be reported in the appraisal reports.

STATEMENT OF WORK (SOW)
Market Value for Rights-of-Way

SECTION 3 - Period of Performance

The Target Period of Performance for the delivery of the appraisal report to the Bureau of Indian Affairs, Minnesota Agency is negotiated between the AVSO/Review Appraiser and the BIA Representative (June 24, 2022) and will be transmitted via OASIS/AVIS. The appraisal report will be provided to the AVSO/Review Appraiser by (June 17, 2021 - internal due date specific to assignment). The appraiser must provide the appraisal report within the performance period specified, or if unforeseen circumstances arise, notify the AVSO/Review Appraiser immediately with a new proposed date for completion of the assignment so negotiation with the BIA can be agreed upon.

APPRAISAL ASSIGNMENT CONTACTS

Any questions regarding appraisal instructions and/or technical requirements for this assignment should be addressed to the AVSO/Review Appraiser. The contacts for this assignment are as follows:

AVSO/Review Appraiser

Michelle L. Davidson
Department of the Interior
Appraisal and Valuation Services Office
721 Lakeshore Drive West/P.O. Box 309
Ashland, WI 54806
(715) 685-9960
Michelle_Davidson@ios.doi.gov

BIA Representative

Annabell Kingbird, Contact Representative
BIA – Minnesota Agency
2225 Cooperative Court NW, #300
Bemidji, MN 56601
(218) 751-2011
Annabell.Kingbird@bia.gov

Tribal Representative

Joseph Fowler, LLBO Land Director
Division of Resource Management
15756 State 371 NW
Cass Lake, MN 56633
(218) 335-7417
joe.fowler@llojibwe.net

Tract Detail (407 1078 - WAHBESHAYSHEENCE)

Survey System Identification	Resource Code	Description	Acreage	State County
TRS: 148.00N 027.00W 18 P.M. 05	B	W SE - 80.000 Acre	80.000 Acre	MN - 061 - ITASCA
Total Acreage:		80.000 Acres		

No Encumbrances Exist for this Tract

**United States Department of the Interior
Bureau of Indian Affairs
Title Status Report**

Report Certification Time and Date: 09/16/2019 03:56:32 PM

Requestor: MDAVIDSO Date/Time: 06/07/2022 13:23:15

<u>Land Area</u>	<u>Land Area Name</u>	<u>Tract Number</u>	<u>LTRO</u>	<u>Region</u>	<u>Agency</u>	<u>Resources</u>
407	LEECH LAKE	1078	MIDWEST LTRO	MIDWEST REGIONAL OFFICE	MINNESOTA AGENCY	Both

Original Allottee: WAHBESHAYSHEENCE

See Appendix A for Land Legal Descriptions

Title Status

Tract 407 1078 is held by the United States of America in trust for the land owner(s) with trust interests and/or by the land owner(s) with restricted interests and/or fee simple interests, as listed in Appendix "B" attached to and incorporated in this Title Status Report.

The title to Tract 407 1078 is current, complete, correct, and without defect. Ownership is in unity and interests are owned in the following title status: trust, fee.

The tract ownership is encumbered by the title documents which have been approved by a properly delegated Federal official and are required to be recorded by law, regulation, or Bureau policy as listed on Appendix "C" attached to and incorporated in this Title Status Report.

See Appendix D for all other documents that are required to be recorded by law, regulation or Bureau policy.

No Tract Notes or Coded Remarks for this tract.

This report does not cover encroachments nor any other rights that might be disclosed by a physical inspection of the premises, nor questions of location or boundary that an accurate survey may disclose. This Report also does not cover encumbrances, including but not limited to irrigation charges, unpaid claims, not filed or recorded in this Land Titles and Records Office. This report does not state the current ownership of the interests owned in fee simple but states the ownership at the time the interest ceased to be held in trust or restricted ownership status.

This Title Status Report is a true and correct report of the status of title to the real estate described herein according to the official land records recorded and maintained in this office.

Appendix "A"

<u>Land Area</u>	<u>Land Area Name</u>	<u>Tract Number</u>	<u>LTR0</u>	<u>Region</u>	<u>Agency</u>	<u>Resources</u>
407	LEECH LAKE	1078	MIDWEST LTR0	MIDWEST REGIONAL OFFICE	MINNESOTA AGENCY	Both

Land Legal Descriptions

<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>State</u>	<u>County</u>	<u>Meridian</u>	<u>Legal Description</u>	<u>Acres</u>
18	148.00N	027.00W	MINNESOTA	ITASCA	Fifth Principal	W SE	80.000
TOTAL TRACT ACRES:							80.000

Appendix "C"

<u>Land Area</u>	<u>Land Area Name</u>	<u>Tract Number</u>	<u>LTR0</u>	<u>Region</u>	<u>Agency</u>	<u>Resources</u>
407	LEECH LAKE	1078	MIDWEST LTR0	MIDWEST REGIONAL OFFICE	MINNESOTA AGENCY	Both

Ownership of Tract 407 1078 is encumbered by the following:

NO REALTY DOCUMENTS FOUND

Type of Encumbrance

<u>Encumbrance</u>	<u>Encumbrance Holder</u>	<u>Expiration</u>	<u>Document</u>	<u>Description and Explanation</u>
MISCELLANEOUS	UNITED STATES OF AMERICA	PERPETUAL	6161---	LANDS RESERVED AND MADE PART OF THE CHIPPEWA NATIONAL FOREST, ACT OF 05-23-08(35 STAT 268) AS AMENDED.

Appendix "D"

<u>Land Area</u>	<u>Land Area Name</u>	<u>Tract Number</u>	<u>LTR0</u>	<u>Region</u>	<u>Agency</u>	<u>Resources</u>
407	LEECH LAKE	1078	MIDWEST LTR0	MIDWEST REGIONAL OFFICE	MINNESOTA AGENCY	Both

No Contracts to list for Appendix D

No Encumbrances to list for Appendix D

- EXHIBIT A -
- CR 149 HIGHWAY EASEMENT DESCRIPTION -
Itasca County Project: SAP 031-598-031
ITASCA COUNTY, MINNESOTA

GRANTOR OWNED PROPERTY: B.I.A. Tract 407-1078

Tract #03 (Itasca County Tax Parcel #27-018-4200)

The Northwest Quarter of the Southeast Quarter, Section 18, Township 148 North, Range 27 West, Itasca County, Minnesota.

