



Our Vision: Being Minnesota's favorite place.

Our Mission: Serve well. Deliver value. Drive results.

Our Values: Be responsible. Treat people right. Build a better future.

AGENDA

Crow Wing County Board of Commissioners Regular Meeting

05/12/2026

9:00 AM

County Board Room, 3rd Floor, Historic Courthouse, Brainerd MN

*Note: Times are approximate

The agenda has been published as shown below but is subject to change to include such business as may come before the Board.

ATTEND IN-PERSON OR BY MICROSOFT TEAMS (CALL 218-302-1725, CONFERENCE ID: 235 601 745#); LIVESTREAM AVAILABLE AT WWW.CROWWING.GOV OR ON THE CROW WING COUNTY YOUTUBE CHANNEL

ONE OR MORE MEMBERS OF THE COUNTY BOARD MAY ATTEND REMOTELY

1. **9:00 AM Call to Order and Pledge of Allegiance**
2. **Open Forum**
3. **Review and Approve Minutes**
 - 3.1. April 28, 2026, Regular County Board Meeting Minutes
4. **Review and Approve Agenda**
5. **Consent Agenda - Items are generally defined as items of routine business, not requiring discussion, and approved in one vote. Commissioners may elect to pull a Consent Agenda item(s) for discussion and/or separate action.**
 - 5.1. Bills
 - 5.2. Personnel Actions
 - 5.3. Approve Setting Public Hearing Date for Reclassification and Intended Sale of Tax Forfeited Lands
 - 5.4. Exempt Gambling Permit - NWTF Central MN Gobblers
 - 5.5. Donations to the Mounted Patrol

- 5.6. Premises Gambling Permit - Mille Lacs Trails, Inc.
- 5.7. Off-Site Gambling Permit - Confidence Learning Center
- 5.8. Withdraw Tracts on Available TF Land Sale List/Authorize Direct Sale to Crow Wing County HRA/Set Sale Price
- 5.9. Property Acquisition for Future Theater Road Extension
- 5.10. Award Professional Services Contract for the Development of a SS4A Safety Action Plan SAP 018-589-001
- 5.11. Award Contract for 2026-2029 County Ditch 13 Maintenance Services C.P. 18-200-170
- 5.12. Award Contract for Contract No. 26006 for Project SP 018-666-003 (CSAH 66 Bridge Rehabilitation)
- 5.13. State of MN - Joint Powers Agreement for DOC Intensive Supervised Release

6. **Human Resources**

- 6.1. Labor Agreement - Law Enforcement Labor Services, Inc. Local 13

7. **Land Services**

- 7.1. Proposed TIF District No. 16 Trident – City of Baxter

8. **Unorganized Territory**

- 8.1. Award Contract for 2026-2029 FAD Roadway Maintenance Services C.P. 18-300-064
- 8.2. Award Contract for 2026-2029 SAD Roadway Maintenance C.P. 18-400-007

9. **County Sheriff**

10. **County Attorney**

11. **County Administrator**

- 11.1. Senior Management Team Report

12. **Additional Business**

13. **Adjournment**

County Board Correspondence

05/12/26 County Board Correspondence

For more information, call 218-824-1067
Crow Wing County Board of Commissioners meeting agendas are available online at
www.crowwing.gov

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, May 12, 2026

Admin Services

Amber Berent

ORIGINATING DEPARTMENT

PRESENTER

AGENDA ITEM: April 28, 2026, Regular County Board Meeting Minutes

PREVIOUS ACTION:

COMMENTS:

RECOMMENDED BOARD ACTION:

Approve the minutes of the April 28, 2026, Regular County Board Meeting.

Approximate length of presentation:



**Crow Wing County
Board of Commissioners
Regular Meeting Minutes**

04/28/2026
9:00 AM

County Board Room, 3rd Floor, Historic Courthouse,
Brainerd MN

1. **9:00 AM Call to Order and Pledge of Allegiance**

Chair Franzen called the meeting to order at 9:00 AM and called for participation in the Pledge of Allegiance followed by a moment of silence.

Present: Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

Also Present: County Administrator Deborah Erickson, County Attorney Kelsey Hopps,
Administrative Coordinator Amber Berent

2. **Open Forum**

3. **Review and Approve Minutes**

3.1 04/14/2026 Regular County Board Meeting Minutes

Approved the minutes of the April 14, 2026, regular County Board meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jon Lubke
SECONDER:	Steve Barrows
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

3.2 Amended Minutes of March 24, 2026, regular County Board meeting

Approved the amended minutes of the March 24, 2026, regular County Board meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jon Lubke
SECONDER:	Steve Barrows
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

4. **Review and Approve Agenda**

Approved the agenda of the April 28, 2026, regular County Board meeting as amended.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	Steve Barrows
SECONDER:	Paul Koering
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

Removed item 6.1 - Resolution Declaring a Public Nuisance at 10042 Gilbert Trl, Brainerd, MN 56401.

5. **Consent Agenda - Items are generally defined as items of routine business, not requiring discussion, and approved in one vote. Commissioners may elect to pull a Consent Agenda item(s) for discussion and/or separate action.**

5.8. Commissioner Lubke requested Emergency Management Director Clayton Barg look into adding emergency sirens in the Unorganized Territory area.

Approved the following consent agenda.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jamie Lee
SECONDER:	Paul Koering
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

5.1 Bills

Approved the following expenditure listing for April 28, 2026, with the full listing available on file in the Office of the Administrative Services Director:

General Fund	\$379,906.60
Restricted & Committed Funds	415,314.46
Highway Fund	24,239.19
Community Services Fund	56,091.12
Solid Waste (Non-Landfill) Fund	17,861.65
Land Management Fund	25,644.58
Capital Projects Fund	14,112.94
Landfill Fund	75,697.69
Child Protection	257.71
State of Emergency	4,032.00
	\$1,013,157.94

5.2 Personnel Actions

Approved the Human Resource Report for Personnel Actions dated April 28, 2026, as on file.

5.3 Data Request Policies Update

Approved the updated Data Request Policies.

5.4 Crow Wing County Elections Chain of Custody Plan 2026

Approved Resolution **2026-29** (attached): Crow Wing County Elections Chain of Custody Plan 2026

5.5 2026 Amended and Reviewed Policies

Approved the policy revisions as recommended by the Administrative Services Finance Division and the Budget Committee.

Policies Updated:

- Fund Balance Policy

5.6 2026 New Tobacco License

Approved the new 2026 Tobacco License application of Lakeside Store LLC, Quick Stop, City of Crosby, subject to recommendation by the County Attorney and County Sheriff, subject to any delinquent taxes being paid, and authorize the Administrative Services Director to issue said License.

5.7 Exempt Gambling Permit – American Legion Legionville School Safety Patrol Training

Approved the Minnesota Lawful Gambling Application for Exempt Permits for the following:

- American Legion Legionville School Safety Patrol Training Center, Inc. to be held on the dates of September 10th - 12th, 2026, at the Legionville School Patrol Camp/Patrol Training Center, Unorganized Territory.
- American Legion Legionville School Safety Patrol Training Center, Inc. to be held on the dates of September 18th - 19th, 2026, at the Legionville School Patrol Camp/Patrol Training Center, Unorganized Territory.

Subject to all State Laws and upon approval of said dates, the applicants submitting a copy of reports required by the State.

5.8 Annual Outdoor Warning Siren Maintenance Service - Request for Proposal

Authorized the Emergency Management Director to solicit proposals for certified Federal Signal service providers to perform annual preventative maintenance on outdoor warning sirens effective July 1, 2026, with proposals to be received by 4 pm on May 15, 2026.

5.9 2026 State of MN Federal Boating Safety Equipment Grant Contract

Authorized entering into a grant contract between Crow Wing County, Crow Wing County Sheriff's Office and the State of Minnesota, acting through its Department of Natural Resources, Enforcement Division for supplementary funding of specific items for recreational boating safety, effective March 3, 2026, through September 1, 2026, and the Chair and County Administrator are authorized to sign said grant contract, subject to review as to form and execution by the County Attorney.

5.10 Sponsor the City of Crosslake for Safe Streets For All (SS4A) funding.

Approved Resolution **2026-30** (attached): Sponsor the City of Crosslake for Safe Streets For All (SS4A) funding.

6. **Community Services**

6.2 Resolution Renewal Request for 13734 County Road 25, Brainerd, MN 56401

Approved Resolution **2026-31** (attached): Resolution Renewal Request for 13734 County Road 25, Brainerd, MN 56401.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Paul Koering
SECONDER:	Steve Barrows
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

7. **Land Services**

7.1 Cobblecrest Properties LLC – “Clearwater Point Second Addition” Preliminary Plat

Approved the preliminary plat of “Clearwater Point Second Addition” with the requirement that the final plat shows an easement to access Lot 1 through Lot 2.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jamie Lee
SECONDER:	Paul Koering
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

7.2 Blackburn IM Ruttgers SPV LLC - "Ruttgers 1st Hole Golf Cottages 2nd Addition" Preliminary Plat

Approved the preliminary plat of "Ruttgers 1st Hole Golf Cottages 2nd Addition" consisting of 12 total lots.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jamie Lee
SECONDER:	Jon Lubke
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

7.3 Blackburn IM Ruttgers SPV LLC - "Ruttgers 1st Hole Golf Cottages 2nd Addition" Final Plat

Approved the Final plat of "Ruttgers 1st Hole Golf Cottages 2nd Addition" consisting of 12 total lots.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Paul Koering
SECONDER:	Jamie Lee
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

7.4 Blackburn IM Ruttgers SPV LLC - "Ruttgers Lakeside Cottages 2nd Addition" Preliminary Plat

Approved the Preliminary Plat of "Ruttgers Lakeside Cottages 2nd Addition" consisting of 13 total lots.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jamie Lee
SECONDER:	Paul Koering
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

7.5 Blackburn IM Ruttgers SPV LLC - "Ruttgers Lakeside Cottages 2nd Addition" Final Plat

Approved the Final plat of "Ruttgers Lakeside Cottages 2nd Addition" consisting of 13 total lots.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jamie Lee
SECONDER:	Paul Koering
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

8. **County Sheriff**

County Sheriff Eric Klang gave an update.

9. **County Attorney**

10. **County Administrator**

10.1 Senior Management Team Report

County Administrator Deborah Erickson provided an update on behalf of the Senior Management Team.

11. **Additional Business**

ADD 11.1 Amendment to the 2026 Crow Wing County Landfill Construction Contract

Authorized an amendment of \$37,065.00 to the 2026 Crow Wing County Landfill Construction for a total of \$4,481,605.00 with Pratt's Affordable Excavation Inc.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Paul Koering
SECONDER:	Steve Barrows
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

12. **Closed Session Pursuant to MS 13D.05, Pending Litigation (Whitefish Chain, LLC v. Crow Wing County)**

Enter Closed Session

Recessed the regular session and convened to the closed session for the purpose of Pending Litigation (MS: 13D.05) at 9:51 AM.

Present were all County Board members, County Administrator Deborah Erickson, County Attorney Kelsey Hopps, Assistant County Attorney Stephanie Shook and Administrative Coordinator Amber Berent, Land Services Director Gary Griffin and Environmental Services Manager Chris Pence, Attorney Kristin Nierengarten.

RESULT:	ENTERED CLOSED SESSION [UNANIMOUS]
MOVER:	Jamie Lee
SECONDER:	Steve Barrows
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

Adjourn Closed Session

Recessed the closed session and reconvened to the County Board meeting at 10:38 AM.

RESULT:	ADJOURNED CLOSED SESSION [UNANIMOUS]
MOVER:	Paul Koering
SECONDER:	Jamie Lee
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

13. **Adjournment**

Adjourned the meeting at 10:40 AM.

RESULT:	ADJOURNED [UNANIMOUS]
MOVER:	Paul Koering
SECONDER:	Jon Lubke
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

Rosemary Franzen, Chair
Board of County Commissioners

Deborah A. Erickson
County Administrator

Prepared by Amber Berent

BOARD OF COUNTY COMMISSIONERS
Crow Wing County, Minnesota

DATE: April 28, 2026

Resolution: 2026-29

OFFERED BY COMMISSIONERS: Lee and Koering

AYES: Koering, Lubke, Barrows, Franzen, Lee;

CROW WING COUNTY ELECTIONS CHAIN OF CUSTODY PLAN 2026

WHEREAS, Minnesota counties are required to create and submit an Elections Chain of Custody Plan annually to the Minnesota Secretary of State Office under Minnesota Statute 204B.182, and

WHEREAS, Crow Wing County has developed an Elections Chain of Custody Plan for 2026, and

WHEREAS, The Crow Wing County Board of Commissioners approve and authorize the Crow Wing County Administrative Services Director to submit said plan to the Secretary of State before June 1, 2026.

NOW, THEREFORE, BE IT RESOLVED that the Crow Wing County Board of Commissioners approve the Crow Wing County Elections Plan 2026 and authorize the Crow Wing County Administrative Services Director to submit said plan to the Secretary of State Office before June 1, 2026.

STATE OF MINNESOTA)
COUNTY OF CROW WING) ss

I, Deborah A. Erickson, County Administrator, Crow Wing County, Minnesota, hereby certify that I have compared the foregoing copy of the resolution of the county board of said county with the original record thereof on file in the Administration Office, Crow Wing County, Minnesota, as stated in the minutes of the proceedings of said board at a meeting duly held on April 28, 2026, and that the same is a true and correct copy of said original record and of the whole thereof, and that said resolution was duly passed by said board at said meeting.

Witness my hand and seal this 12th day of May 2026.

DEBORAH A. ERICKSON
COUNTY ADMINISTRATOR

BOARD OF COUNTY COMMISSIONERS
Crow Wing County, Minnesota

DATE: April 28, 2026

Resolution: 2026-30

OFFERED BY COMMISSIONERS: Lee and Koering

AYES: Koering, Lubke, Barrows, Franzen, Lee;

**SPONSORSHIP FOR THE CITY OF CROSSLAKE INFRASTRUCTURE INVESTMENT AND JOBS ACT (IJA)
STATE MATCH FUNDING – PROJECT S.A.P. 018-589-002**

WHEREAS, the City of Crosslake (City) has applied for and received state funding intended to be used as a match to federal IJA funding that was previously approved for a Safe Streets For All (SS4A) Planning grant, and

WHEREAS, the amount of the state grant has been approved for up to \$50,000, and

WHEREAS, non-state aid agencies are required to have the County act as the project sponsor and administer the funds on their behalf, and

WHEREAS, the City shall be responsible for engaging a consultant, delivering the project, providing close-out documents and providing the necessary data to the County when requesting release of the funds, and

WHEREAS, other than administrative staff time, the County shall have no financial obligations associated with the project and the City understands that they will be responsible for all costs associated with the project that are not covered by the grant.

NOW, THEREFORE, BE IT RESOLVED that the Crow Wing County Board of Commissioners agrees to act as a project sponsor and fiscal agent related to the City's SS4A state grant and authorizes the County Engineer to request and disburse state grant funding for the project.

STATE OF MINNESOTA)
COUNTY OF CROW WING) ss

I, Deborah A. Erickson, County Administrator, Crow Wing County, Minnesota, hereby certify that I have compared the foregoing copy of the resolution of the county board of said county with the original record thereof on file in the Administration Office, Crow Wing County, Minnesota, as stated in the minutes of the proceedings of said board at a meeting duly held on April 28, 2026, and that the same is a true and correct copy of said original record and of the whole thereof, and that said resolution was duly passed by said board at said meeting.

Witness my hand and seal this 12th day of May 2026.

DEBORAH A. ERICKSON
COUNTY ADMINISTRATOR

BOARD OF COUNTY COMMISSIONERS
Crow Wing County, Minnesota

DATE: April 28, 2026

Resolution: 2026-31

OFFERED BY COMMISSIONERS: Koering and Barrows

AYES: Koering, Lubke, Barrows, Franzen, Lee;

RESOLUTION DECLARING A PUBLIC HEALTH NUISANCE AT 13734 COUNTY ROAD 25, BRAINERD, MN 56401

WHEREAS, Crow Wing County Board of Commissioners declared on February 11, 2025, that the property located at 13734 County Road 25, Brainerd, MN 56401, owned by Kara Pacheco was a Public Health Nuisance based upon evidence provided by Crow Wing County Public Health; and,

WHEREAS, Crow Wing County Public Health has provided dumpsters to the Property Owner on three occasions in 2025 to assist with clean-up of the property which the Property Owner has used for clean-up; and,

WHEREAS, Crow Wing County Public Health worked with the Property Owner throughout 2025 and upon a site visit on April 15, 2026, there continues to be a public health nuisance; and,

WHEREAS, the Property Owner has been unable to remediate all public health concerns in their entirety and persistent public health concerns remain ongoing; and,

WHEREAS, Crow Wing County Public Health has the responsibility for preventing and controlling the spread of disease throughout the County; and,

WHEREAS, the Property Owner agreed during the site visit of April 15, 2026 that a Public Health Nuisance is still present on their property and supports the renewal of the abatement resolution from 2025; and,

WHEREAS, Crow Wing County Public Health requests a renewal of the abatement resolution 2025-12;

WHEREAS, the Property is located within Crow Wing County and is subject to the authority of the Crow Wing County Community Health Board.