Tract #04 (Itasca County Tax Parcel #27-018-4300)

The Southwest Quarter of the Southeast Quarter, Section 18, Township 148 North, Range 27 West, Itasca County, Minnesota.

EASEMENT TO BE CONVEYED

An easement for highway purposes over, under, and across those parts of **Tract #03** and **Tract #04**, both in the Southeast Quarter of Section 18, Township 148 North, Range 27 West, Itasca County, Minnesota, lying within 50.00 of **ALIGNMENT D149** as defined on SHEET 02 of this **EXHIBIT A**.

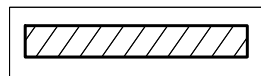
Containing 0.39 acres, more or less, within **Tract #03**.

Containing 2.56 acres, more or less, within **Tract #04**.

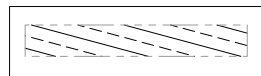
- EXHIBIT A - - HIGHWAY EASEMENT - CR 149 - ITASCA COUNTY, MINNESOTA

● SURVEY MONUMENT

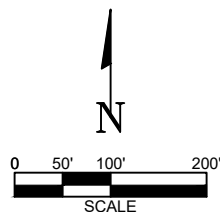
◊ CALCULATED POSITION ON
ALIGNMENT D149



REPRESENTS HIGHWAY
EASEMENT



REPRESENTS ROAD
ORDER RIGHT OF WAY



NOTES:

ALIGNMENT D149 AS SHOWN CLOSELY APPROXIMATES THE
EXISTING CENTERLINE OF COUNTY ROAD 149.

ALL COORDINATES ARE BASED ON THE MINNESOTA COUNTY
COORDINATE SYSTEM - ITASCA COUNTY NORTH ZONE.

ALL UN-DIMENSIONED SECTION SUBDIVISION LINES AND PARCEL
LINES WERE COPIED FROM THE ITASCA COUNTY GIS ON 2020-08-26.
ITASCA COUNTY GIS INFORMATION IS A COMPILATION OF DATA
FROM DIFFERENT SOURCES WITH VARYING DEGREES OF
ACCURACY AND REQUIRES A QUALIFIED FIELD SURVEY TO VERIFY.

SEE ROAD ORDER FOLDERS 051 (CIRCA 1908) AND 149 (CIRCA 1914).

FILE PATH (N:\CR 149\031-598-031\DWG ROW)

QUARTER CORNER,
SECTIONS 13 & 18
N: 150077.50
E: 394609.91

NORTH LINE,
GOV'T LOT 3

SOUTH
SIXTEENTH CORNER,
SECTIONS 13 & 18
N: 148764.69
E: 394610.69

GOV'T LOT 3
SECTION 18
T148N-R27W

ALIGNMENT D149
STATION: 4+50
N: 148736.29
E: 396324.34

EAST LINE, GOV'T LOT 3
WEST LINE, SW 1/4-SE 1/4

NOTE:
EASEMENT AREA WITHIN ROAD
ORDER RIGHT OF WAY = 1.95 AC±

NO. 03
TOTAL EASEMENT = 0.39 AC±
OWNER: LLBO
TAX PARCEL: #27-018-4200

NW 1/4-SE 1/4
SECTION 18
T148N-R27W

SOUTH LINE, NW 1/4-SE 1/4
NORTH LINE, SW 1/4-SE 1/4

S89°33'58"E 775.00

Δ=0°05'30"
R=187513.46
L=300.00

S89°28'28"E 515.00

ALIGNMENT D149, SAP 031-598-031

ALIGNMENT D149
STATION: 20+40
N: 148723.19
E: 397914.29

NO. 04
TOTAL EASEMENT = 2.56 AC±
OWNER: LLBO
TAX PARCEL: #27-018-4300

SW 1/4-SE 1/4
SECTION 18
T148N-R27W

QUARTER CORNER,
SECTIONS 18 & 17
N: 150014.63
E: 399193.93

EAST LINE,
NW 1/4-SE 1/4

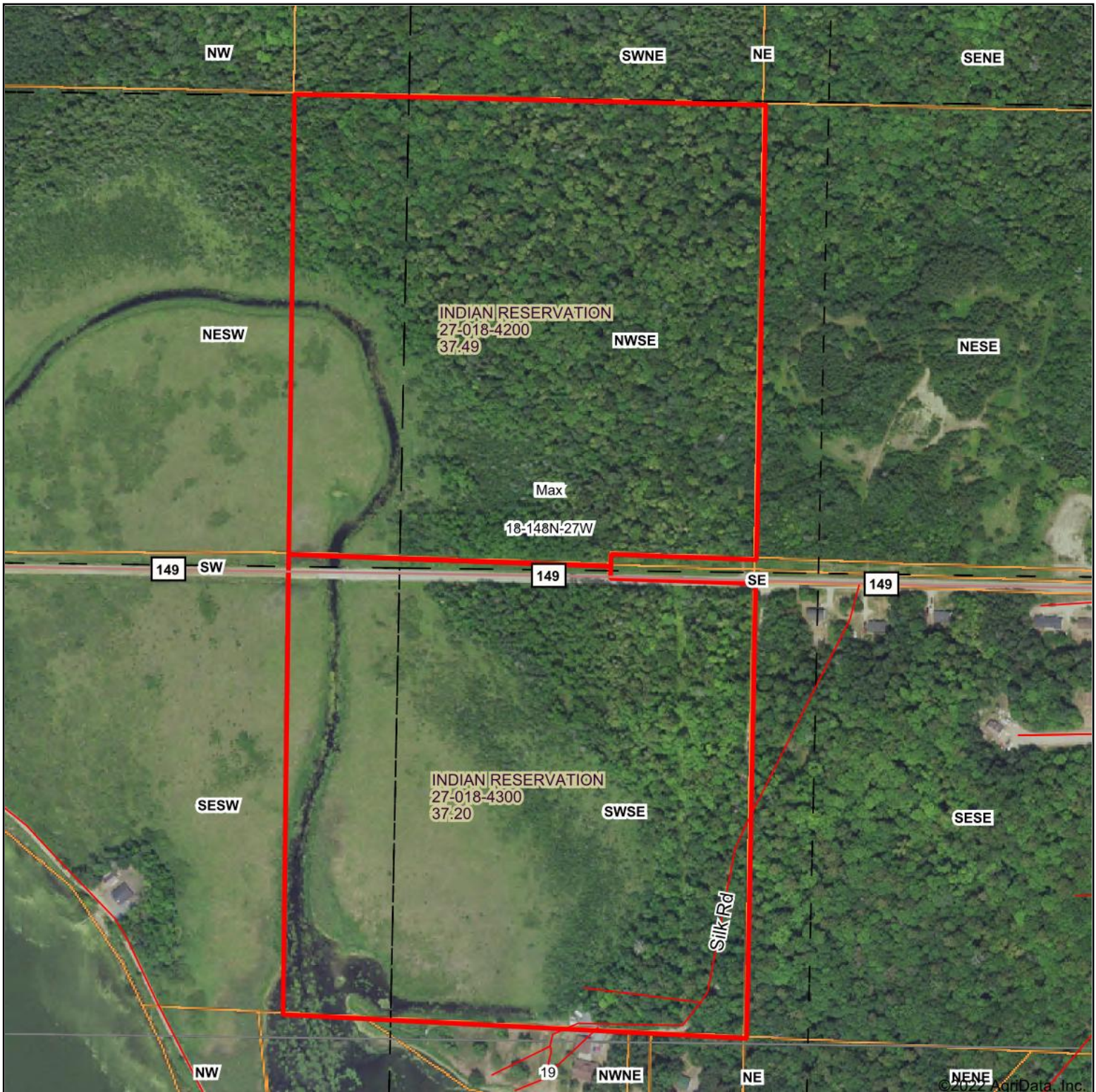
S44°44'13"W 1818.06

N43°10'04"W 1800.03

SECTION CORNER,
SECTIONS 18-17-19-20
N: 147410.33
E: 399145.75

EAST LINE,
SW 1/4-SE 1/4

Aerial Map



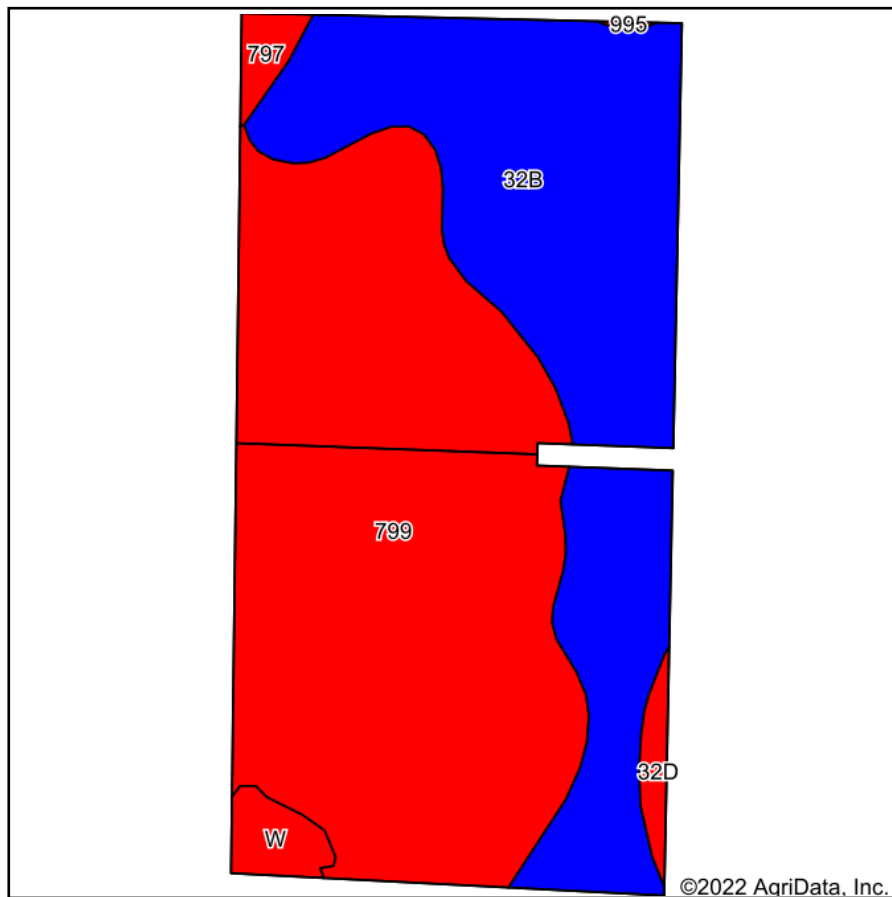
Map Center: 47° 37' 58.93, -94° 8' 59.24

0ft 428ft 855ft

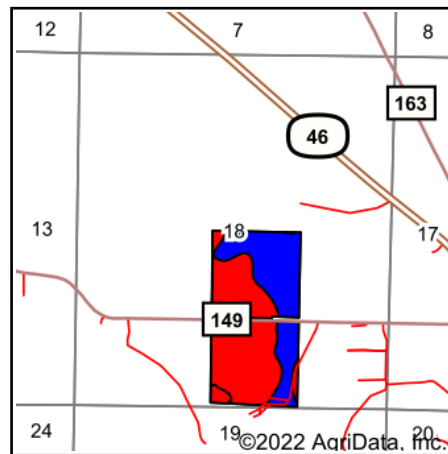
18-148N-27W
Itasca County
Minnesota



Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Itasca**
 Location: **18-148N-27W**
 Township: **Max**
 Acres: **74.69**
 Date: **5/11/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN061, Soil Area Version: 19