NOW, THEREFORE, BE IT RESOLVED that the Crow Wing County Board of Commissioners declares:

1. The property located at 13734 County Road 25, Brainerd, MN, hereby constitutes a public health nuisance under Minn. Stat. §145A.04, subd. 8.
2. Crow Wing County Public Health shall comply with Minn. Statute and abate the Property at the Property Owner's expense.
3. The total cost for the Abatement shall be charged and assessed against the Property pursuant to the provisions and methods set for in Minn. Stat. §145A.08.

STATE OF MINNESOTA)
COUNTY OF CROW WING) ss

I, Deborah A. Erickson, County Administrator, Crow Wing County, Minnesota, hereby certify that I have compared the foregoing copy of the resolution of the county board of said county with the original record thereof on file in the Administration Office, Crow Wing County, Minnesota, as stated in the minutes of the proceedings of said board at a meeting duly held on April 28, 2026, and that the same is a true and correct copy of said original record and of the whole thereof, and that said resolution was duly passed by said board at said meeting.

Witness my hand and seal this 12th day of May 2026.

DEBORAH A. ERICKSON
COUNTY ADMINISTRATOR

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, May 12, 2026

Human Resources

Amy Fischer

ORIGINATING DEPARTMENT

PRESENTER

AGENDA ITEM: Personnel Actions

PREVIOUS ACTION:

COMMENTS:

RECOMMENDED BOARD ACTION:

Approve the Human Resource Report for Personnel Actions dated May 12, 2026, as on file.

Approximate length of presentation:



Human Resource Report Personnel Actions May 12, 2026

Replacement Staffing

Classification Title: Sr. Technical Specialist

Department: Highway

Reason for Vacancy: Departure of Cindy Rader May 1, 2026

Personnel Committee: Yes

Classification Title: Social Worker

Department: Community Services

Reason for Vacancy: Departure of Anna Tretter April 24, 2026

Personnel Committee: Yes

Classification Title: Master Electrician

Department: Facilities

Reason for Vacancy: Departure of Dale Clausen March 6, 2026

Personnel Committee: Yes

Classification Title: Assistant County Attorney

Department: County Attorney

Reason for Vacancy: Departure of Marc Hedman-Dennis June 5, 2026

Departures

Name: Erica Schmid

Classification Title: Health Educator

Department: Community Services

Date of Departure: April 17, 2026

Name: Anna Tretter

Classification Title: Social Worker

Department: Community Services

Date of Departure: April 24, 2026

Name: Marc Hedman-Dennis

Classification Title: Assistant County Attorney

Department: County Attorney

Date of Departure: June 5, 2026

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, May 12, 2026

Land Services

Tom Strack

ORIGINATING DEPARTMENT

PRESENTER

AGENDA ITEM: Approve Setting Public Hearing Date for Reclassification and Intended Sale of Tax Forfeited Lands

PREVIOUS ACTION:

COMMENTS:

- Land Services routinely acquires property to more efficiently and effectively manage public land holdings and in turn divest properties that are better suited in private ownership.
- Per the Land Asset Management Policy, Land Services has identified numerous parcels that meet the criteria for divestment. To meet criteria for divestment according to the Land Asset Management Policy, a parcel cannot contain any recreational trails and must meet one of the following criteria:
 - Private parcels adjoin the property
 - The parcel is not accessible to the public.
 - The parcel is surrounded by private property.
 - The parcel is isolated from other County managed lands.
- Once a parcel has been identified for divestment, Minnesota Statue requires the County to notify the city or town board of the intended sale and reclassification of the property from Conservation to Non-Conservation.
- Letters were sent to Cities/Townships on 1/14/2026, 3/11/2026 and 4/16/2026 seeking approval to sell tax forfeited parcels. Cities/Townships denied the sale of 6 parcels.
- Letters were also sent to the Minnesota Department of Natural Resources (DNR), as required by statute on 10/31/2018, 5/7/25, 2/26/2025 and 3/26/2026 seeking approval to sell tax forfeited parcels. All parcels were approved by MN DNR.
- The 6 parcels that were approved for sale by the DNR but denied for sale by Cities/Townships in 2026 are as follows:
 - 2 parcels within the City of Riverton: PID 30200501 & 30200500
 - 2 parcels within the City of Emily: PID 21320543 & 21330599
 - 2 parcels within the City of Fifty Lakes: PID 22320524 & 22320527
- If a City or Township denies the reclassification, Per MN Statute 282.01 subd. 1(h), a public hearing must be held to allow testimony from the Cities and Townships.
- After allowing testimony from the Cities and Townships, the County Board may classify, reclassify, or delay taking action on any of these parcels.

RECOMMENDED BOARD ACTION:

Authorize the County Administrator to set a date for a public hearing to be held on July 14, 2026, at 9:05 am, to further allow the public to comment on the reclassification and intended sale of tax forfeited lands.

Approximate length of presentation:

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, May 12, 2026

Admin Services

Jory Danielson

ORIGINATING DEPARTMENT

PRESENTER

AGENDA ITEM: Exempt Gambling Permit - NWTF Central MN Gobblers

PREVIOUS ACTION:

COMMENTS:

RECOMMENDED BOARD ACTION:

To support the Minnesota Lawful Gambling Application for Exempt Permit for the NWTF Central MN Gobblers to be held on the date of June 26, 2026, at Oak Lawn Tavern, Oak Lawn Township, subject to all State Laws and upon approval of said date, the applicant submitting a copy of reports required by the State.

Approximate length of presentation:

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, May 12, 2026

Admin Services

Jory Danielson

ORIGINATING DEPARTMENT

PRESENTER

AGENDA ITEM: Donations to the Mounted Patrol

PREVIOUS ACTION:

COMMENTS:

RECOMMENDED BOARD ACTION:

Accept the donations of \$250.00 from the Brainerd Jaycees to the Mounted Patrol.

Approximate length of presentation:

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, May 12, 2026

Admin Services

Jory Danielson

ORIGINATING DEPARTMENT

PRESENTER

AGENDA ITEM: Premises Gambling Permit - Mille Lacs Trails, Inc.

PREVIOUS ACTION:

COMMENTS:

RECOMMENDED BOARD ACTION:

Support the Minnesota Lawful Gambling Application for an On-Site Premises Permit for the Mille Lacs Trails, Inc. to be held at Twin Pines Resort, Garrison Township, subject to all State Laws and upon approval of said dates, the applicant submitting a copy of reports required by the State.

Approximate length of presentation:

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, May 12, 2026

Admin Services

Jory Danielson

ORIGINATING DEPARTMENT

PRESENTER

AGENDA ITEM: Off-Site Gambling Permit - Confidence Learning Center

PREVIOUS ACTION:

COMMENTS:

RECOMMENDED BOARD ACTION:

Support the Minnesota Lawful Gambling Application for an Off-Site Permit of Confidence Learning Center to be held on the dates of June 24 - 27, 2026, at BIR, Unorganized Territory, subject to all State Laws and upon approval of said dates, the applicant submitting a copy of reports required by the State.

Approximate length of presentation:

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, May 12, 2026

Land Services

Jessica Shea

ORIGINATING DEPARTMENT

PRESENTER

AGENDA ITEM: Withdraw Tracts on Available TF Land Sale List/Authorize Direct Sale to Crow Wing County HRA/Set Sale Price

PREVIOUS ACTION:

County Board approved non-conservation status and sale of lots on multiple previous dates.

COMMENTS:

- Parcels Forfeited on multiple dates as noted in the attached list.
- 4/16/2026 received application from the Crow Wing County HRA regarding purchasing the parcels to remove blight due to decaying infrastructure and construct affordable housing.

RECOMMENDED BOARD ACTION:

Withdraw parcels from the Available Tax Forfeited Land Sale List as described in the attached list, and further, to approve the direct sale of said tax forfeited properties to the Crow Wing County HRA, pursuant to Minnesota Statute 282.01, Subd. 1a. (d), at the sale price of \$1 per parcel to remove blight due to decaying infrastructure.

Approximate length of presentation:

PID	Legal Description
40010569	LOT 2 BLOCK 6, NORTH WOODS ESTATES OF BAXTER
40080522	LOT 2, BLOCK 2, CIC#1069 PHASE THREE ASPEN RIDGE TOWNHOMES (common element parcels 036090010110009 & 036090020050009)
40080520	CIC #1069 PHASE 3 ASPEN RIDGE TOWNHOMES, LOT 4 BLOCK 2
40060820	LOT 11, BLOCK 2, KIRKWOOD
40010583	LOT 10, BLOCK 5, NORTH WOODS ESTATES OF BAXTER
40240522	LOT 3, BLOCK 2, JASPERWOOD EAST
40240636	LOT 2, BLOCK 2, IRONWOOD MEADOWS
40240635	LOT 3, BLOCK 2, IRONWOOD MEADOWS
40240634	LOT 4, BLOCK 2, IRONWOOD MEADOWS
40240633	LOT 5, BLOCK 2, IRONWOOD MEADOWS
40240630	LOT 2, BLOCK 3, IRONWOOD MEADOWS
40240626	LOT 6, BLOCK 3, IRONWOOD MEADOWS
40240549	LOT 2, BLOCK 1, IRONWOOD MEADOWS FIRST ADDITION
40240548	LOT 3, BLOCK 1, IRONWOOD MEADOWS FIRST ADDITION
40240541	LOT 10, BLOCK 1, IRONWOOD MEADOWS FIRST ADDITION
40240536	LOT 1, BLOCK 2, IRONWOOD MEADOWS FIRST ADDITION
40240535	LOT 2, BLOCK 2, IRONWOOD MEADOWS FIRST ADDITION
40240534	LOT 1, BLOCK 3, IRONWOOD MEADOWS FIRST ADDITION
40240533	LOT 2, BLOCK 3, IRONWOOD MEADOWS FIRST ADDITION
40010584	LOT 9, BLOCK 5, NORTH WOODS ESTATES OF BAXTER
40010578	LOT 15, BLOCK 5, NORTH WOODS ESTATES OF BAXTER
40010577	LOT 16, BLOCK 5, NORTH WOODS ESTATES OF BAXTER
40010568	LOT 3, BLOCK 6, NORTH WOODS ESTATES OF BAXTER
40010563	LOT 8, BLOCK 6, NORTH WOODS ESTATES OF BAXTER
40010562	LOT 9, BLOCK 6, NORTH WOODS ESTATES OF BAXTER
40010561	LOT 10, BLOCK 6, NORTH WOODS ESTATES OF BAXTER
40010560	LOT 11, BLOCK 6, NORTH WOODS ESTATES OF BAXTER
40010537	LOT 1, BLOCK 3, MACDONALD ACRES
40080523	LOT 1, BLOCK 2, CIC#1069 PHASE THREE ASPEN RIDGE TOWNHOMES (common element parcels 036090010110009 & 036090020050009)
40080521	LOT 3, BLOCK 2, CIC#1069 PHASE THREE ASPEN RIDGE TOWNHOMES (common element parcels 036090010110009 & 036090020050009)

40060920	Part of Southeast Quarter of Southwest Quarter described as follows: commencing at southeast corner of said Southeast Quarter then North 0 degrees 10 minutes 28 seconds East assumed bearing along East line of said Southeast Quarter 225 feet to point of beginning then continue North 0 degrees 10 minutes 28 seconds East along East line of said Southeast Quarter 73 feet then North 88 degrees 44 minutes 23 seconds West 265 feet then South 0 degrees 10 minutes 28 seconds West 73 feet then South 88 degrees 44 minutes 23 seconds East 265 feet to point of beginning. Section 6, Township 133, Range 28
41190565	LOT 3, BLOCK 3, WILLIS' ADDITION TO THE CITY OF BRAINERD
41180575	LOTS 8 & 9, BLOCK 7, KOOP & WALKER'S ADDITION TO THE CITY OF BRAINERD
41180574	LOTS 10 THRU 12 INCLUSIVE, BLOCK 7, KOOP & WALKER'S ADDITION TO THE CITY OF BRAINERD
41240898	S1/2 OF LOT 16 & ALL OF LOT 17, BLOCK 158, TOWN OF BRAINERD & FIRST ADDITION TO BRAINERD
41360615	LOT 1 EXCEPT N 24 FT THEREOF & ALL OF LOT 2 & N 40 FT OF LOT 3, BLOCK 2, WOODLAND PARK ADDITION TO BRAINERD
10161644	LOT 246, FIFTEENTH ADDITION TO BREEZY POINT ESTATES
10161645	LOT 245, FIFTEENTH ADDITION TO BREEZY POINT ESTATES
10161859	LOT 92, EIGHTH ADDITION TO BREEZY POINT ESTATES
10161860	LOT 91, EIGHTH ADDITION TO BREEZY POINT ESTATES
10161861	LOT 90, EIGHTH ADDITION TO BREEZY POINT ESTATES
10161782-10161781	LOTS 71 & 72, FIFTEENTH ADDITION TO BREEZY POINT ESTATES

Forfeiture date

11/30/2010

10/1/2013

10/1/2012

11/30/2010

10/1/2013

9/1/2009

9/1/2011

9/1/2009

9/1/2009

9/16/2008

9/1/2009

9/1/2009

9/1/2009

9/1/2009

9/1/2009

9/1/2009

9/1/2009

9/1/2009

11/30/2010

11/30/2010

11/30/2010

11/30/2010

11/30/2010

11/30/2010

11/30/2010

11/30/2010

10/1/2013

10/1/2013

10/1/2013

10/1/2013
10/7/1991
9/1/1999

12/15/1993

12/21/1987

9/30/2015
9/1/2009
12/21/1987
7/12/1996
7/12/1996
10/1/2012
10/1/2012



Housing & Redevelopment Authority

Application to Acquire Tax Forfeited Property

GENERAL INFORMATION

Business Name: Thomas Allen Homes, LLC

Address: 17821 HWY 371 BRAINERD, MN 56401

Type (Partnership): LLC

Authorized Representative: Thomas Allen Dehn

Description of Business: RESIDENTIAL NEW HOME
CONSTRUCTION BUILDER

Previous experience with this type of development: I have 37 years of
experience. I have built over 750 homes +
developed over 1000 single family Residential lots

PROPERTY INFORMATION

Tract Number(s) see attached list

Do any of the tracts contain occupied buildings? No

Acquisition price of property (S) ONE DOLLAR / LOT

PROJECT INFORMATION

Tax forfeited properties may only be purchased through the CWC HRA if they eliminate blight or for the construction of affordable housing.

Will the project eliminate blight? ☒ Yes ☐ No

If yes, please explain how. Include pictures with your explanation.

The lots have been vacant for 15-20 years, thus deteriorating the infrastructure connected to each lot

Does the proposed project include the construction of "affordable" housing (115% of AMI)?

☒ Yes ☐ No

Target price of homes - A 1020 sq ft split for \$275,000 and a 1200 sq ft patio home for \$299,000

Description of the Proposed Project:

Thomas Allen Homes, LLC
will build 2 house plans, first a 1200 sq ft patio home & secondly a 1020 sq ft split entry home w/ a unfinished basement

Will there be relocation as part of the project?

No

Who will be responsible for improvements and maintenance after closing?