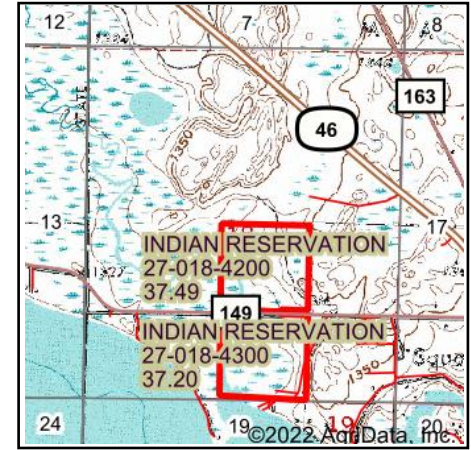
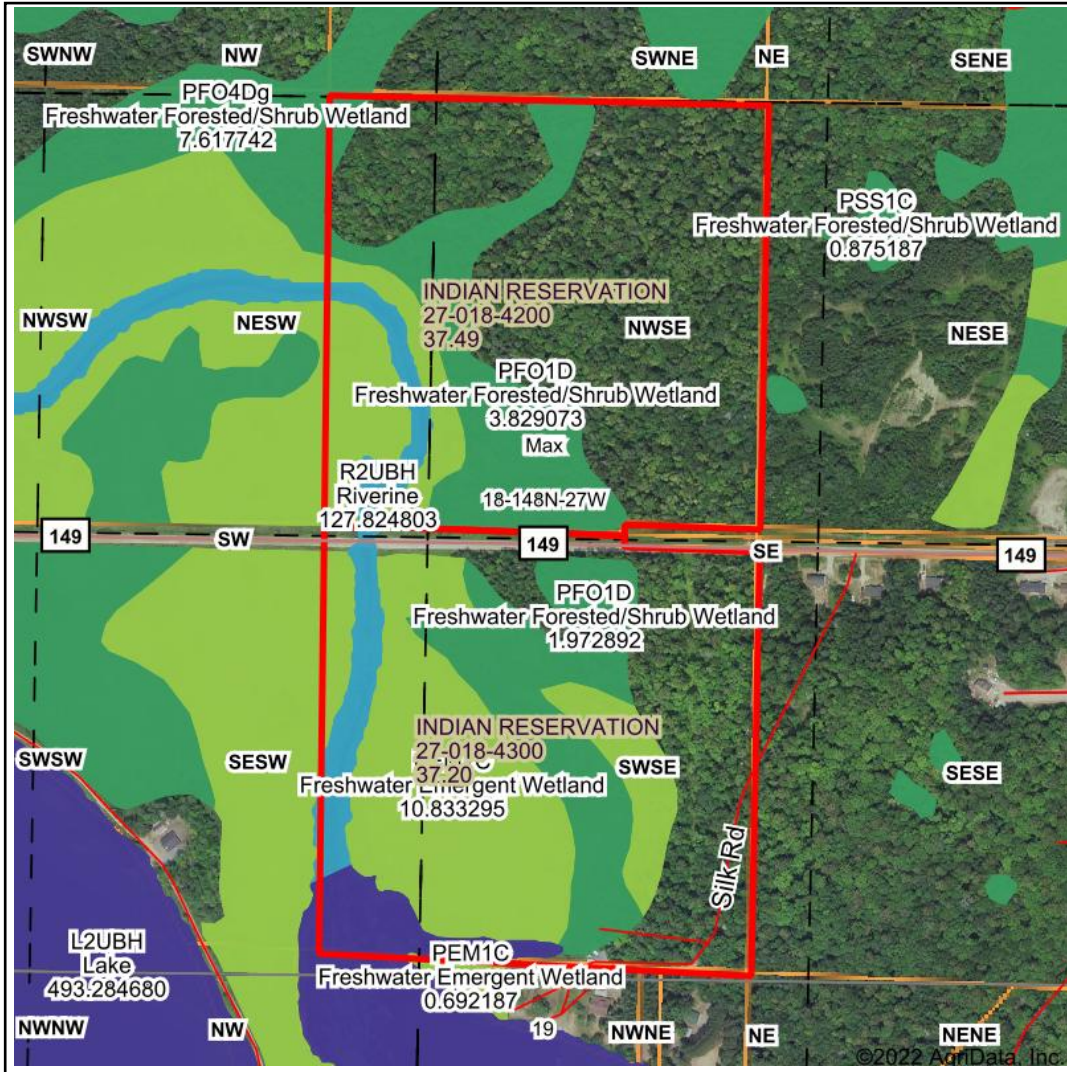
Code	Soil Description	Acres	Percent of field	PI Legend	Septic Limits	Foundation Limits	Non-Irr Class *c	Productivity Index	Kentucky bluegrass AUM	Reed canarygrass AUM	*n NCCPI Soybeans
799	Seelyeville-Bowstring association	42.42	56.8%		very limited	very limited	VIw	5	2	5	21
32B	Nebish loam, 1 to 8 percent slopes	29.13	39.0%		very limited	somewhat limited	Ile	83			67
W	Water	1.37	1.8%		not rated	not rated		0			
32D	Nebish loam, 8 to 30 percent slopes	0.89	1.2%		very limited	very limited	VIe	28			58
797	Mooselake and Lupton soils, 0 to 1 percent slopes	0.88	1.2%		very limited	very limited	VIw	5			34
Weighted Average							4.33	35.6	1.1	2.8	*n 39.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Wetlands Map



State: **Minnesota**
 Location: **18-148N-27W**
 County: **Itasca**
 Township: **Max**
 Date: **5/11/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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0ft 650ft 1300ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	16.85
PFO1D	Freshwater Forested/Shrub Wetland	5.51
PSS1C	Freshwater Forested/Shrub Wetland	5.47
R2UBH	Riverine	3.32
PFO4Dg	Freshwater Forested/Shrub Wetland	2.39
PSS1D	Freshwater Forested/Shrub Wetland	2.18
L2UBH	Lake	1.91
PEM1D	Freshwater Emergent Wetland	1.86
Total Acres		39.49

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



**ITASCA COUNTY
BOARD OF COMMISSIONERS**

Itasca County Courthouse
123 NE 4th Street
Grand Rapids, MN 55744

Tuesday, July 19, 2022

REQUEST FOR BOARD ACTION: RBA-2022-2427

DEPARTMENT: University of Minnesota Extension **TIME REQUESTED:** 15 Minutes
PRESENTER: Keri Cavitt, Conley Janssen

AGENDA ITEM:
The Master Woodland Owner Course Final Report

BOARD ACTION REQUESTED:
Receive a final report regarding The Master Woodland Owner Course.