Name

Each individual homeowner as these are looked to be owned, not rented homes

Phone

Email

Will all improvements be complete within 12 months after closing?

per HRA staff

PLEASE INCLUDE:

1. Plans and drawing of project
2. Print out of each tract from Crow Wing County tax forfeit list
3. Maintenance and holding cost fee of \$1,000 payable to Crow Wing County HRA
4. Non-refundable administrative fee of \$500 payable to Crow Wing County HRA

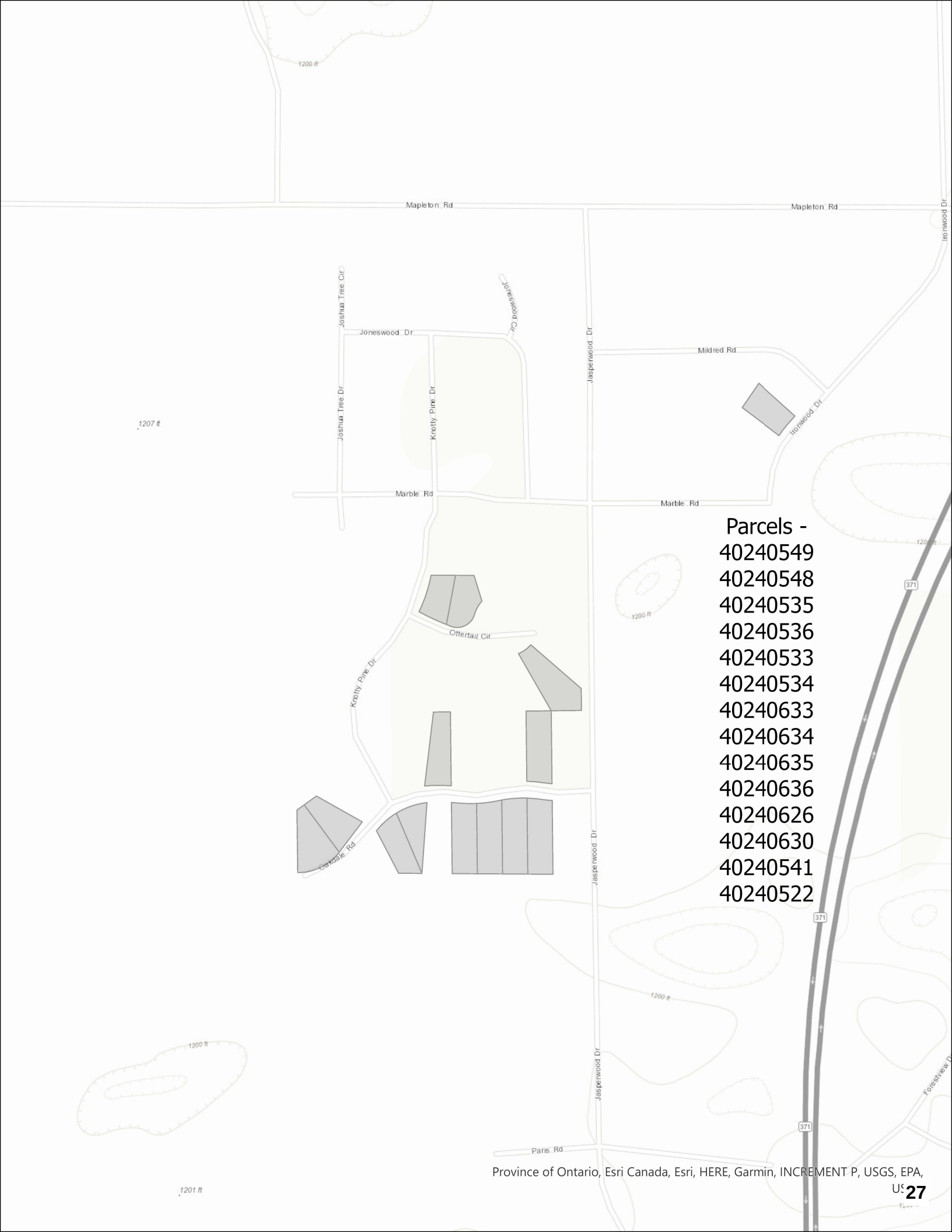
SIGNATURE

Applicant's signature:



Date:

4/12/20

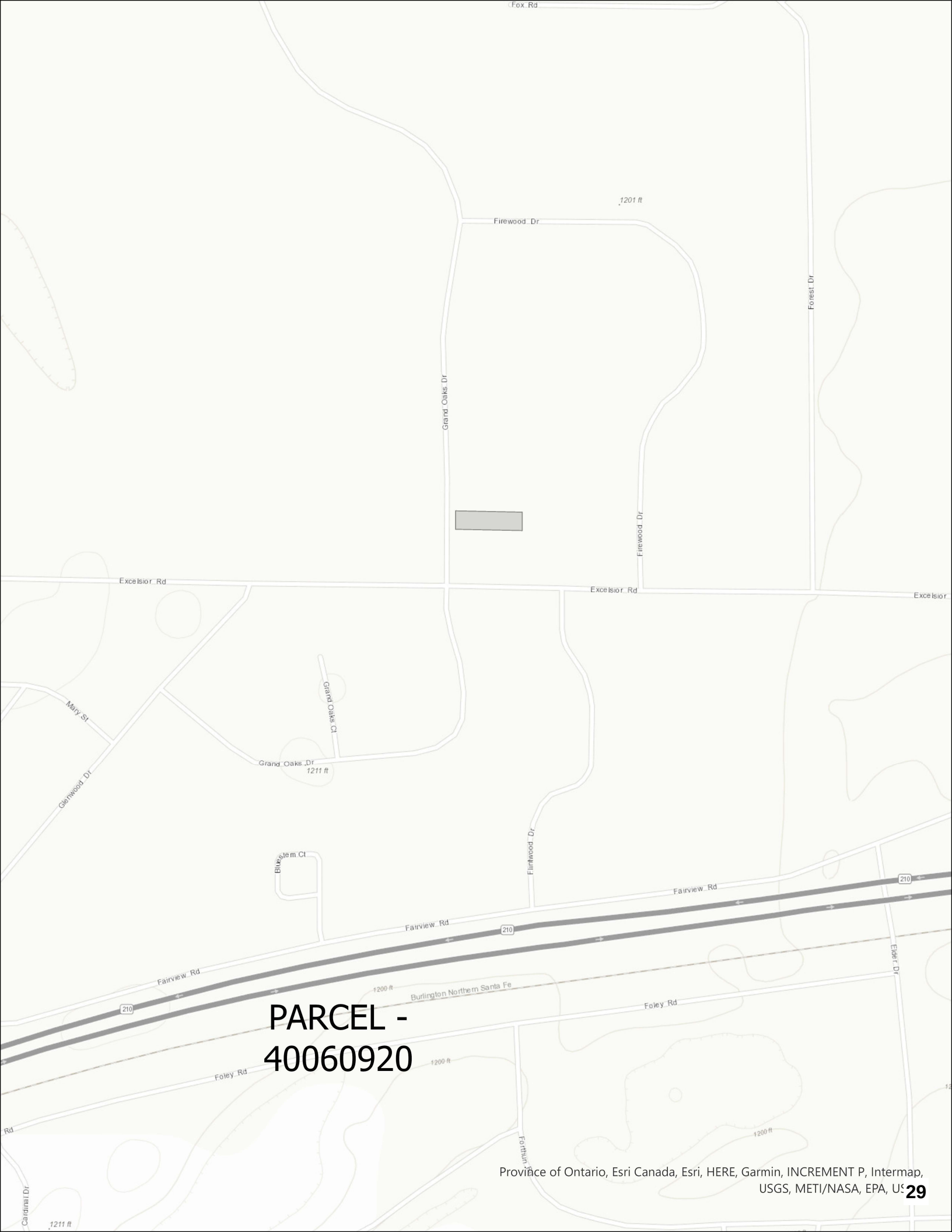


Parcels -

- 40240549
- 40240548
- 40240535
- 40240536
- 40240533
- 40240534
- 40240633
- 40240634
- 40240635
- 40240636
- 40240626
- 40240630
- 40240541
- 40240522



PARCELS -
40010523
40010537
40010561
40010562
40010578
40010569
40010584
40010583



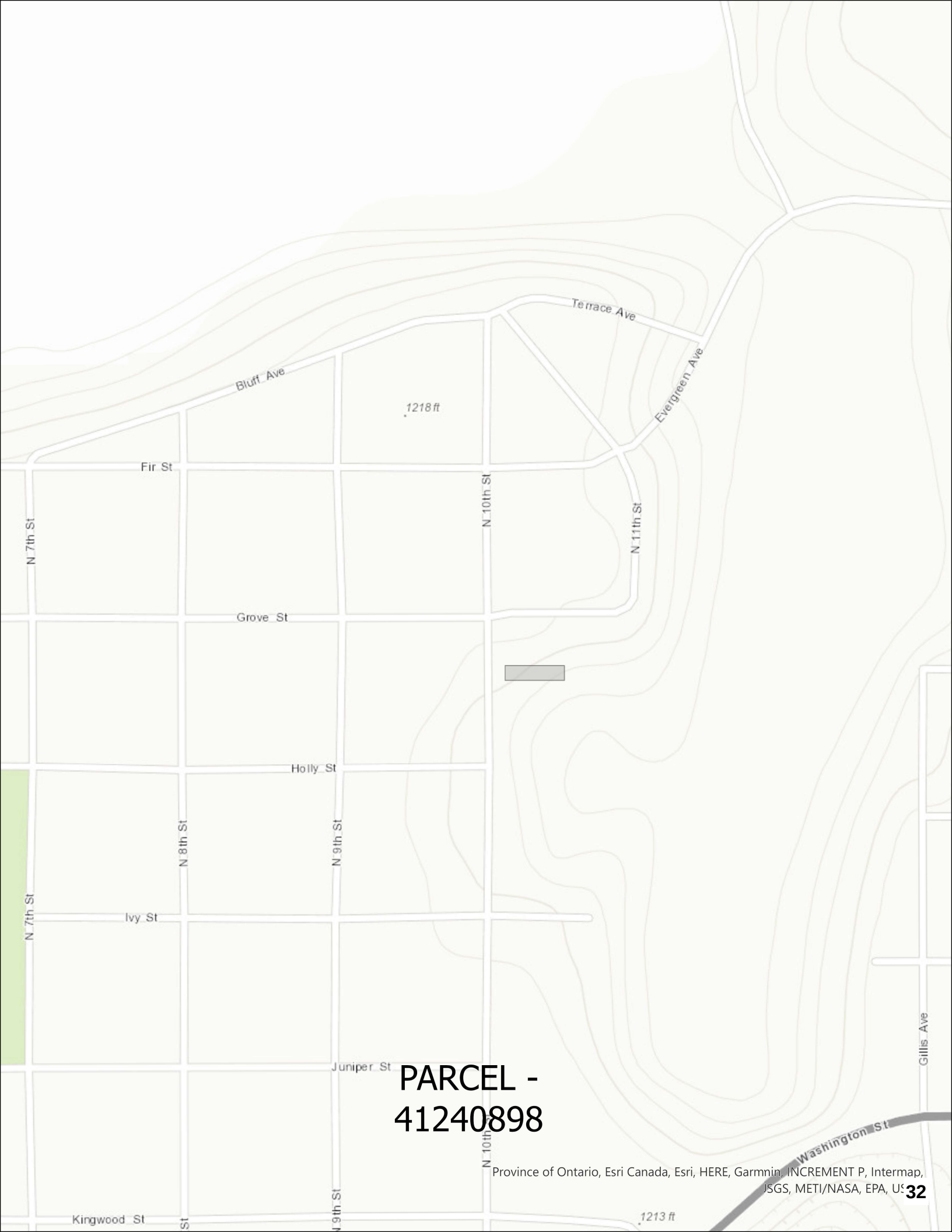
PARCEL -
40060920



PARCELS -
40080523
40080522
40080521
40080520



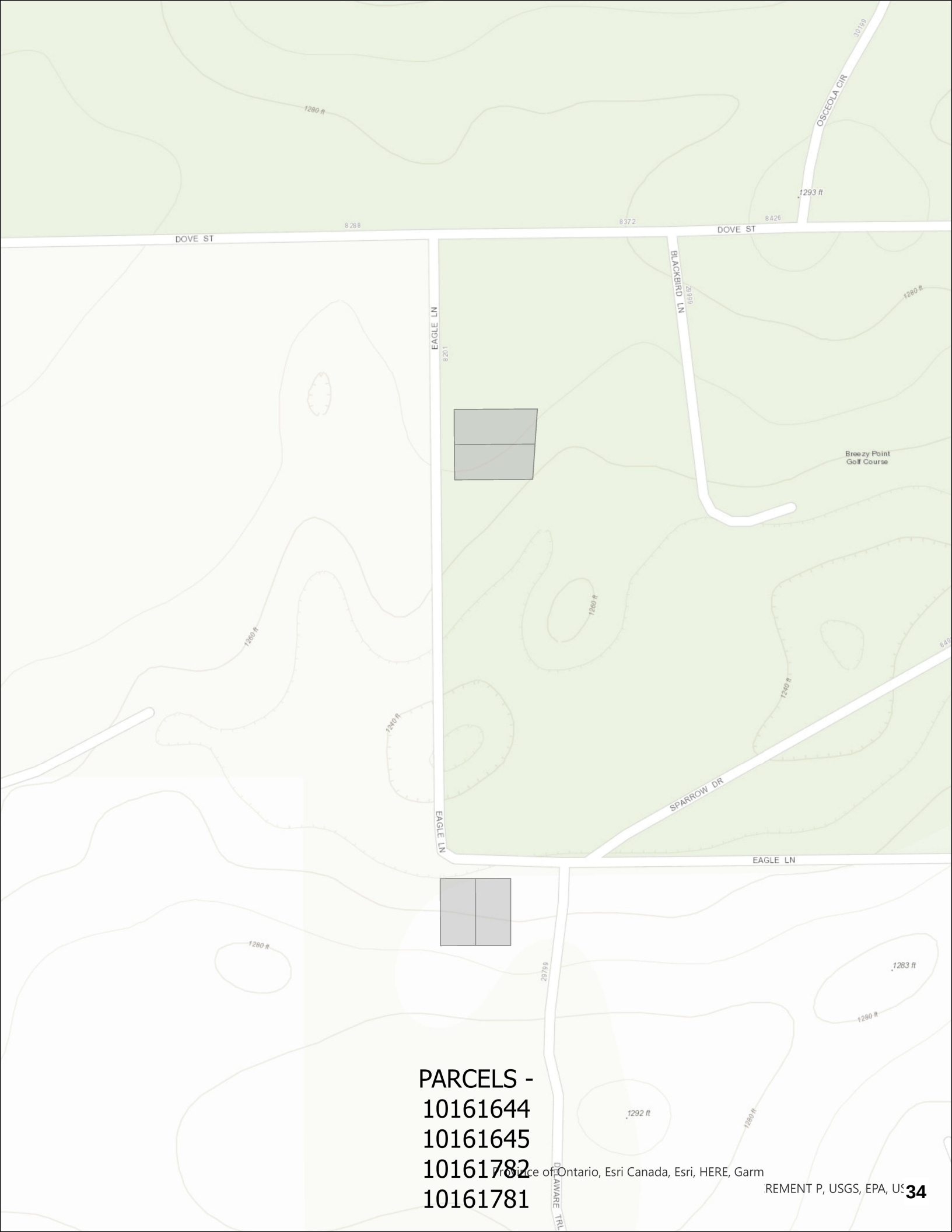
PARCEL -
41360615



PARCEL -
41240898



PARCELS -
41180574
41180575
41190565



PARCELS -
10161644
10161645
10161782
10161781

Province of Ontario, Esri Canada, Esri, HERE, Garm



PARCELS -
10161859
10161860
10161861

BOARD OF COUNTY COMMISSIONERS
Crow Wing County, Minnesota

DATE:

Resolution:

OFFERED BY COMMISSIONERS: **and**

AYES: **NAYS:**

**APPROVE THE CONVEYANCE OF THE FOLLOWING TAX FORFEIT PARCELS FOR PURPOSES OF REMOVING
BLIGHT AND CONSTRUCTING AFFORDABLE HOUSING PURSUANT TO M.S.282.01 SUBDIVISION 1A,
PARAGRAPH (D)**

WHEREAS, the Crow Wing County Housing and Redevelopment Authority (HRA) has submitted a request for tax forfeited parcels listed below to be conveyed to the HRA for an authorized use under M.S. 282.01, subdivision 1a, paragraph (d).

WHEREAS, M.S. 282.01, subdivision 1a, paragraph (d) authorizes conveyance, with County Board Approval, for less than market value if: the sale is in the public interest because the reduced price is necessary to provide an incentive to correct the blighted conditions, or will lead to the development of affordable housing

BE IT RESOLVED that the Board of Commissioners of Crow Wing County, Minnesota, in accordance with Minnesota Statute M.S. 282.01, subdivision 1a, paragraph (d), approves the conveyance of the listed tax forfeited parcels for the sale price of \$1 per parcel to correct blighted conditions and develop affordable housing.

PID	Legal Description
40010569	LOT 2 BLOCK 6, NORTH WOODS ESTATES OF BAXTER
40080522	LOT 2, BLOCK 2, CIC#1069 PHASE THREE ASPEN RIDGE TOWNHOMES (common element parcels 036090010110009 & 036090020050009)
40080520	CIC #1069 PHASE 3 ASPEN RIDGE TOWNHOMES, LOT 4 BLOCK 2
40060820	LOT 11, BLOCK 2, KIRKWOOD
40010583	LOT 10, BLOCK 5, NORTH WOODS ESTATES OF BAXTER
40240522	LOT 3, BLOCK 2, JASPERWOOD EAST
40240636	LOT 2, BLOCK 2, IRONWOOD MEADOWS
40240635	LOT 3, BLOCK 2, IRONWOOD MEADOWS
40240634	LOT 4, BLOCK 2, IRONWOOD MEADOWS
40240633	LOT 5, BLOCK 2, IRONWOOD MEADOWS
40240630	LOT 2, BLOCK 3, IRONWOOD MEADOWS
40240626	LOT 6, BLOCK 3, IRONWOOD MEADOWS
40240549	LOT 2, BLOCK 1, IRONWOOD MEADOWS FIRST ADDITION
40240548	LOT 3, BLOCK 1, IRONWOOD MEADOWS FIRST ADDITION
40240541	LOT 10, BLOCK 1, IRONWOOD MEADOWS FIRST ADDITION
40240536	LOT 1, BLOCK 2, IRONWOOD MEADOWS FIRST ADDITION
40240535	LOT 2, BLOCK 2, IRONWOOD MEADOWS FIRST ADDITION
40240534	LOT 1, BLOCK 3, IRONWOOD MEADOWS FIRST ADDITION
40240533	LOT 2, BLOCK 3, IRONWOOD MEADOWS FIRST ADDITION
40010584	LOT 9, BLOCK 5, NORTH WOODS ESTATES OF BAXTER
40010578	LOT 15, BLOCK 5, NORTH WOODS ESTATES OF BAXTER
40010577	LOT 16, BLOCK 5, NORTH WOODS ESTATES OF BAXTER
40010568	LOT 3, BLOCK 6, NORTH WOODS ESTATES OF BAXTER
40010563	LOT 8, BLOCK 6, NORTH WOODS ESTATES OF BAXTER

40010562	LOT 9, BLOCK 6, NORTH WOODS ESTATES OF BAXTER
40010561	LOT 10, BLOCK 6, NORTH WOODS ESTATES OF BAXTER
40010560	LOT 11, BLOCK 6, NORTH WOODS ESTATES OF BAXTER
40010537	LOT 1, BLOCK 3, MACDONALD ACRES
40080523	LOT 1, BLOCK 2, CIC#1069 PHASE THREE ASPEN RIDGE TOWNHOMES (common element parcels 036090010110009 & 036090020050009)
40080521	LOT 3, BLOCK 2, CIC#1069 PHASE THREE ASPEN RIDGE TOWNHOMES (common element parcels 036090010110009 & 036090020050009)
40060920	Part of Southeast Quarter of Southwest Quarter described as follows: commencing at southeast corner of said Southeast Quarter then North 0 degrees 10 minutes 28 seconds East assumed bearing along East line of said Southeast Quarter 225 feet to point of beginning then continue North 0 degrees 10 minutes 28 seconds East along East line of said Southeast Quarter 73 feet then North 88 degrees 44 minutes 23 seconds West 265 feet then South 0 degrees 10 minutes 28 seconds West 73 feet then South 88 degrees 44 minutes 23 seconds East 265 feet to point of beginning. Section 6, Township 133, Range 28
41190565	LOT 3, BLOCK 3, WILLIS' ADDITION TO THE CITY OF BRAINERD
41180575	LOTS 8 & 9, BLOCK 7, KOOP & WALKER'S ADDITION TO THE CITY OF BRAINERD
41180574	LOTS 10 THRU 12 INCLUSIVE, BLOCK 7, KOOP & WALKER'S ADDITION TO THE CITY OF BRAINERD
41240898	S1/2 OF LOT 16 & ALL OF LOT 17, BLOCK 158, TOWN OF BRAINERD & FIRST ADDITION TO BRAINERD
41360615	LOT 1 EXCEPT N 24 FT THEREOF & ALL OF LOT 2 & N 40 FT OF LOT 3, BLOCK 2, WOODLAND PARK ADDITION TO BRAINERD
10161644	LOT 246, FIFTEENTH ADDITION TO BREEZY POINT ESTATES
10161645	LOT 245, FIFTEENTH ADDITION TO BREEZY POINT ESTATES
10161859	LOT 92, EIGHTH ADDITION TO BREEZY POINT ESTATES
10161860	LOT 91, EIGHTH ADDITION TO BREEZY POINT ESTATES
10161861	LOT 90, EIGHTH ADDITION TO BREEZY POINT ESTATES
10161782- 10161781	LOTS 71 & 72, FIFTEENTH ADDITION TO BREEZY POINT ESTATES

STATE OF MINNESOTA)
COUNTY OF CROW WING) ss

I, Deborah A. Erickson, County Administrator, Crow Wing County, Minnesota, hereby certify that I have compared the foregoing copy of the resolution of the county board of said county with the original record thereof on file in the Administration Office, Crow Wing County, Minnesota, as stated in the minutes of the proceedings of said board at a meeting duly held on < >, and that the same is a true and correct copy of said original record and of the whole thereof, and that said resolution was duly passed by said board at said meeting.

Witness my hand and seal this <X day of X, 20XX>.

DEBORAH A. ERICKSON
COUNTY ADMINISTRATOR

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, May 12, 2026

Highway and Engineering

Tim Bray

ORIGINATING DEPARTMENT

PRESENTER

AGENDA ITEM: Property Acquisition for Future Theater Road Extension

PREVIOUS ACTION:

None

COMMENTS:

Theater Road, a First Assessment District (FAD) roadway, was constructed in 2022 as a joint project with MnDOT to provide additional frontage road options adjacent to the TH 371 corridor. Theater Road begins at the intersection with CSAH 70 and extends northerly approximately 0.83 miles to an intersection with TH 371.

Joannes Drive was platted as a part of the Plat of Irish Pines. From the intersection with CR 126 (Green Gables Road), Joannes Drive extends southerly approximately 0.5 miles. The southerly terminus of Joannes Drive is approximately 650 feet north of the northerly terminus of Theater Road. Joannes Drive has not been taken over as a FAD roadway at this point but is platted to the public.

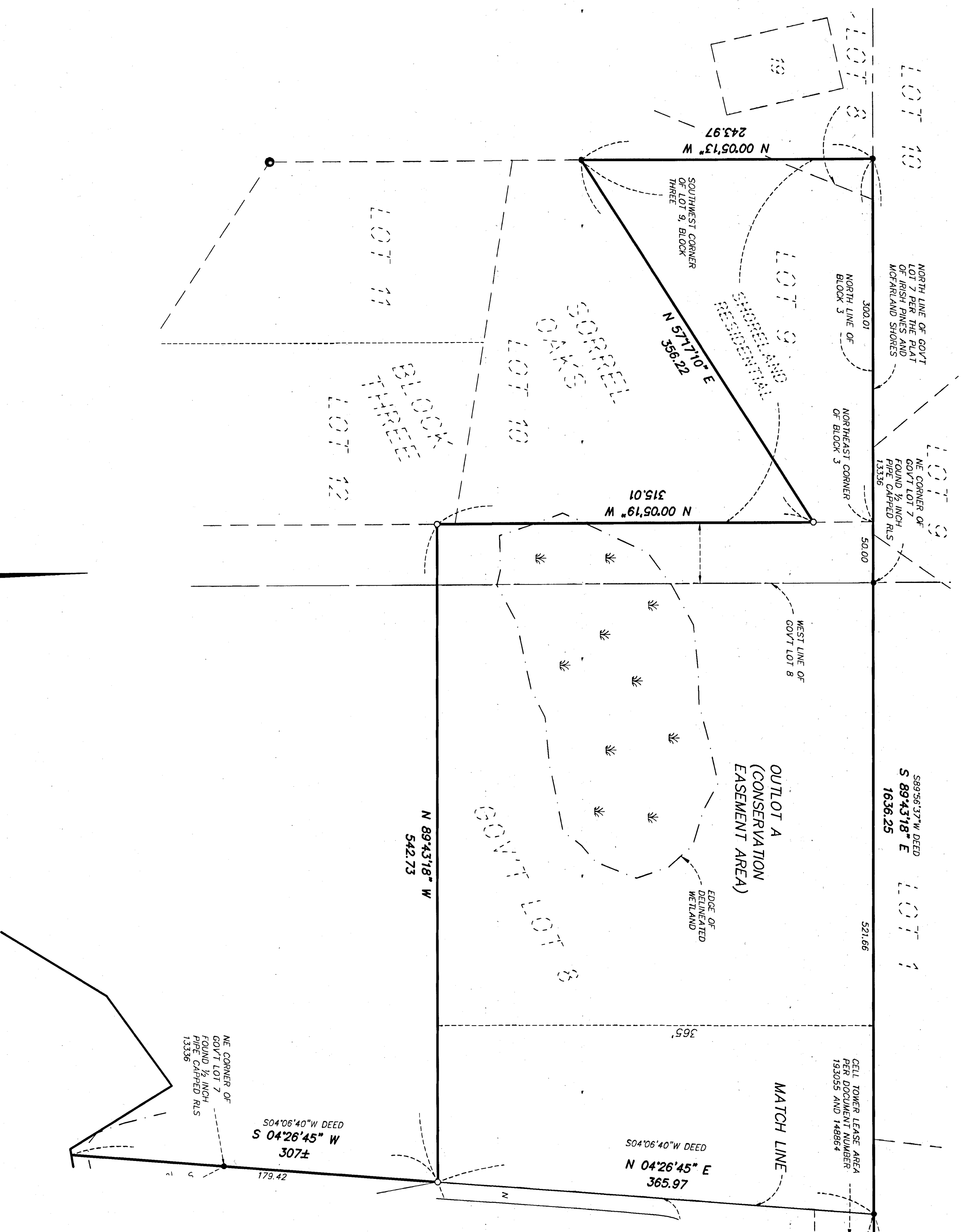
The property acquisition would provide the missing link in a continuous TH 371 frontage/backage road corridor connecting CSAH 70 to CR 126. It is anticipated that the future roadway would be under the jurisdiction of the FAD. The future project would allow for the removal of two TH 371 intersections, and direct traffic to two intersections that have had safety improvements provided in the last several years.

RECOMMENDED BOARD ACTION:

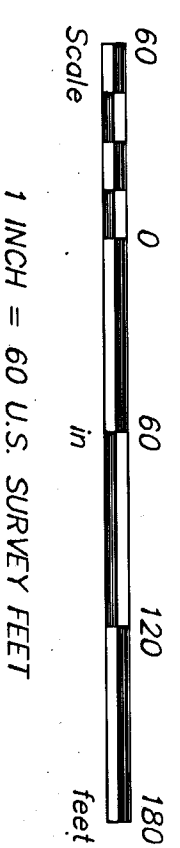
Adopt a resolution authorizing the County Engineer to acquire property for a future Theater Road extension project.

Approximate length of presentation:

HARTLEY LAKE STORAGE



- DENEOTES WETLAND
- DENEOTES FOUND MONUMENT
- DENEOTES SET 1/2 INCH X 1/4 INCH IRON PIPE CAPPED LS 45875



1 INCH = 60 U.S. SURVEY FEET

SHEET 2 OF 2

IRISH PINES

KNOW ALL MEN BY THESE PRESENTS: That LeRoy E. Albjerg and Bernice Albjerg, husband and wife, Gary D. Lunstad, D.D.S. Profit Sharing Plan, and LeRoy E. Albjerg and Stephen E. Gadiant, D.D.S. and Associates, Trustees, Chartered Profit Sharing Plan, fee owners, and MNCO Land Company, LTD, contract purchasers, of the following described property situated in the County of Crow Wing, State of Minnesota, to-wit:

All that part of the North Half of the Northwest Quarter, Section 14, Township 134 North, Range 29 West, lying westerly of the U.S. Highway 371, Crow Wing County, Minnesota.

Subject to easements, restrictions and reservations of record, if any.

Have caused the same to be surveyed and platted as **IRISH PINES** and do hereby dedicate to the public for public use forever the thoroughfares and cul-de-sacs and also dedicate the drainage and utility easements as shown on this plat for utility and drainage purposes only.

In witness whereof said LeRoy E. Albjerg and Bernice Albjerg, husband and wife, have hereunto set their hands this 14 day of June, 1996.

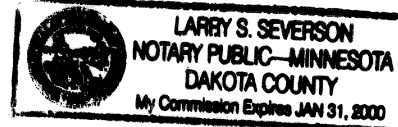
LeRoy E. Albjerg
LeRoy E. Albjerg

Bernice Albjerg
Bernice Albjerg

STATE OF Minnesota
COUNTY OF Dakota

The foregoing instrument was acknowledged before me this 14 day of June, 1996, by LeRoy E. Albjerg and Bernice Albjerg, husband and wife.

[Signature]
Notary Public, _____ County _____
My Commission Expires _____



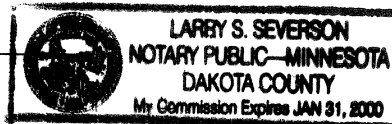
In witness whereof said Gary D. Lunstad, trustee D.D.S. Profit Sharing Plan, has hereunto set his hand this 14 day of June, 1996.

Gary D. Lunstad, Trustee
Gary D. Lunstad, Trustee

STATE OF Minnesota
COUNTY OF Dakota

The foregoing instrument was acknowledged before me this 14 day of June, 1996, by Gary D. Lunstad, trustee, D.D.S. Profit Sharing Plan.

[Signature]
Notary Public, _____ County _____
My Commission Expires _____



In witness whereof said LeRoy E. Albjerg and Stephen E. Gadiant, D.D.S. and Associates, Trustees, Chartered Profit Sharing Plan have hereunto set their hands this 14 day of June, 1996.

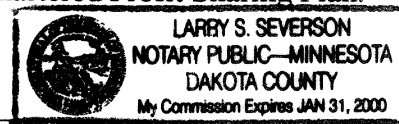
LeRoy E. Albjerg, Trustee
LeRoy E. Albjerg, Trustee

Stephen E. Gadiant, Trustee
Stephen E. Gadiant, Trustee

STATE OF Minnesota
COUNTY OF Dakota

The foregoing instrument was acknowledged before me this 14 day of June, 1996, by LeRoy E. Albjerg, trustee, and Stephen E. Gadiant, trustee, D.D.S. & Associates, of Chartered Profit Sharing Plan.

[Signature]
Notary Public, _____ County _____
My Commission Expires _____



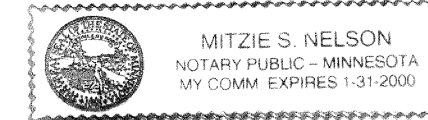
In witness whereof said MNCO Land Company, LTD has caused these presents to be signed by its proper officer this 17 day of June, 1996.

BY: Joanne O'Donnell
Joanne O'Donnell, President

STATE OF MINN.
COUNTY OF Crow Wing

The foregoing instrument was acknowledged before me this 17 day of June, 1996, by Joanne O'Donnell, President, of MNCO Land Company, LTD, on behalf of the Corporation.

Mitzie S. Nelson
Notary Public, minn. County, Crow Wing
My Commission Expires: 1-31-2000



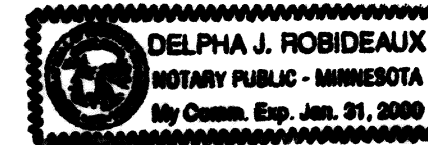
I hereby certify that I have surveyed and platted the property described on this plat as **IRISH PINES**, that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are not wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

David S. Landecker
David S. Landecker, Land Surveyor
Minnesota Registration Number 17008

STATE OF MINNESOTA)
COUNTY OF CROW WING)

The foregoing Surveyor's Certificate was acknowledged before me this 20 day of May, 1996, by David S. Landecker, Minnesota Registration Number 17008.

Delpha J. Robideaux
Notary Public, Crow Wing County, Minnesota
My Commission Expires: 1-31-96



I, Roy Luukkonen, Auditor of Crow Wing County, Minnesota, do hereby certify that the taxes on the lands described hereon have been paid for the years prior to Jan 1 1997.

Roy Luukkonen
Roy Luukkonen, Crow Wing County Auditor

I, Laureen E. Borden, Treasurer for Crow Wing County, Minnesota, do hereby certify that the taxes on the lands described hereon have been paid for the year 1996.

Laureen E. Borden
Laureen E. Borden, Crow Wing County Treasurer

This plat of **IRISH PINES** was approved by the Board of Commissioners for Crow Wing County, State of Minnesota, this 17 day of December, 1996.

Paul M. Thiede
Paul Thiede, Chairman of the Board

I hereby certify that this plat has been checked and approved this 16 day of December, 1996.

Anthony Kerick
Anthony Kerick, Crow Wing County Surveyor

Office of County Recorder
County of Crow Wing, Minn.

I hereby certify that the within instrument was filed in this office for record on the 11 day of March, A.D. 1997 at 12 o'clock P.M. and was duly recorded as Doc. No. 508917

Kathy Lydenia
By _____ Deputy

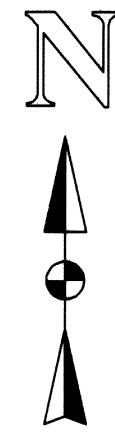
OFFICE OF COUNTY RECORDER
CROW WING COUNTY, MINNESOTA

I HEREBY CERTIFY That I have carefully compared the within copy of Plat Irish Pines with the original, which was filed in this office for record this day of March, A.D. 1997 at 12 o'clock P.M. and find the same to be a true and correct copy of the original.