BACKGROUND:

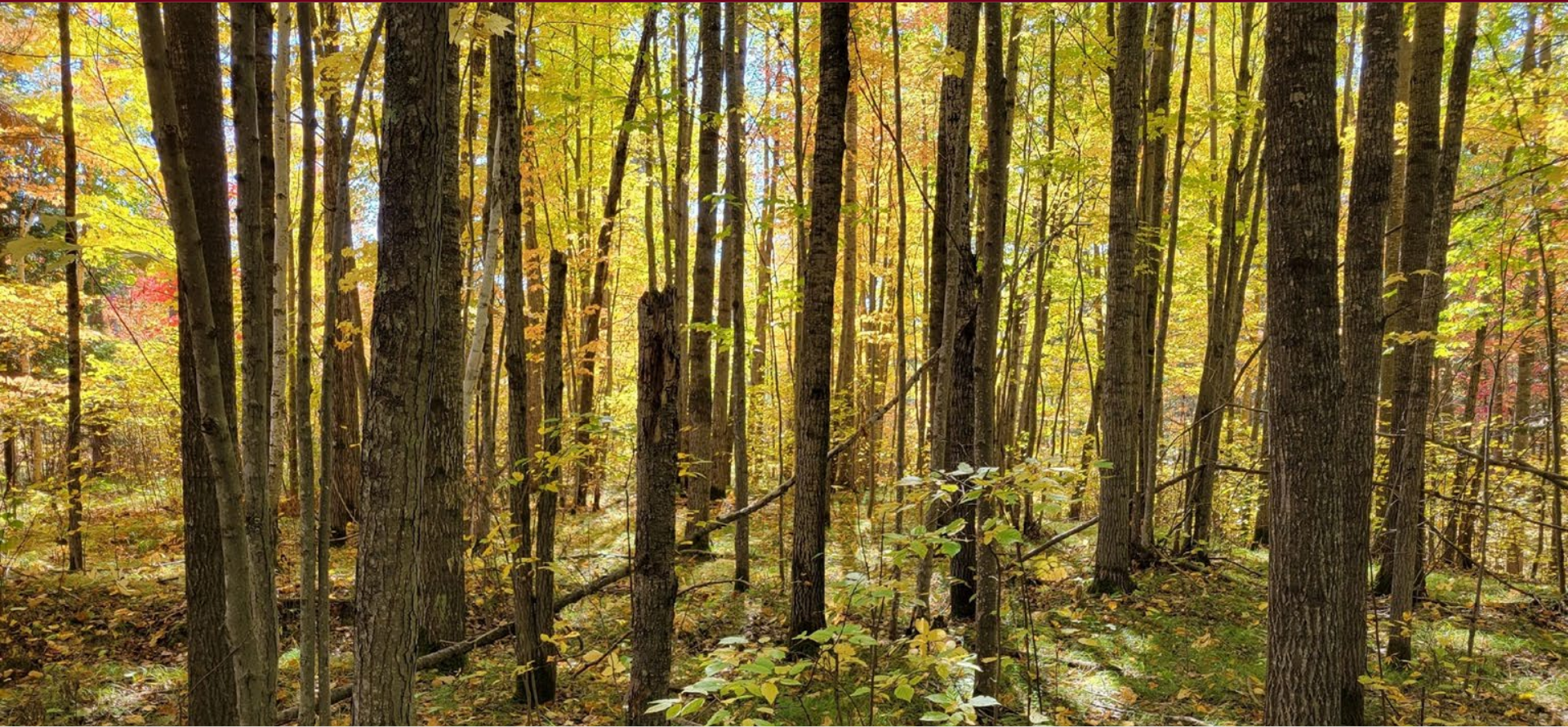
COUNTY ATTORNEY REVIEW: N/A

SUPPORTING DOCUMENTATION:
1. MWO Itasca County Final Report July 2022

RESULT:	INFORMATIONAL - NO ACTION TAKEN
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UNIVERSITY OF MINNESOTA EXTENSION



The Master Woodland Owner: Itasca Course

Goals and outcomes with private woodland owner education:

1. Encourage landowners to recognize the needs and benefits of woodland stewardship.
1. Increase landowner engagement with other landowners.
1. To encourage and support on-the-ground action to improve forest health.