Kathy Lydenia
By _____ Deputy

PREPARED BY:
LANDECKER & ASSOCIATES, INC.
PEQUOT LAKES, MINNESOTA 56472

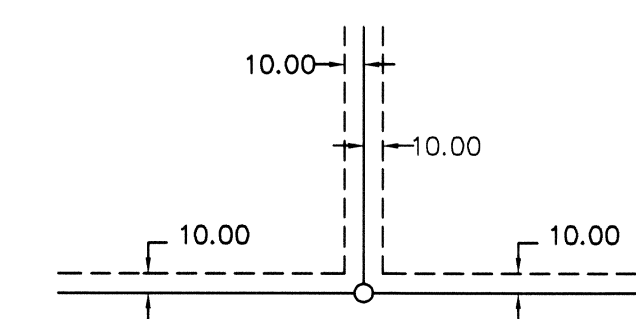
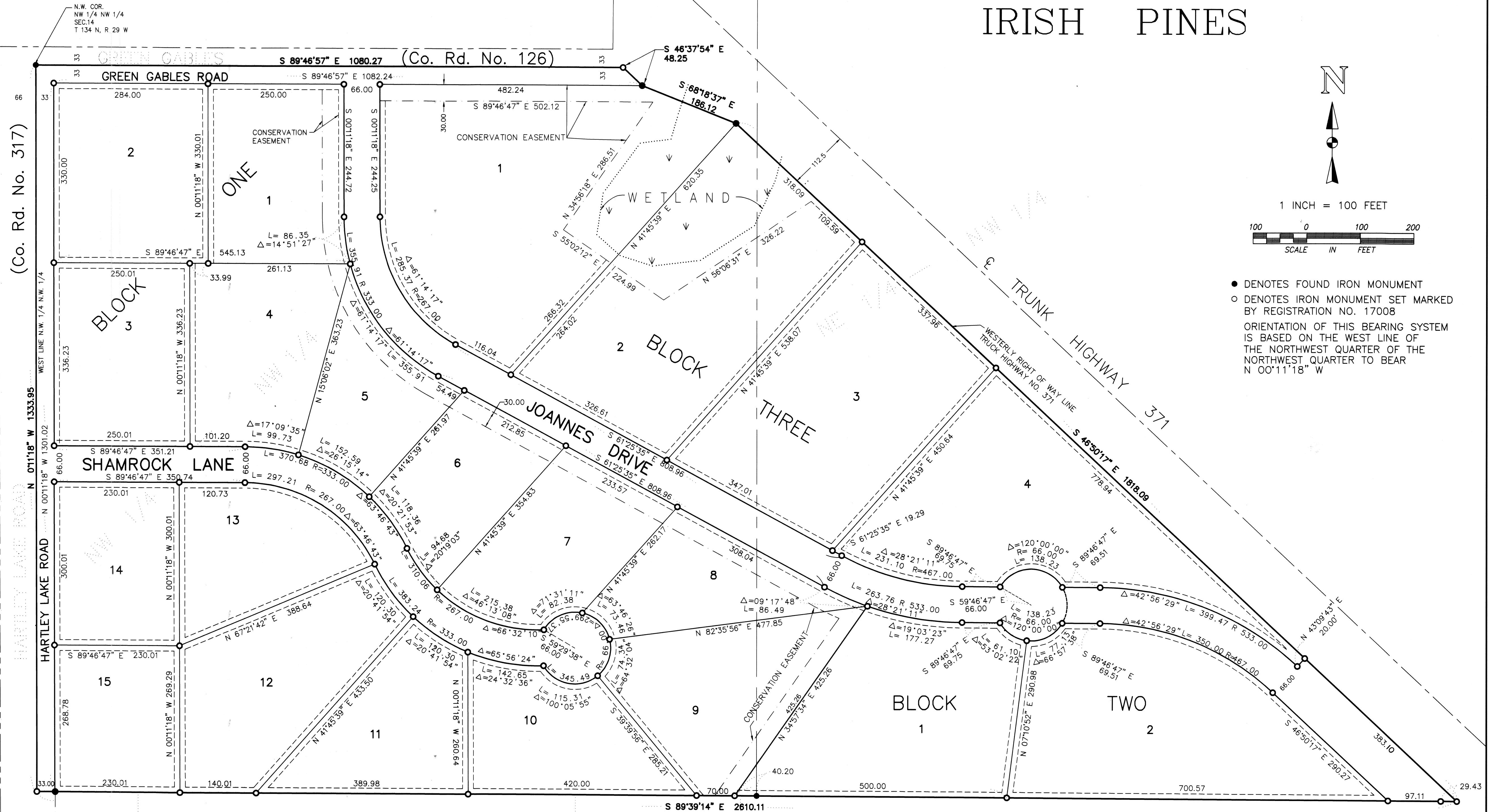
IRISH PINES



1 INCH = 100 FEET



- DENOTES FOUND IRON MONUMENT
 - DENOTES IRON MONUMENT SET MARKED BY REGISTRATION NO. 17008
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO BEAR N 00°11'18" W



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS BEING 10.00 FEET IN WIDTH AND ADJOINING LOT LINES AS SHOWN, UNLESS OTHERWISE INDICATED.

PREPARED BY:
LANDECKER & ASSOCIATES, INC.
PEQUOT LAKES, MINNESOTA 56472

BOARD OF COUNTY COMMISSIONERS
Crow Wing County, Minnesota

DATE: May 12, 2026

Resolution:

OFFERED BY COMMISSIONERS: and

AYES: NA YS:

RIGHT-OF-WAY ACQUISITION FOR
THEATER ROAD FUTURE EXTENSION

WHEREAS, Theater Road is a First Assessment District (FAD) roadway that was established as a town road in 2022 as part of a joint project between Crow Wing County and MnDOT to increase safety on the TH 371 corridor, and

WHEREAS, at approximately the same time that Theater Road was being constructed, the property at the north terminus of Theater Road was being developed and platted, and

WHEREAS, discussions between the County and the developer led to a mutual agreement that a corridor would be platted that would allow for the future northerly extension of Theater Road through the Plat of Irish Pines and an eventual connection to CR 126 (Green Gables Road), and

WHEREAS, negotiations for the portion of the developer's property needed to preserve the corridor for future use have been completed.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners hereby authorizes the County Engineer to acquire the property necessary (shown as FRONTAGE ROAD on the Plat of Hartley Lake Storage) to preserve a future corridor for the public good, and

BE IT FURTHER RESOLVED, the Board of Commissioners of Crow Wing County, Minnesota, hereby authorizes the County Board Chair and Administrative Service Director to sign the Deed transferring ownership to Crow Wing County, and

BE IT ALSO RESOLVED, that the acquired property will be funded by a combination of County Levy and First Assessment District funds due to both the County and FAD roadway systems benefiting from the future extension of Theater Road.

STATE OF MINNESOTA)
COUNTY OF CROW WING) ss

I, Deborah A. Erickson, County Administrator, Crow Wing County, Minnesota, hereby certify that I have compared the foregoing copy of the resolution of the county board of said county with the original record thereof on file in the Administration Office, Crow Wing County, Minnesota, as stated in the minutes of the proceedings of said board at a meeting duly held on < >, 2026, and that the same is a true and correct copy of said original record and of the whole thereof, and that said resolution was duly passed by said board at said meeting.

Witness my hand and seal this < > day of < > 2026.

DEBORAH A. ERICKSON
COUNTY ADMINISTRATOR

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, May 12, 2026

Highway and Engineering

Tim Bray

ORIGINATING DEPARTMENT

PRESENTER

AGENDA ITEM: Award Professional Services Contract for the Development of a SS4A Safety Action Plan SAP 018-589-001

PREVIOUS ACTION:

5/14/24 – Authorized Application for \$200,000 Federal SS4A Grant

2/24/26 - Authorized issuing an RFP for professional services to develop a SS4A action plan.

COMMENTS:

Three engineering firms submitted proposals by the April 10 deadline. On April 17, a four-member panel from the Crow Wing County Engineering Department met to review the proposals and make a final selection.

Each firm was determined to have the capability to complete the project. However, the panel selected Bolton & Menk, Inc. (BMI). While BMI did not submit the lowest proposed fee, the panel determined that BMI provided the greatest overall value when all selection criteria were considered.

The proposed fees ranged from \$241,500 to \$249,999, with each proposal aligning closely with the \$250,000 in grant funds awarded to the County for this project.

RECOMMENDED BOARD ACTION:

Authorize entering into professional services Contract 26022 between Crow Wing County and Bolton & Menk, Inc. for the development of a Crow Wing County Safe Streets for All Safety Action Plan. Authorize the County Engineer to sign the Contract 26022 and any future amendments, subject to review as to form and execution by the County Attorney.

Approximate length of presentation: 10

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, May 12, 2026

Highway and Engineering

Tim Bray

ORIGINATING DEPARTMENT

PRESENTER

AGENDA ITEM: Award Contract for 2026-2029 County Ditch 13 Maintenance Services C.P. 18-200-170

PREVIOUS ACTION:

12/16/25 - Resolution authorizing bid advertisement for 2026-2029 County Ditch 13 maintenance services

COMMENTS:

The bid summary is attached and the figures represent the combined total of all three years of the contract. One bid was received, Holmwig Excavating, LLC. of Crosby, MN was the low bidder at \$45,240.00. The engineer's estimate was \$41,772.66.

RECOMMENDED BOARD ACTION:

Authorize entering into Contract 26020 between Crow Wing County and Holmwig Excavating, LLC of Crosby, MN for County Ditch 13 Maintenance Services effective 05/16/26 through 06/30/2029. Authorize the County Engineer to sign Contract 26020 and any future amendments, subject to review as to form and execution by the County Attorney.

Approximate length of presentation:

2026-2029 County Ditch 13 Maintenance Services - Bid Summary

Report Date	Contract Name	Contract Number	Project Number	Release Date	Bid Opening
4/22/2026	Ditch 13 2026-2029 Maintenance	26020	CP 018-200-170	3/28/2026	4/22/2026. 8:00 AM

Bid Abstract Summary

Bid Name	Total	% Over/Under Estimate
Engineer's Estimate	\$41,772.66	
Holmivig Excavating	\$45,240.00	8.30% Over

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, May 12, 2026

Highway and Engineering

Tim Bray

ORIGINATING DEPARTMENT

PRESENTER

AGENDA ITEM: Award Contract for Contract No. 26006 for Project SP 018-666-003 (CSAH 66 Bridge Rehabilitation)

PREVIOUS ACTION:

04/08/25 - Crow Wing County 2025-2029 Highway Improvement Plan adopted by the County Board

12/16/25 - Resolution authorizing advertising for bids

COMMENTS:

The bid summary is attached. Two bids were received, and Ti-Zack Concrete, LLC was the low bidder at \$778,775.55. The engineer's estimate was \$966,639.00. Construction is expected to begin on or after June 1, 2026, and be completed by September 18, 2026.

RECOMMENDED BOARD ACTION:

Authorize entering into a contract between Ti-Zack Concrete, LLC and Crow Wing County in the amount of \$778,775.55 for Project SP 018-666-003 (Bridge Rehabilitation on CSAH 66 over Daggett Brook) and authorize the Chair of the County Board and County Administrator to sign said contract subject to review by the County Attorney.

Approximate length of presentation:

Contract CSAH 66 Bridge Rehabilitation - Bid Summary

Report Date	Contract Name	Contract Number	Federal	Release Date	Bid opening
2026-05-06	CSAH 66 Bridge Rehabilitation	26006	SP 018-666-003	4/11/2026, 12:00 AM	May 6, 2026, 8:00 AM

Bid Abstract Summary

Bid Name	Total
Engineer's Estimate	\$966,639.00
Ti-Zack Concrete, LLC	\$778,775.55
PCiRoads, LLC	\$849,701.78

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, May 12, 2026

Sheriff

Troy Schilling

ORIGINATING DEPARTMENT

PRESENTER

AGENDA ITEM: State of MN - Joint Powers Agreement for DOC Intensive Supervised Release

PREVIOUS ACTION:

COMMENTS:

The State will pay \$75.00 per day per State offender participating in the Governmental Unit's $\frac{3}{4}$ House release option inclusive of the date of arrival and not inclusive of the date of departure. The total obligation of the State under this agreement will not exceed \$20,000.

RECOMMENDED BOARD ACTION:

Authorized entering into a joint powers agreement between Crow Wing County - Crow Wing County Sheriff's Office and the State of Minnesota, acting through its Commissioner of Corrections for state offenders under the Department of Corrections' Intensive Supervised Release (ISR) release status, effective April 30, 2026, through June 30, 2027, and the Chair and County Administrator are authorized to sign said agreement, subject to review as to form and execution by the County Attorney.

Approximate length of presentation:



State of Minnesota

Joint Powers Agreement

SWIFT Contract Number: 289584

This Agreement is between the State of Minnesota, acting through its Commissioner of Corrections, 1450 Energy Park Drive, Suite 200, St. Paul, MN 55108 ("State") and Crow Wing County Sheriff's Office, 313 Laurel St. Brainerd, MN 56401 ("Governmental Unit").

Recitals

Under Minnesota Statutes § 471.59, subd. 10, the State is empowered to engage such assistance as deemed necessary. The State is in need of release options for offenders under Department of Corrections Intensive Supervised Release (ISR) release status.

Agreement

1. Term of Agreement

- 1.1 Effective Date: **April 30, 2026**, or the date the State obtains all required signatures under Minn. Stat. § 16C.05, subd. 2, whichever is later.
- 1.2 Expiration Date: **June 30, 2027**, or until all obligations have been satisfactorily fulfilled, whichever occurs first.

2. Agreement between the Parties

- 2.1 The State will refer State offenders who:
 - a) meet the criteria for ISR as established in Minn. Stat. § 244.05 and State policy 201.023 located at www.doc.state.mn.us, which is incorporated by reference; and
 - b) have a release plan that incorporates the offender either having historical ties or are the county of commit in the geographical area of the Governmental Unit.
- 2.2 The Governmental Unit and State must mutually agree on the State offender placement in the Governmental Unit's Three Quarter Housing release option.
- 2.3 The Government Unit will provide Three Quarter Housing release options under the requirements of Appendix A of the JPA.

3. Payment

The State will pay Seventy-Five and 00/100 dollars (\$75.00) per day per State offender participating in the Governmental Unit's ¾ House release option inclusive of date of arrival and not inclusive of date of departure. This agreement does not include any additional reimbursement for expenses incurred by the Governmental Unit in the performance of this agreement.

The total obligation of the State under this agreement will not exceed twenty thousand dollars and 00/100 (\$20,000).

4. Authorized Representatives

The State's Authorized Representative is Jennifer Abbas, 1450 Energy Park Drive, Suite 200, St. Paul, MN 55108, Phone 651-361-7127, 612-214-3082, jennifer.abbas@state.mn.us or his successor.

The Governmental Unit's Authorized Representative is Jail Administrator Troy Schilling, 218-824-1067. Troy.schilling@crowwing.gov or her successor Assignment, Amendments, Waiver, and Contract Complete.

5. Assignment, Amendments, Waiver, and Contract Complete

- 5.1 **Assignment.** The Governmental Unit may neither assign nor transfer any rights or obligations under this agreement without the prior consent of the State and a fully executed Assignment Agreement, executed and approved by the same parties who executed and approved this agreement, or their successors in office.
- 5.2 **Amendments.** Any amendment to this Agreement must be in writing and will not be effective until it has been executed and approved by the authorized parties or their successors.
- 5.3 **Waiver.** If the State fails to enforce any provision of this Agreement, that failure does not waive the provision or its right to enforce it.
- 5.4 **Contract Complete.** This Agreement contains all negotiations and agreements between the State and the Contractor. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party.

6. Indemnification.

- 6.1 In the performance of this Agreement, the Indemnifying Party must indemnify, save, and hold harmless the State, its agents, and employees, from any claims or causes of action, including attorney's fees incurred by the State, to the extent caused by Indemnifying Party's:

- Intentional, willful, or negligent acts or omissions; or
- Actions that give rise to strict liability; or
- Breach of contract or warranty.

The Indemnifying Party is defined to include the Governmental Unit, the Governmental Unit's reseller, any third party that has a business relationship with the Governmental Unit, or Governmental Unit's agents or employees, and to the fullest extent permitted by law. The indemnification obligations of this section do not apply in the event the claim or cause of action is the result of the State's sole negligence. This clause will not be construed to bar any legal remedies the Indemnifying Party may have for the State's failure to fulfill its obligation under this Agreement.

- 6.2 Nothing within this Agreement, whether express or implied, shall be deemed to create an obligation on the part of the State to indemnify, defend, hold harmless or release the Indemnifying Party. This shall extend to all agreements related to the subject matter of this Contract, and to all terms subsequently added, without regard to order of precedence.

7. State Audits.

Under Minn. Stat. § 16C.05, subd. 5, the Governmental Unit's books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by the State, the State Auditor, or Legislative Auditor, as appropriate, for a minimum of six years from the expiration or termination of this Agreement.

8. Government Data Practices.

The Governmental Unit and State must comply with the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, (or, if the State contracting party is part of the Judicial Branch, with the Rules of Public Access to Records of the Judicial Branch promulgated by the Minnesota Supreme Court as the same may be amended from time to time) as it applies to all data provided by the State under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Governmental Unit under this Contract. The civil remedies of Minn. Stat. § 13.08 apply to the release of the data governed by the Minnesota Government Practices Act, Minn. Stat. Ch. 13, by either the Governmental Unit or the State.

If the Governmental Unit receives a request to release the data referred to in this clause, the Governmental Unit must immediately notify and consult with the State's Authorized Representative as to how the Governmental Unit should respond to the request. The Governmental Unit's response to the request shall comply with applicable law.

9. Venue

Venue for all legal proceedings out of this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

10. Termination

10.1 Termination. The State or the Governmental Unit may terminate this agreement at any time, with or without cause, upon 30 days' written notice to the other party.

10.2 Termination for Insufficient Funding. The State may immediately terminate this Agreement if it does not obtain funding from the Minnesota Legislature, or other funding source; or if funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination must be by written or fax notice to the Governmental Unit. The State is not obligated to pay for any services that are provided after notice and effective date of termination. However, the Governmental Unit will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. The State will not be assessed any penalty if the agreement is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds. The State must provide the Governmental Unit notice of the lack of funding within a reasonable time of the State's receiving that notice.

11. E-Verify Certification (in accordance with Minn. Stat. § 16C.075).

For services valued in excess of \$50,000, the Governmental Unit certifies that as of the date of services performed on behalf of the State, Governmental Unit and all its subcontractors will have implemented or be in the process of implementing the federal E-Verify Program for all newly hired employees in the United States who will perform work on behalf of the State. The Governmental Unit is responsible for collecting all subcontractor certifications and may do so utilizing the E-Verify Subcontractor Certification Form available at <http://www.mmd.admin.state.mn.us/doc/EveryfySubCertForm.doc>. All subcontractor certifications must be kept on file with Contractor and made available to the State upon request.

12. Prison Rape Elimination Act Compliance

Contractor must comply with the Prison Rape Elimination Act (PREA) of 2003 (Federal Law 42 U.S.C. 15601 et. seq.), with all applicable Federal PREA standards, and with all State policies and standards related to PREA for preventing, detecting, monitoring, investigating, and eradicating any form of sexual abuse within facilities/programs/offices owned, operated, or contracted. Contractor acknowledges that, in addition to self-monitoring requirements, the State will conduct compliance monitoring and PREA standards require an outside independent audit.

1. State Encumbrance Verification

Individual certifies that funds have been encumbered as required by Minn. Stat. §§ 16A.15 and 16C.05

Print Name: Memory Siwela

Signature: Memory Siwela
9EDC7ECBA2644F3...

Title: PT Contracts Lead Date: 5/6/2026

SWIFT Contract No. 289584 PO#: P78013000181068

2. Governmental Unit

Print Name: _____

Signature: _____

Title: _____ Date: _____

3. State Agency

With delegated authority

Print Name: _____

Signature: _____

Title: _____ Date: _____

4. Commissioner of Administration

As delegated to The Office of State Procurement

Print Name: _____

Signature: _____

Title: _____ Date: _____

Admin ID: _____

THREE QUARTER HOUSING RELEASE OPTION – APPENDIX A

Purpose:

To provide offenders with an opportunity to obtain alternative housing and employment in the community.

Eligibility:

This resource is only available for Intensive Supervised Release (ISR) offenders.

Contact:

The jail will designate a staff for the supervision agent to contact for offender schedule changes and determining the offender's adjustment in the jail.

Length of Placement:

This approved release option will be available to an offender for a maximum of 90 days, unless approved by the Field Services Director.

Housing Code:

For offenders in Three Quarter Housing, the jail will code the offender's stay as a 34H. The offender will show up in the Statewide Supervision System (S3) as DOC –Approved Three Quarter Housing and not on the in-custody jail roster.

GPS Monitoring:

Per DOC policy the offender may be placed on GPS Monitoring. All Level Three sex offenders will be placed on GPS monitoring during their entire stay in Three Quarter Housing.

Access to the Community:

The ISR agent will set the schedule for the offender's access to the community based on DOC Division Directive 201.023 and ISR phase. Predatory offenders requiring subject to community notification based on their ECRC level.

- The supervision agent will work with the jail staff on scheduling.
- Per agent approval, the offender will be given time (9:00 AM to 2:00 PM) to search for employment and alternative housing in the community.
- The offender will not be able to search for housing on the weekends or holidays.
- Per agent approval, the offender will be allowed to access community treatment and or religious services. The supervision agent will work with the jail staff on scheduling.
- Upon agent approval, the offender will be allowed free time in the community based on ISR Phase.
- Once the offender has agent approved employment, the offender will be allowed to work based on the agent approved schedule.

Medical Costs:

- Jail staff will fill out the Status of Person Living in a Correctional Facility form.
- All medical costs are the offender's responsibility due to release status. (If jail receives a bill for medical expenses, they may forward it to the Department of Corrections, and the DOC will give it to the offender.)

JAILS ARE NOT RESPONSIBLE FOR MEDICAL COSTS.

Public Assistance:

- Eligibility for assistance or services through the county will be determined by the county.



16A.15-16C.05 Reporting Form

(Based on Minnesota Statutes Sections 16A.15 and 16C.05)

Department of **Corrections**

Division of **Reentry**

SWIFT Contract # **289584**

Vendor Name **Crow Wing County**

Select ONE (1) of the following:

- ☒ Professional/Technical Contract – Submit One (1) Fully Executed Copy with the Contract/Amendment when routing to OSP for approval, retain a copy with the contract file, and list it in the quarterly report to OSP.
- ☐ Professional/Technical Delegated – Retain executed copy with the contract file and list it in the quarterly report to OSP.
- ☐ Professional/Technical Annual Plans – Retain executed copy with the contract file and list it in the quarterly report to OSP.
- ☐ Acquisitions (Goods & General Services) – Retain executed copy with the contract file and list it in the quarterly report to OSP.
- ☐ Grants – Retain executed copy with the contract file and list it in the quarterly report to OSP.

I. NO OBLIGATION INCURRED PRIOR TO ENCUMBRANCE OR CONTRACT EXECUTION (Minn. Stat. §§ 16A.15, subd. 3 and 16C.05, subd. 2)*

I certify that work has not started as of 04/29/26 and **will not begin until this contract is fully executed.**

Person Responsible: Malinda Steffan Date: 04/29/26

II. OBLIGATION INCURRED PRIOR TO ENCUMBRANCE (Minn. Stat. § 16A.15, subd. 3)*

Total Contract or Amendment Amount \$ _____ Obligation Date: _____(when work started)

Nature of Contract/Scope of Work:

Reason why obligation was incurred before contract was encumbered:

What corrective action will be taken to prevent the problem from happening in the future?

(1) Person Responsible (Printed Name and Signature) _____ Date: _____ (3) Agency Head or Formal Delegate _____ Date: _____

(2) Agency Accounting Director Date: _____



III. OBLIGATION INCURRED PRIOR TO CONTRACT EXECUTION (Minn. Stat. § 16C.05, subd. 2)*

Work on this contract started as of _

Nature of Contract/Scope of Work:

Reason why contract was not fully executed prior to begin date:

What corrective action will be taken to prevent the problem from happening in the future?

(1) Person Responsible (Printed Name and Signature)

Date: _

(2) Agency Head or Formal Delegate

Date:

*** See next page for text of Minn. Stat. § 16A.15, subd. 3 and Minn. Stat. § 16C.05, subd. 2**



16A.15-16C Memo, page 2

Minnesota Statutes Section 16A.15, subdivision 3 (emphasis added)

Allotment and encumbrance

(a) A payment may not be made without prior obligation. An obligation may not be incurred against any fund, allotment, or appropriation unless the commissioner [of finance] has certified a sufficient unencumbered balance or the accounting system shows sufficient allotment or encumbrance balance in the fund, allotment, or appropriation to meet it. . . . An expenditure or obligation authorized or incurred in violation of this chapter is invalid and ineligible for payment until made valid. A payment made in violation of this chapter is illegal. An employee authorizing or making the payment, or taking part in it, and a person receiving any part of the payment, are jointly and severally liable to the state for the amount paid or received. If an employee knowingly incurs an obligation or authorizes or makes an expenditure in violation of this chapter or takes part in the violation, the violation is just cause for the employee's removal by the appointing authority or by the governor if an appointing authority other than the governor fails to do so. A claim presented against an appropriation without prior allotment or encumbrance may be made valid on investment, review, and approval by the commissioner [of finance], if the services, materials, or supplies to be paid for were actually furnished in good faith without collusion and without intent to defraud.

Minnesota Statutes Section 16C.05, subdivision 2 (emphasis added)

Creation and validity of contracts

(a) **A contract is not valid and the state is not bound by it and no agency, without the prior written approval of the commissioner granted pursuant to subdivision 2a, may authorize work to begin on it unless:**

- (1) it has first been executed by the head of the agency or a delegate who is a party to the contract;
- (2) it has been approved by the commissioner [of administration]; and
- (3) the accounting system shows an encumbrance for the amount of the contract liability.

(b) the combined contract and amendments must not exceed five years, unless otherwise provided by law. The term of the original contract must not exceed two years unless the commissioner determines that a longer duration is in the best interest of the state.



Professional or Technical Services Contract Certification Form

This form is required by the Office of State Procurement (OSP) to document requirements related to Professional or Technical Service (PT) Contracts. This form must be used for:

- PT Contracts and Joint Powers Agreements more than \$25,000 per Minnesota Statutes 16C.08.
- All Single Source Contracts over \$5,000 per OSP Policy 26-01: Single Source Procurement.

If you are using a Targeted Group (TG), Economically Disadvantaged (ED) or Veteran-Owned (VO) Vendor or doing a Quick Call use the Equity Select and Quick Call Cover Sheet instead. Fill out each section of this form completely, gather appropriate agency signatures, submit it along with any other required documentation to OSP for review and approval, and retain the signed copy in the agency's contract file. Contact your agency PT Coordinator with questions about this form.

Agency Information

Department: **Corrections**

Division: **Reentry**

Contract Information

Initial estimated contract value (original contract period): **\$ 20,000.00**

Total estimated contract value (including extension options): **\$ 50,000.00**

Source of funds: **State**



Contract period: **04/29/2026** to **06/30/2027** with option to extend **3** additional **1** year periods.

Note: The combined contract and amendment cannot exceed five years, unless otherwise provided for by Minnesota Statutes, section 16C.06, subdivision 3b(b). The term of the original contract must not exceed two years unless the commissioner determines that a longer duration is in the best interest of the state. If you are requesting that the original contract length be longer than two years, please write a justification below:

Select all that apply:

☒ Agency is entering into this PT contract under authority provided by Minnesota Statutes, section 15.061.

☐ Agency is entering into this PT contract under the following authority:

List all authorities. Check with agency legal counsel if you have questions.

Nature of Contract

Include a brief description of the service: If IT-related goods are anticipated as incidental to the contract provide detail of anticipated products, quantities, and expected cost.

The State is in need of release options for offenders under Department of Corrections Intensive Supervised Release (ISR) release status when no other suitable and available options exist.

Expected Product or Result of Contract

Give details.

Specific county jails agree to provide a housing option (known as 3/4 way housing) for Level 3 ISR clients without housing or those who lose housing to avoid supervision violations and costly returns to incarceration.

Requirements Under Minnesota Statutes, Section 16C.08, Subdivision 3

1. Describe how the proposed contract is necessary to achieve the agency's statutory responsibilities:

The DOC's target is to reduce homelessness among people leaving facilities and for those on supervision in communities. In addition, it is part of the DOC's mission to reduce recidivism and we are hopeful that by releasing offenders to the appropriate level of housing supports, we anticipate a decrease in the statewide recidivism rate, thus making communities safer. The DOC also is responsible for releasing people on a mandatory date; it is not an option to keep them for lack of housing. This assists in avoiding potential law suits, creating an additional option for release.

2. Describe your plan to notify firms or individuals who may be available to perform the services called for in the solicitation other than advertising in the State Register, on the OSP website, or in SWIFT:

NA-This is a JPA constructed only in areas where we lack other housing support options like halfway houses or available leased residences.

3. Describe the performance measures or other tools that will be used to monitor and evaluate contract performance:

DOC and the applicable Sheriff's Departments will be working together to gather data/info which will be used to evaluate the effectiveness of the ¾ level housing support for people released in that location. Only agreed upon supervision clients will be referred by the DOC contract manager to these locations ensuring accuracy in billing and services rendered. Prompt, monthly invoices will help the DOC to monitor the activity of services under this JPA.

Vendor Selection Method

Select one of the following options and complete the required information to indicate how the vendor will be selected for the proposed contract.

☐ **A. Legislatively Named**

Name of contractor:

Cite appropriation law where contractor is named:

☐ **B. Public Solicitation**

Cost: % (at least 30% of the evaluation points)

☐ Exception: I am requesting an exception to the State's guidelines. A memo justifying the request is attached.

☐ **C. Single Source Request**

Name of contractor:

☐ Attach a single source justification form.

☒ **D. Joint Powers Agreement (Minnesota Statutes, section 471.59, subdivision 1)**

Name of governmental unit: Crow Wing County Jail

1. Explain how/why this governmental unit was selected.

A need in this county arose.

2. Can this work be performed by any other governmental unit?

Other counties would be able to provide this service if or when need arose.

Accessibility For IT Services

Complete this section for all solicitations involving IT services. Information on the Minnesota IT (MNIT) Accessibility Standards can be found on the [MNIT website](#).

Select an option below:

- ☐ This contract is not for IT-related services. Go to Certifications and Signatures.
- ☐ Services and products will meet the MNIT Accessibility Standards. Complete Step 1 below.
- ☐ Services/products provided by the contractor will NOT meet the MNIT Accessibility Standards. Complete Step 2 below.

Step 1: Accessibility Standards Verification

Check one or both. If not applicable, proceed to Step Two.

- ☐ Applicable WCAG 2.1 Level AA requirements (WCAG 2.1) are included in the solicitation document and will be evaluated utilizing the procurement process checked below in Step Three.
- ☐ Applicable 508 (B) Technical Standards, (C) Functional Performance Criteria, and (D) Information, Documentation, and Support Requirements (Section 508) are included in the solicitation document and will be evaluated utilizing the procurement process checked below in Step Three.

Step 2: Accessibility Exception Request

If Step 1 is not applicable, check one or both below and indicate the appropriate exception category. **Attach a memo** detailing the rationale supporting the exception request.

- ☐ Applicable WCAG 2.1 Level AA requirements are NOT included; and/or
- ☐ Applicable 508 (B) Technical Standards, (C) Functional Performance Criteria, and (D) Information, Documentation, and Support Requirements are NOT included because:
Exception category (check all that apply):
 - ☐ National/State security
 - ☐ Service personnel space
 - ☐ Infrastructure hardware
 - ☐ Fundamental alteration
 - ☐ Undue burden (must be accompanied by the form found here.)

Step 3: Process for Evaluating Accessibility

Indicate how your RFP will be structured and which process you will use to evaluate accessibility.

- ☐ Full Accessibility is a pass/fail requirement.
- ☐ Partial Accessibility is a pass/fail requirement.
- ☐ Full or Partial Accessibility is a pass/fail requirement, but Dual Responses are considered.
- ☐ Full or Partial Accessibility is a pass/fail requirement and is further scored as a % of points.
- ☐ Accessibility is scored as a % of points.
- ☐ Proposals are short-listed prior to scoring accessibility as a % of points.
- ☐ Accessibility is not considered due to an exception indicated above.

Agency Certifications Pursuant to Minnesota Statutes, Section 16C.08, I Certify:

- 1. The **agency does not have an** employee able and available to perform the services called for by the contract
A. How did you reach this conclusion: Employee could not provide housing. ISR house is currently full.
- 2. Unless otherwise authorized by law, a competitive proposal process shall be used to acquire professional or technical services.
- 3. The following person(s) has/have been assigned to manage the contract as well as monitor and act as the authorized representative for the contract **Jennifer Abbas** at **(612) 214-3082** (telephone number).
- 4. The agency shall not allow a contractor to begin work before the contract is fully executed unless an exception under Minn. Stat. §16C.05, subd. 2a has been granted by the commissioner and funds are fully encumbered.
- 5. The contract shall not establish an employment relationship between the state or the agency and any persons performing under the contract.
- 6. In the event the results of the contract work will be carried out or continued by state employees upon completion of the contract, the contractor is required to include state employees in development and training, to the extent necessary to ensure that after completion of the contract, state employees can perform any ongoing work related to the same function.
- 7. The agency shall not contract out its previously eliminated jobs for four years without first considering the same former employees who are on the seniority unit layoff list who meet the minimum qualifications determined by the agency.
☐ The seniority unit layoff list was reviewed on (date, within past three months); **OR**
☒ Not applicable. The agency does not have an active seniority unit layoff list.
- 8. The contractor and agents must not be employees of the state.
- 9. The terms of the contract must permit the commissioner to unilaterally terminate the contract prior to completion, upon payment of just compensation, if the commissioner determines that further performance under the contract would not serve agency purposes.
- 10. The terms of a contract must provide that no more than 90 percent of the amount due under the contract may be paid until the final product has been reviewed by the head of the agency entering into the contract and the head of the agency has certified that the contractor has satisfactorily fulfilled the terms of the contract, unless specifically excluded or modified in writing by the commissioner. This clause does not apply to contracts for professional services as defined in sections 326.02 to 326.15.