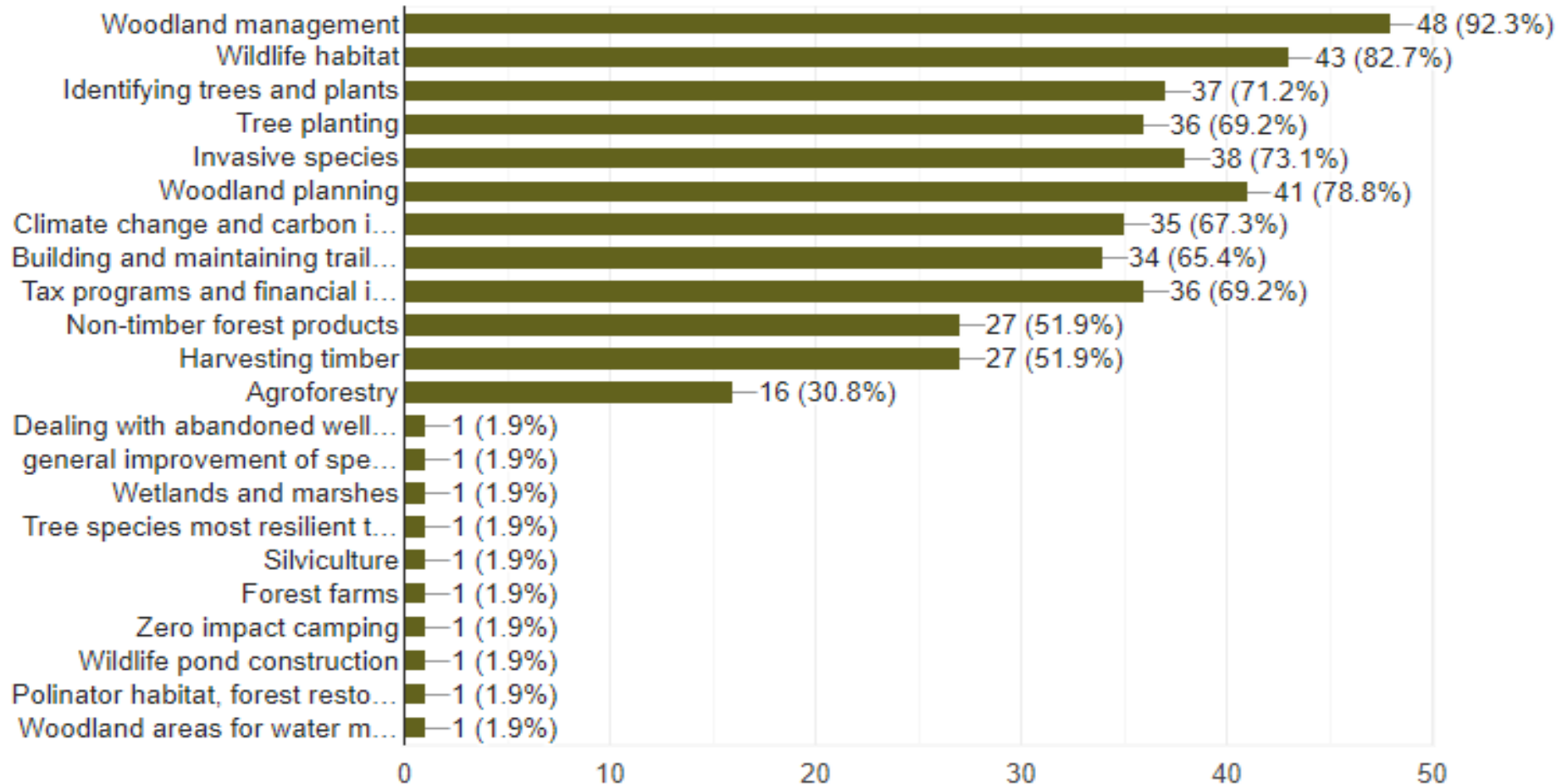
Who's In the Course?

- 35 people registered from Itasca County!
 - \$45 registration fee - down from \$295 thanks to your support
 - 2,491 total acres of woodland enrolled in Itasca County
 - Property sizes range from 1 to 320 acres
 - Average property size is 89 acres
- Goal was 35 Itasca County landowners
 - Success at getting the word out in many platforms due to the help of the Steering Committee

Survey - Topics Participants Are Interested In Learning About

Select all of the topics your interested in learning about in this course:

52 responses

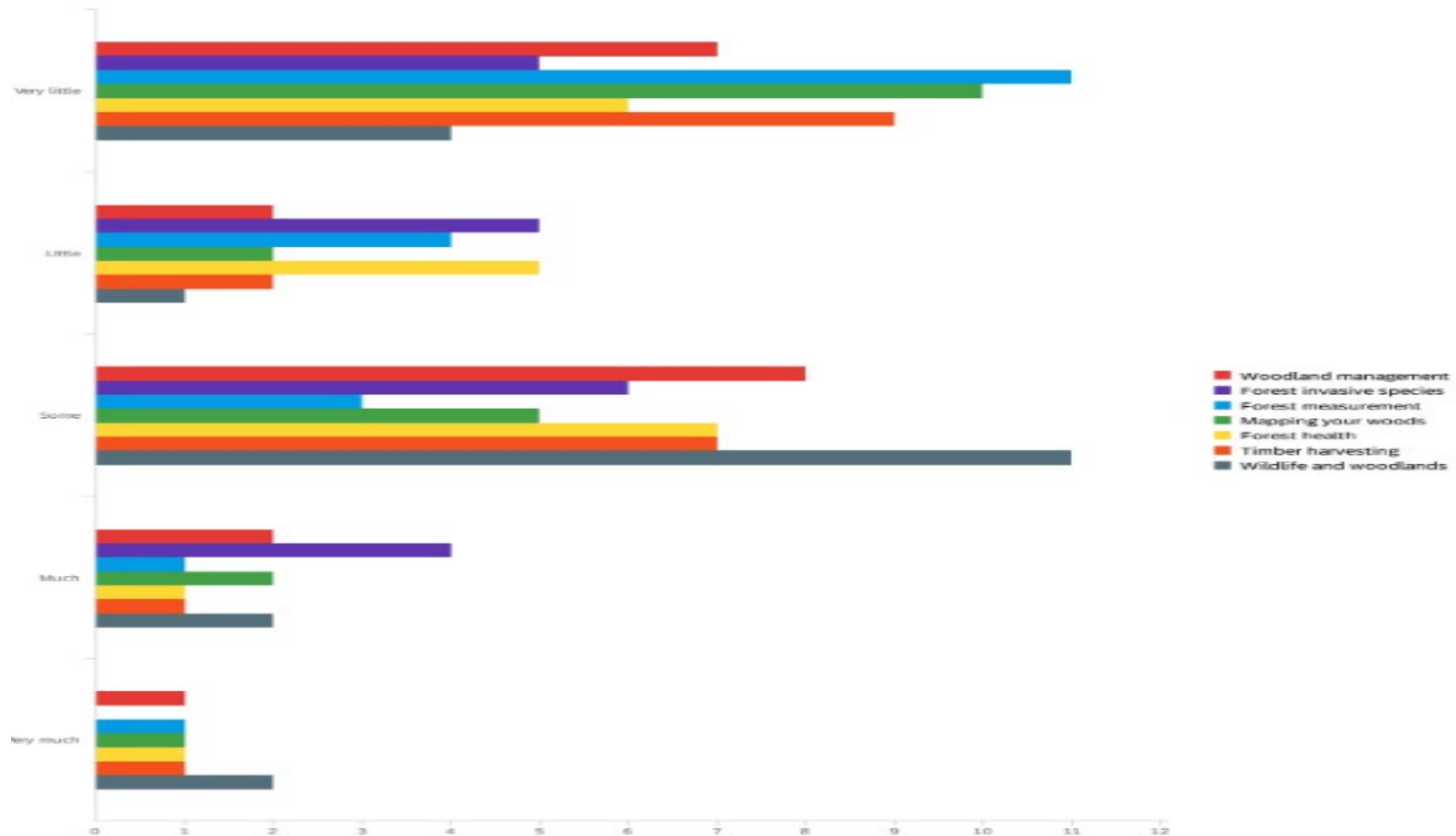


14 online modules (apx one hour each)

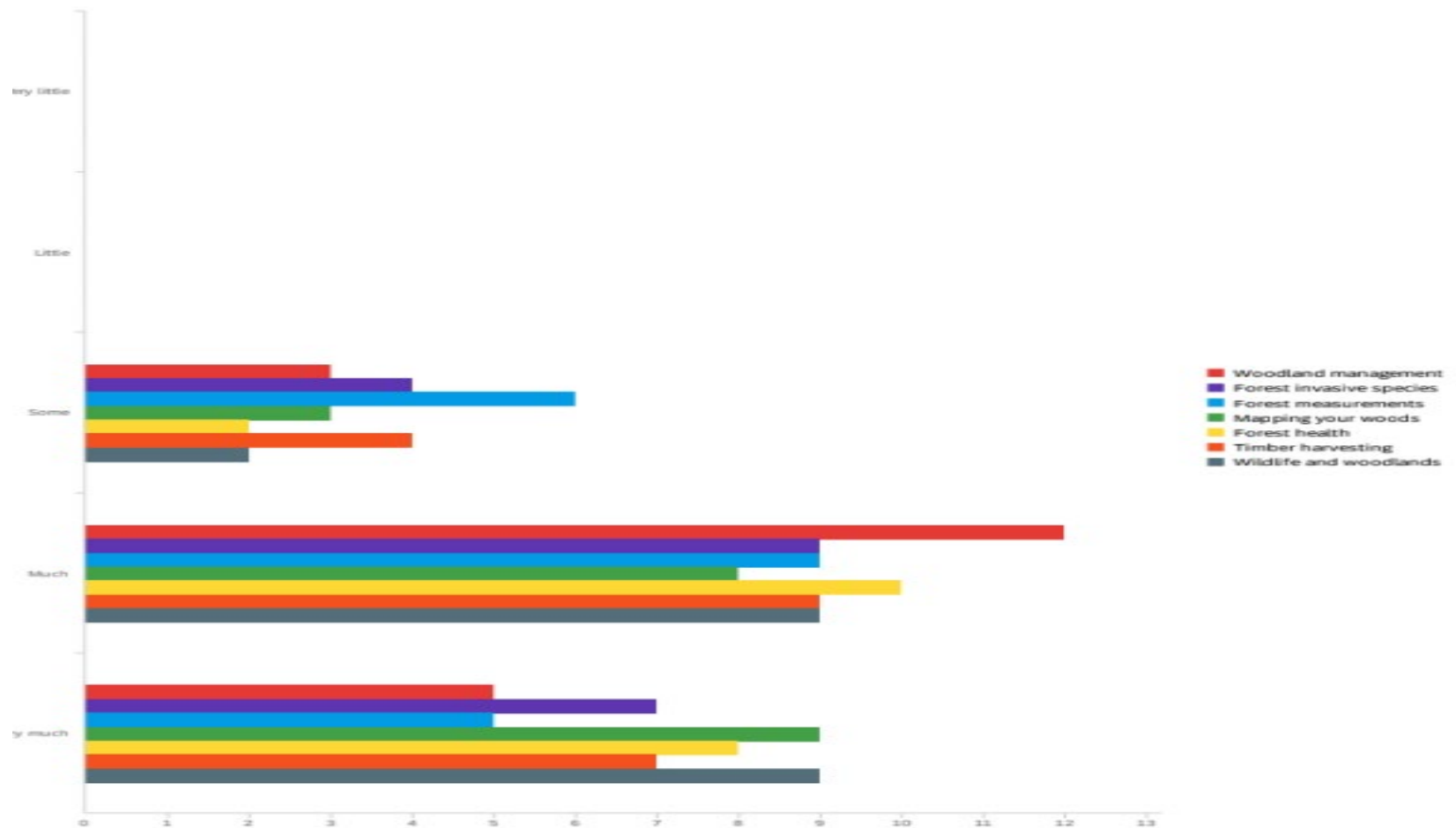
1.From Passion to Action
2.Your Woods: Past, Present, and Future
3.Mapping Your Woods
4.Identifying Trees
5.Tree Regeneration and Protection
6.Silviculture
7.Timber Harvesting

8.Woodlands and Wildlife
9.Nontimber Forest Products
10.How Many Trees are in Your Woods?
11.Invasive Species in Your Woods
12.Soils in Your Woods
13.Your Woodland's Future
14.Financial and Legal Aspects of Woodland Ownership

Before this course, how much did you know about



After the course, what do you know



Quotes - From “Goals” Discussion

- "My goal is to **keep the property contiguous and maintain and improve it**. We live on the property and enjoy all of the things it provides including recreation, deer hunting, and solitude."
- "My father had always been the caretaker, planting, harvesting, working with professionals... He passed away 3 years ago.... I'm not sure I have enough knowledge yet to know what all my goals should be..."
- "My feeling is there is nothing like our white pine, and we need to do all we can to protect what we have and encourage more plantings."