Reasonable efforts will be made to avoid conflicts of interest throughout the selection and performance of this contract. All potential or actual conflicts of interest will be reported to OSP.

The following three Internal Approval signatures are for agency use; they are not required by OSP.

Date

Date

Date

Agency Signature (Required)

_____ Authorized Certification/Officer authorized to sign contract	_____ Date
---	---------------

MNIT signature (Required for MNIT consolidated agencies for all PT procurements that include information and/or telecommunications technology)

_____ MNIT Approval	_____ Date
------------------------	---------------

Department of Administration Signature (Required)

_____ Office of State Procurement/Professional Technical Approval	_____ Date
--	---------------

STATE OF MINNESOTA

DEPARTMENT OF CORRECTIONS

ENCUMBRANCE WORKSHEET

State Accounting Information:

SWIFT Contract No.: 289584
PO No.: PO #:P7801-3000181068
Description: Joint Powers between MN DOC and Crow Wing County to provide 3/4 Housing to DOC IPs as needed.

Requestor Name and Email: Malinda Steffan Malinda.steffan@state.mn.us

Agency:	Fiscal Year(s):	Vendor Number (in SWIFT):
P78 Corrections	FY26 /FY27	0000197288
Total Amount of Contract:	Location Code (in SWIFT):	
\$20,000	Click or tap here to enter text.	
Category Code:	Account Code:	Document Type
92101700	411317	JPK: Joint Powers Agreement

Accounting Distribution 1: FY26	Accounting Distribution 2: FY27	Accounting Distribution 3:
Fund: 1000	Fund: 1000	Fund:
AppropID: P786410	AppropID: P786410	AppropID:
Fin DeptID: P7836441	Fin DeptID: P7836441	Fin DeptID:
Project (3000 fund only):	Project (3000 fund only):	Project (3000 fund only):
Amount: \$10,000	Amount: 10,000	Amount:

Contract Start Date:	Expiration Date:
4/30/2026	6/30/27

Ship To (DOC Location)	Bill to (DOC Location, if different)
1450 Energy Park Drive, Suite 200 St. Paul, MN 55	

Contractor (Supplier) Name and Billing Address:	Contractor (Supplier) Name and Shipping Address (If Different):

Comments (multiple line numbers, split funding, etc.)

Click or tap here to enter text.

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, May 12, 2026

Human Resources

Amy Fischer

ORIGINATING DEPARTMENT

PRESENTER

AGENDA ITEM: Labor Agreement - Law Enforcement Labor Services, Inc. Local 13

PREVIOUS ACTION:

COMMENTS:

RECOMMENDED BOARD ACTION:

Authorize entering in a Labor Agreement between Crow Wing County and Law Enforcement Labor Services, Inc. Local 13 representing 911 Telecommunicators effective January 1, 2026 through December 31, 2028 and the Chair, Human Resources Manager, and County Administrator are authorized to sign said agreement.

Approximate length of presentation:

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, May 12, 2026

Land Services

ORIGINATING DEPARTMENT

Michaelle Cronquist

PRESENTER

AGENDA ITEM: Proposed TIF District No. 16 Trident – City of Baxter

PREVIOUS ACTION:

COMMENTS:

Please see attached synopsis of the project and expected financing through the Tax Increment Financing.

RECOMMENDED BOARD ACTION:

Provide no comment at this time on the proposed Tax Increment Financing District No. 16 Trident - City of Baxter, and in accordance with Minnesota Statute 469.175, waive the 30-day review period; and further, although there is no comment at this time, the County Board is concerned about the impact on individual taxpayers arising out of public support of these projects through Tax Increment Financing.

Approximate length of presentation:



MEMORANDUM

TO: Gary Griffin
FROM: Tax Coordinators
DATE: May 5, 2026
SUBJECT: Proposed TIF District No. 16 Trident
City of Baxter

A Public Hearing is scheduled for 7:00 pm on June 2, 2026 at Baxter City Hall to discuss the establishment of Housing TIF District No. 16 Trident.

A portion of newly platted parcel 40310684 will be the District. The current parcel is described as Outlot D, Veterans in section 31, township 134, range 28. The parcel is located at the corner of Lake Forest Road and Novotny Road and is currently owned by 15521 Edgewood Drive LLC.

This will be a Housing District with a duration limit of 25 years from the date of receipt of the first tax increment. The City elects to receive the first tax increment in 2028 with the final year of increment to be 2053.

The District is being created to facilitate the construction of approximately 80 mixed income senior housing apartment units with 20% of the units occupied by persons with incomes less than 50% of area median income. Development is likely to begin in summer of 2026.

The total project cost is estimated at \$4,133,733. The costs will be financed primarily through the annual collection of tax increments. An estimated total increment of \$3,757,939 is expected. The City anticipates issuing a pay-as-you-go note in an amount of \$1,100,000.

Our Vision: Being Minnesota's favorite place.

Our Mission: Serve well. Deliver value. Drive results.

Our Values: Be responsible. Treat people right. Build a better future.

April 29, 2026

Deborah Erickson
Crow Wing County Auditor
326 Laurel Street
Brainerd, MN 56401

DJ Dondelinger
School Board Clerk
ISD 181 (Brainerd Public Schools)
804 Oak Street
Brainerd, MN 56401

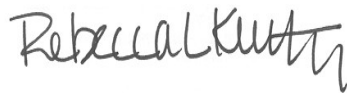
The City of Baxter (the "City") is considering a proposal to modify the Development Program for Development District No. 1 and to adopt a Tax Increment Financing Plan (the "TIF Plan") to establish Tax Increment Financing District No. 16: Trident (the "TIF District"). The TIF District will be a housing tax increment financing district, with a maximum of 26 years. Tax increments collected from the TIF District will enable the City to facilitate the construction of approximately 80 mixed income senior housing apartment units. A map of the District is in Appendix B of the attached TIF Plan.

As required by Minnesota Statutes (M.S.), Section 469.175, Subd. 2 and 4, we are forwarding a draft of the TIF Plan, which includes the estimated fiscal and economic implications of the proposed TIF District. Pursuant to M.S. Section 469.175 Subd. 2(b), the City has added additional fiscal implications language related to police, fire, infrastructure, and borrowing costs, as well as the expected amounts of taxes and tax increment attributable to the County and School District.

The City reserves the right to make changes to this draft document prior to the public hearing; however, the authorized costs will not increase.

We invite you to attend the public hearing to be held by the City Council at the City Council Chambers on June 2, 2026, beginning at approximately 7:00 PM. Please direct any comments or questions to Jeremy Vacinek at the City of Baxter at (218) 454-5100, or to me at (651) 697-8516.

Sincerely,



Rebecca Kurtz, Senior Municipal Advisor

Acting for and on behalf of the City of Baxter, Minnesota

Enc.

cc: Jeremy Vacinek, City of Baxter
Jenny Boulton, Kutak Rock LLP

Public Hearing Date: June 2, 2026

City of Baxter

Crow Wing County, Minnesota

MODIFICATION TO THE DEVELOPMENT PROGRAM

Development District No. 1

&

Tax Increment Financing (TIF) Plan

Establishment of Tax Increment
Financing District No. 16: Trident
(a housing district)



Prepared by:

Ehlers
3001 Broadway Street, Suite 320
Minneapolis, Minnesota 55413

BUILDING COMMUNITIES. IT'S WHAT WE DO.

TABLE OF CONTENTS

Modification to the Development Program for Development District No. 1	1
FOREWORD	1
Tax Increment Financing Plan for Tax Increment Financing District No. 16:	
Trident	2
FOREWORD	2
STATUTORY AUTHORITY	2
STATEMENT OF OBJECTIVES	2
DEVELOPMENT PROGRAM OVERVIEW	2
DESCRIPTION OF PROPERTY IN THE DISTRICT AND PROPERTY TO BE ACQUIRED	3
DISTRICT CLASSIFICATION	4
DURATION & FIRST YEAR OF DISTRICT'S TAX INCREMENT	4
ORIGINAL TAX CAPACITY, TAX RATE & ESTIMATED CAPTURED NET TAX CAPACITY VALUE/INCREMENT & NOTIFICATION OF PRIOR PLANNED IMPROVEMENTS	5
SOURCES OF REVENUE/BONDS TO BE ISSUED	6
USES OF FUNDS	7
ESTIMATED IMPACT ON OTHER TAXING JURISDICTIONS	8
COUNTY ROAD COSTS	10
ADMINISTRATIVE EXPENSES	11
ANNUAL DISCLOSURE REQUIREMENTS	12
SUPPORTING DOCUMENTATION	12
DISTRICT ADMINISTRATION	13
Appendix A: Project Description and Legal Description	
Appendix B: Map of Development District No. 1 and the TIF District	
Appendix C: Estimated Cash Flow for the District	
Appendix D: Findings Including But/For Qualifications	

Modification to the Development Program for Development District No. 1

FOREWORD

The following text represents a Modification to the Development Program for Development District No. 1. This modification represents a continuation of the goals and objectives set forth in the Development Program for Development District No. 1. Generally, the substantive changes include the establishment of Tax Increment Financing District No. 16: Trident.

For further information, a review of the Development Program for Development District No. 1, is recommended. It is available from the Finance Director at the City of Baxter. Other relevant information is contained in the tax increment financing plans for the tax increment financing districts located within Development District No. 1.

Tax Increment Financing Plan for Tax Increment Financing District No. 16: Trident

FOREWORD

The City of Baxter (the "City"), staff and consultants have prepared the following information to expedite the Establishment of Tax Increment Financing District No. 16: Trident (the "District"), a housing tax increment financing district, located in Development District No. 1.

STATUTORY AUTHORITY

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the City has certain statutory powers pursuant to *Minnesota Statutes ("M.S."), Sections 469.124 - 469.133*, inclusive, as amended, and *M.S., Sections 469.174 to 469.1794*, inclusive, as amended (the "TIF Act"), to assist in financing public costs related to this project.

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Modification to the Development Program for Development District No. 1.

STATEMENT OF OBJECTIVES

The District currently consists of one (1) parcel of land and adjacent roads and internal rights-of-way. The District is being created to facilitate the construction of approximately 80 mixed income senior housing apartment units in the City. The City has not entered into an agreement at the time of preparation of this TIF Plan, but anticipates entering into an agreement with Trident. Development is likely to begin in Summer 2026. This TIF Plan is expected to achieve many of the objectives outlined in the Development Program for Development District No. 1.

The activities contemplated in the Modification to the Development Program and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of Development District No. 1 and the District.

DEVELOPMENT PROGRAM OVERVIEW

Pursuant to the Development Program and authorizing state statutes, the City is authorized to undertake the following activities in the District:

1. Property to be Acquired - Selected property located within the District may be acquired by the City and is further described in this TIF Plan.
2. Relocation - Relocation services, to the extent required by law, are available pursuant to *M.S., Chapter 117* and other relevant state and federal laws.
3. Upon approval of a developer's plan relating to the project and completion of the necessary legal requirements, the City may sell to a developer selected properties that it may acquire within the District or may lease land or facilities to a developer.
4. The City may perform or provide for some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District.

DESCRIPTION OF PROPERTY IN THE DISTRICT AND PROPERTY TO BE ACQUIRED

The District encompasses all property and adjacent roads rights-of-way and abutting roadways identified by the parcel listed below.

Parcel number	Address	Owner
40310684	NA	15521 EDGEWOOD DRIVE LLC

The parcel is in the process of being replatted. A portion of the current parcel will be the District. The new parcel will be assigned parcel number 40310686, per discussions with the County.

Please also see the map in Appendix B for further information on the location of the District.

The City may acquire any parcel within the District including interior and adjacent street rights of way. Any properties identified for acquisition will be acquired by the City only in order to accomplish one or more of the following: storm sewer improvements; provide land for needed public streets, utilities and facilities; carry out land acquisition, site improvements, clearance and/or development to accomplish the uses and objectives set forth in this plan. The City may acquire property by gift, dedication, condemnation or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan. Such acquisitions will be undertaken only when there is assurance of funding to finance the acquisition and related costs.

The City does not own the parcel of the property to be included in the District.

DISTRICT CLASSIFICATION

The City, in determining the need to create a tax increment financing district in accordance with *M.S., Sections 469.174 to 469.1794*, as amended, inclusive, finds that the District, to be established, is a housing district pursuant to *M.S., Section 469.174, Subd. 11 and M.S., Section 469.1761*.

- The District consists of one (1) parcel
- The development will consist of an anticipated 80 units of multi-family rental housing
- 20% of the units will be occupied by persons with incomes less than 50% of area median income
- No more than 20% of the square footage of the building that is receiving assistance from tax increment consists of commercial, retail or other non-residential uses.

Pursuant to *M.S., Section 469.176, Subd. 7*, the District does not contain any parcel or part of a parcel that qualified under the provisions of *M.S., Sections 273.111, 273.112, or 273.114 or Chapter 473H* for taxes payable in any of the five calendar years before the filing of the request for certification of the District.

DURATION & FIRST YEAR OF DISTRICT'S TAX INCREMENT

Pursuant to *M.S., Section 469.175, Subd. 1, and Section 469.176, Subd. 1*, the duration and first year of tax increment of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the District will be 25 years after receipt of the first increment by the City (a total of 26 years of tax increment). The City elects to receive the first tax increment in 2028, which is no later than four years following the year of approval of the District.

Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2053, or when the TIF Plan is satisfied. The City reserves the right to decertify the District prior to the legally required date.

ORIGINAL TAX CAPACITY, TAX RATE & ESTIMATED CAPTURED NET TAX CAPACITY VALUE/INCREMENT & NOTIFICATION OF PRIOR PLANNED IMPROVEMENTS

Pursuant to *M.S., Section 469.174, Subd. 7 and M.S., Section 469.177, Subd. 1*, the Original Net Tax Capacity (ONTC) as certified for the District will be based on the market values placed on the property by the assessor in 2025 for taxes payable 2026.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2028) the amount by which the original value has increased or decreased as a result of:

1. Change in tax exempt status of property;
2. Reduction or enlargement of the geographic boundaries of the District;
3. Change due to adjustments, negotiated or court-ordered abatements;
4. Change in the use of the property and classification;
5. Change in state law governing class rates; or
6. Change in previously issued building permits.

In any year in which the current Net Tax Capacity (NTC) value of the District declines below the ONTC, no value will be captured and no tax increment will be payable to the City.

The original local tax rate for the District will be the local tax rate for taxes payable 2026, assuming the request for certification is made before June 30, 2026. The ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. 4 and M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within Development District No. 1, upon completion of the projects within the District, will annually approximate tax increment revenues as shown in the table below. The City requests 100% of the available increase in tax capacity be used for repayment of the obligations of the City and current expenditures, beginning in the tax year payable 2028. The Project Tax Capacity listed is an estimate of values when the projects within the District are completed.

Project Tax Capacity		
Estimated Development Tax Capacity upon completion	228,780	
Less: Original Net Tax Capacity (ONTC)	837	
Less: Fiscal Disparities	0	
Estimated Captured Tax Capacity (CTC)	227,943	
Original Local Tax Rate	<u>92.3280%</u>	Pay 2026
Estimated Annual Tax Increment	\$210,455	
Percent Retained by the City	100%	

Note: Tax capacity includes a 3% inflation factor for the duration of the District. The tax capacity included in this chart is the estimated tax capacity of the District in year 26. The tax capacity of the District in year one is estimated to be \$28,980.

Pursuant to *M.S., Section 469.177, Subd. 4*, the City shall, after a due and diligent search, accompany its request for certification to the County Auditor or its notice of the District enlargement pursuant to *M.S., Section 469.175, Subd. 4*, with a listing of all properties within the District or area of enlargement for which building permits have been issued during the eighteen (18) months immediately preceding approval of the TIF Plan by the municipality pursuant to *M.S., Section 469.175, Subd. 3*. The County Auditor shall increase the original net tax capacity of the District by the net tax capacity of improvements for which a building permit was issued.

The City has reviewed the area to be included in the District and no building permits have been issued during the 18 months immediately preceding approval of the TIF Plan by the City.

SOURCES OF REVENUE/BONDS TO BE ISSUED

The total estimated tax increment revenues for the District are shown in the table below:

SOURCES	
Tax Increment	\$3,757,939
Interest	375,794
TOTAL	\$4,133,733

The costs outlined in the Uses of Funds will be financed primarily through the annual collection of tax increments. The City reserves the right to issue bonds (as defined in the TIF Act) or incur other indebtedness as a result of the TIF Plan. As presently proposed, the projects within the District will be financed by pay-as-you-go notes and interfund loans. Any refunding amounts will be deemed a budgeted cost without a formal modification to this TIF Plan. This

provision does not obligate the City to incur debt. The City will issue bonds or incur other debt only upon the determination that such action is in the best interest of the City.