Quotes - From end of session

- “I learned that doing nothing is not really accomplishing anything... I am **having a management plan put together and will use that plan to accomplish future activities.**”
- “It was **helpful to learn who our key local and regional contacts are.** I plan to work with [them] to **establish and maintain Woodland Stewardship Plans** for our family owned property.”
- “I now **know what questions to ask and where to go to get information and help.**”

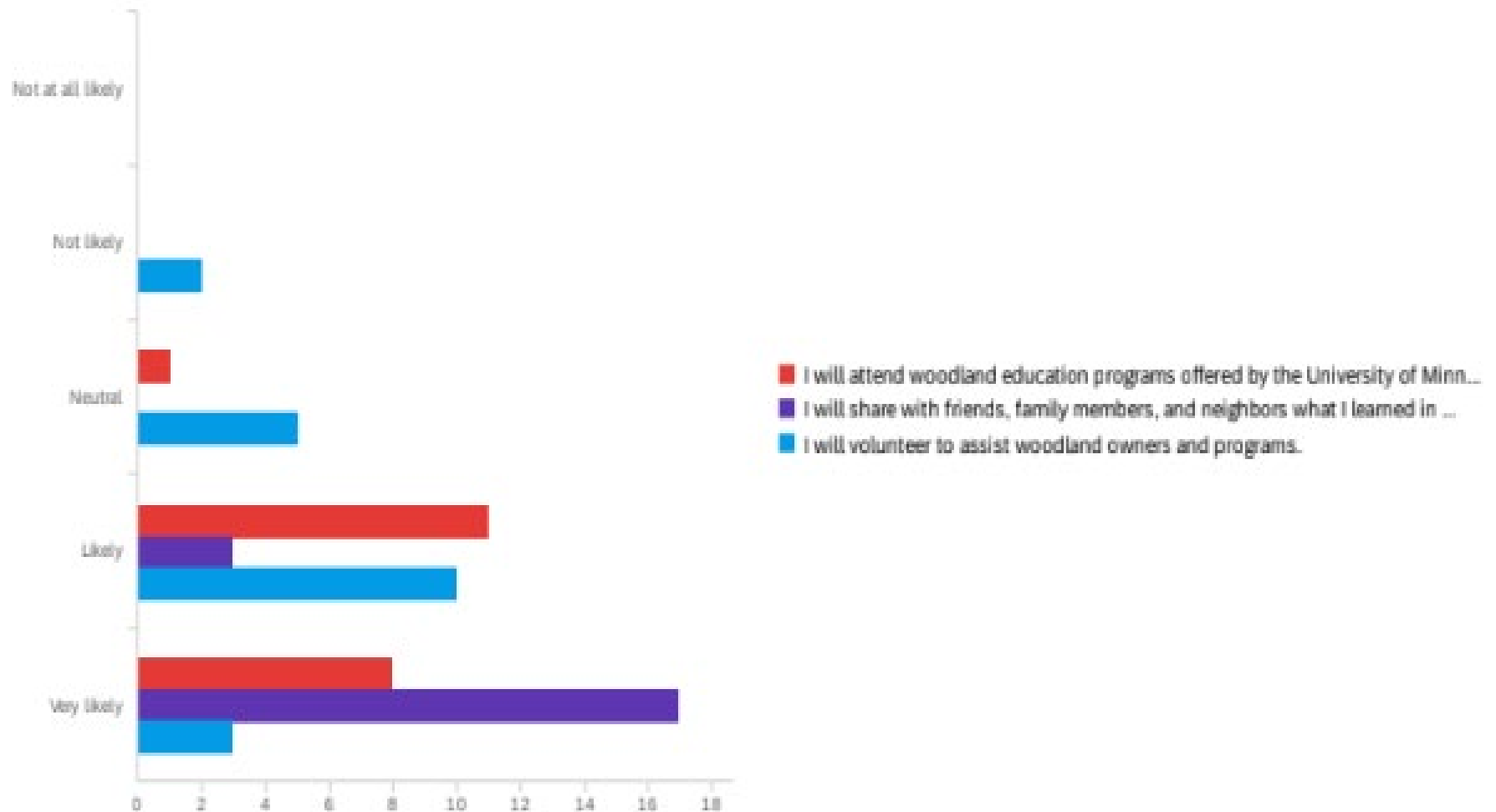


Quotes - From end of session

- “This has been **the best learning experience I've had for decades**. I am a university educator (retired) and know something about context-based learning, and this met the highest standards.”
- “I went from knowing very little about forestry management to understanding that I have a great deal to learn... Extension is an excellent program... I intend to **re-read all of the assignments and pursue other sources of information and knowledge**. Well done to all who taught us... Thank You.”



How likely is it that you will be involved in the following activities in the future





UNIVERSITY OF MINNESOTA EXTENSION
Driven to DiscoverSM

Thank you!

mwop.umn.edu

Course Associate Professor: Matt Russell | russellm@umn.edu

Program Leader, Extension Professor: Eli Sagor | esagor@umn.edu

Regional Director: Keri Cavitt | cavit005@umn.edu

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**ITASCA COUNTY
BOARD OF COMMISSIONERS**

Itasca County Courthouse
123 NE 4th Street
Grand Rapids, MN 55744

Tuesday, July 19, 2022

REQUEST FOR BOARD ACTION: RBA-2022-2515

DEPARTMENT: Administrative Services

TIME REQUESTED: 5 Minutes

PRESENTER: Chair

AGENDA ITEM:

Water Appropriations Permit

BOARD ACTION REQUESTED:

Consider request from the Department of Natural Resources: Itasca County submit the Water Appropriations Permit to facilitate de-watering efforts of the Canisteo Pit.

BACKGROUND:

COUNTY ATTORNEY REVIEW: N/A

SUPPORTING DOCUMENTATION: None

It was the consensus of the County Board to direct County Administrator Brett Skyles to proceed with the request from the Department of Natural Resources for Itasca County to submit a Water Appropriations Permit to facilitate de-watering of the Canisteo Pit.

RESULT:

INFORMATIONAL - NO ACTION TAKEN