The City may issue bonds secured in whole or in part with tax increments from the District in a maximum principal amount of \$2,638,098. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

USES OF FUNDS

Currently under consideration for the District is a proposal to facilitate the construction of approximately 80 mixed income senior housing apartment units. The City has determined that it will be necessary to provide assistance to the project(s) for certain District costs, as described herein.

The City has studied the feasibility of the development or redevelopment of property in and around the District. To facilitate the establishment and development or redevelopment of the District, this TIF Plan authorizes the use of tax increment financing to pay for the cost of certain eligible expenses. The estimate of public costs and uses of funds associated with the District is outlined in the following table.

USES		
Land/Building Acquisition		
Site Improvements/Preparation		1,000,000
Affordable Housing		
Utilities		
Other Qualifying Improvements		1,262,304
Administrative Costs (up to 10%)		375,794
PROJECT COSTS TOTAL	\$	2,638,098
Interest		1,495,635
PROJECT AND INTEREST COSTS TOTAL	\$	4,133,733

The total project cost, including financing costs (interest) listed in the table above does not exceed the total projected tax increments for the District as shown in the Sources of Revenue section.

Estimated costs associated with the District are subject to change among categories without a modification to the TIF Plan. The cost of all activities to be considered for tax increment financing will not exceed, without formal modification, the budget above pursuant to the applicable statutory

requirements. The City may expend funds for qualified housing activities outside of the District boundaries.

ESTIMATED IMPACT ON OTHER TAXING JURISDICTIONS

The estimated impact on other taxing jurisdictions assumes that the redevelopment contemplated by the TIF Plan would occur without the creation of the District. However, the City has determined that such development or redevelopment would not occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is \$0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met:

Estimated Impact on Tax Base			
Entity	2025/Pay 2026 Total NTC	CTC upon completion	Percent of CTC to Entity Total
Crow Wing County	234,564,576	227,943	0.0972%
City of Baxter	19,368,090	227,943	1.1769%
I.S.D. No. 181 (Brainerd Public Schools)	119,414,937	227,943	0.1909%

Estimated Impact on Taxes				
Entity	Pay 2026 Extension Rate	Percent of Total	CTC	Potential Taxes
Crow Wing County	21.6360%	23.43%	227,943	\$ 49,318
City of Baxter	49.9720%	54.12%	227,943	113,908
I.S.D. No. 181 (Brainerd Public Schools)	20.4470%	22.15%	227,943	46,608
Other	0.2730%	0.30%	227,943	622
	92.3280%	100.00%		\$210,455

The estimates listed above display the captured tax capacity when all construction is completed. The tax rate used for calculations is the Pay 2026 rate. The total net capacity for the entities listed above are based on Pay 2026 figures. The District will be certified under the Pay 2026 rates.

Pursuant to *M.S., Section 469.175 Subd. 2(b)*:

- (1) Estimate of total tax increment. It is estimated that the total amount of tax increment that will be generated over the life of the District is \$3,757,939;

- (2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is expected. With any addition of new residents or businesses, police calls for service will be increased. New developments add an increase in traffic, and additional overall demands to the call load. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

The probable impact of the District on fire protection is not expected to be significant. Typically, new buildings generate few calls, if any, and are of superior construction. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

It is anticipated that the development will impact public infrastructure. The development is located at the extension of Novotny Road and a perpendicular street extension to the north. The street and utility improvements are being completed by a developer and paid through the land acquisition costs. The development will be responsible for the internal driveways and parking areas.

It is anticipated there will be an increase in street-related operating costs with the proposed project in the form of additional street maintenance, sweeping, plowing, and lighting. The development will be responsible for its own plowing, sweeping, and parking lot lighting maintenance, along with the construction of its parking lot lighting.

The current infrastructure for sanitary sewer, storm sewer and water will be able to handle the additional volume generated from the proposed development. The development is expected to contribute an estimated \$3,000 per ERU in sanitary sewer (SAC) fees. Based upon a preliminary estimated 45 ERU's, the estimated SAC fees for the project would be \$135,000. The development is expected to contribute an estimated \$2,800 per ERU in water access (WAC) fees. Based upon a preliminary estimated 45 ERU's, the estimated WAC fees for the project would be \$126,000. The SAC and WAC fees are subject to change after review of the proposed plans.

The probable impact of the issuance of any general obligation tax increment bonds payable from tax increment revenues from the District on the City's ability to issue debt for general fund purposes is expected to be minimal. It is not anticipated that there will be any general obligation debt issued in relation to this project, therefore

there will be no impact on the City's ability to issue future debt or on the City's debt limit.

- (3) Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is \$832,235;
- (4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is \$880,630;
- (5) Additional information requested by the county or school district. The City is not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to *M.S., Section 469.175 Subd. 2(b)* within 15 days after receipt of the tax increment financing plan.

No requests for additional information from the county or school district regarding the proposed development for the District have been received.

COUNTY ROAD COSTS

Pursuant to *M.S., Section 469.175, Subd. 1a*, the County Board may require the City to pay for all or part of the cost of county road improvements if the proposed development to be assisted by tax increment will, in the judgment of the County, substantially increase the use of county roads requiring construction of road improvements or other road costs and if the road improvements are not scheduled within the next five years under a capital improvement plan or another county plan.

If the County elects to use increments to improve county roads, it must notify the City within 45 days of receipt of this TIF Plan. In the opinion of the City and consultants, the proposed development outlined in this TIF Plan will have little or no impact upon county roads, therefore the TIF Plan was not forwarded to the county 45 days prior to the public hearing. The City is aware that the County could claim that tax increment should be used for county roads, even after the public hearing.

ADMINISTRATIVE EXPENSES

In accordance with *M.S., Section 469.174, Subd. 14*, administrative expenses means all expenditures of the City, including but not limited to:

- (1) amounts paid for services provided by bond counsel, fiscal consultants, and economic development consultants;
- (2) allocated expenses and staff time of the authority or municipality for administering a project, including but not limited to preparing the tax increment financing plan, negotiating and preparing agreements, accounting for segregated funds of the district, preparing and submitting required reporting for the district, and reviewing and monitoring compliance with M.S. Sections 469.174 to 469.1794;
- (3) amounts paid to publish annual disclosures and provide notices under section *M.S. Section 469.175*;
- (4) amounts to provide for the usual and customary maintenance and operation of properties purchased with tax increments, including necessary reserves for repairs and the cost of any insurance;
- (5) amounts allocated or paid to prepare a development action response plan for a soils condition district or hazardous substance subdistrict; and
- (6) amounts used to pay bonds, interfund loans, or other financial obligations to the extent those obligations were used to finance costs described in clauses (1) to (5).

Administrative expenses and administrative costs do not include:

- (1) amounts paid for the purchase of land or buildings;
- (2) amounts paid to contractors or others providing materials and services directly connected with the physical development of the real property in the project, including architectural and engineering services and materials and services for demolition, soil correction, and the construction or installation of public improvements;
- (3) relocation benefits paid to or services provided for persons residing or businesses located in the project;
- (4) amounts paid for property taxes or payments in lieu of taxes; and

- (5) amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to *M.S. Section 469.178* or other financial obligations to the extent those obligations were used to finance costs described in clauses (1) to (4).

This definition does not apply to administrative expenses or administrative costs referenced under *M.S. Section 469.176, Subd. 4h*.

Tax increments may be used to pay for the County's actual administrative expenses. The County may require payment of those expenses by February 15 of the year after the year in which the expenses are incurred. The amount of these payments is not required to be set forth in the tax increment financing plan for the project. To obtain payment for actual administrative costs, the County Auditor must submit to the authority a record of costs incurred by the county auditor related to administration of the authority's tax increment financing districts.

The County Treasurer shall deduct an amount (currently 0.36 percent) of any increment distributed to the City, and the County Treasurer shall pay the amount deducted to the State Treasurer for deposit in the State General Fund to be appropriated to the State Auditor for the cost of financial reporting of tax increment financing information and the cost of examining and auditing authorities' use of tax increment financing. This amount may be adjusted annually by the Commissioner of Revenue.

ANNUAL DISCLOSURE REQUIREMENTS

The City must undertake financial reporting for all tax increment financing districts to the Office of the State Auditor, County Board and County Auditor on or before August 1 of each year. An annual statement shall be published in a newspaper of general circulation in the City on or before August 15.

If the City fails to make a disclosure or submit a report, the Office of the State Auditor (OSA) will direct the County Auditor to withhold the distribution of tax increment from the TIF District.

SUPPORTING DOCUMENTATION

Pursuant to *M.S., Section 469.175, Subd. 1 (a), clause 7* this TIF Plan must contain identification and description of studies and analyses used to make the determination set forth in *M.S., Section 469.175, Subd. 3, clause (b)(2)* and the findings are required in the resolution approving the District.

- (i) In making said determination, reliance has been placed upon (1) written representation made by the Developer to such effects, (2) review of the Developer's proforma; and (3) City staff awareness of the feasibility of developing the project site within the District, which is further outlined in the City Council resolution approving the establishment of the District and Appendix C. Following is a list of reports and studies on file at the City that support the findings:

- a. Trident "Timber Ridge" Apartment presentation to the Council dated April 7, 2026.

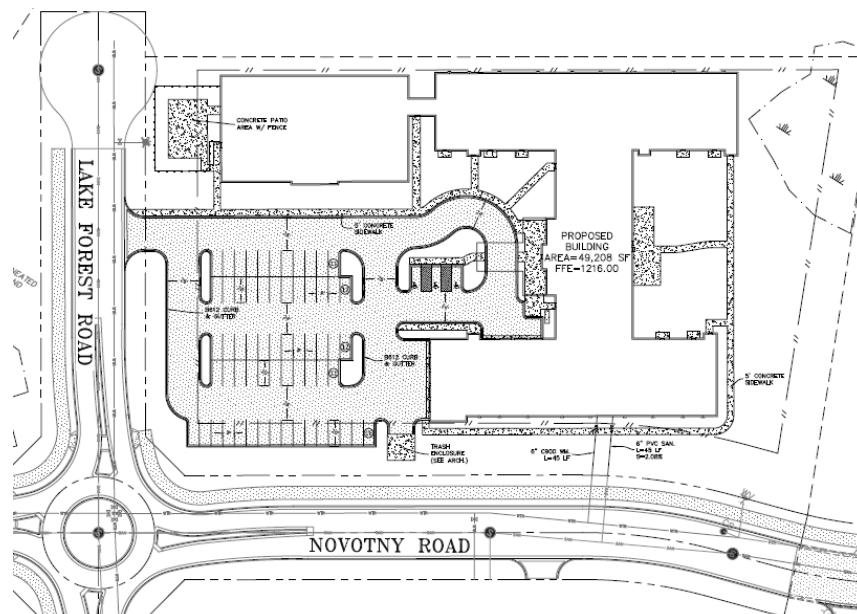
DISTRICT ADMINISTRATION

Administration of the District will be handled by the Finance Director.

Appendix A: Project Description and Legal Description

The City of Baxter anticipates entering into an agreement with Trident for the development of approximately 80 units of rental housing with at least 20% of the units being available to persons at or below 50% of area median income.

Development will occur at the corner of Lake Forest Road and Novotny Road. The parcel is in the process of being replatted, and a portion of the current parcel will be used for the development, as shown below.

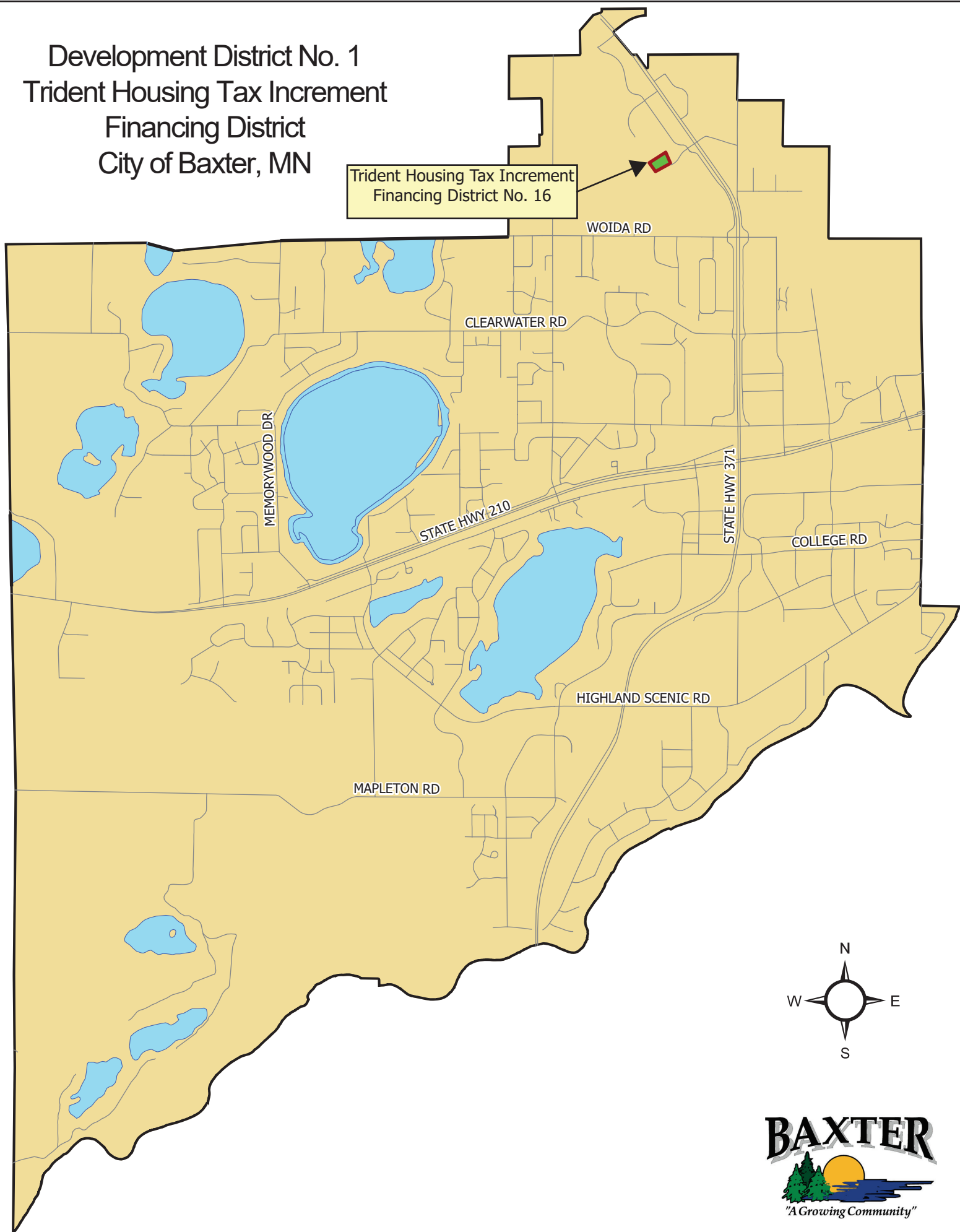


The City anticipates issuing a pay-as-you-go note in an amount of \$1,100,000 with an interest rate of 6%. It is anticipated that that Note will have a maximum term of 20 years (final payment in tax year 2047 payment date 2/1/2048). Ninety percent (90%) of the increment will be used to pay the principal and interest on the note. The Developer is restricted from seeking 4d(1) property tax classification for affordable housing.

Appendix B: Map of Development District No. 1 and the TIF District

Development District No. 1
Trident Housing Tax Increment
Financing District
City of Baxter, MN

Trident Housing Tax Increment
Financing District No. 16



Appendix C: Estimated Cash Flow for the District

Trident 55+ AL and MC Housing

City of Baxter, MN

80 Mixed Income Apartments



ASSUMPTIONS AND RATES

DistrictType:	Housing
District Name/Number:	
County District #:	
First Year Construction or Inflation on Value	2026
Existing District - Specify No. Years Remaining	
Inflation Rate - Every Year:	3.00%
Interest Rate:	4.00%
Present Value Date:	1-Aug-27
First Period Ending	1-Feb-28
Tax Year District was Certified:	Pay 2026
Cashflow Assumes First Tax Increment For Development:	2028
Years of Tax Increment	26
Assumes Last Year of Tax Increment	2053
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	NA
Incremental or Total Fiscal Disparities	
Fiscal Disparities Contribution Ratio	Pay 2026
Fiscal Disparities Metro-Wide Tax Rate	Pay 2026
Maximum/Frozen Local Tax Rate:	92.3280% Pay 2026
Current Local Tax Rate: (Use lesser of Current or Max.)	92.3280% Pay 2026
State-wide Tax Rate (Comm./Ind. only used for total taxes)	28.3130% Pay 2026
Market Value Tax Rate (Used for total taxes)	0.0691% Pay 2026

Tax Rates	
Exempt Class Rate (Exempt)	0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)	
First \$150,000	1.50%
Over \$150,000	2.00%
Commercial Industrial Class Rate (C/I)	2.00%
Rental Housing Class Rate (Rental)	1.25%
Affordable Rental Housing Class Rate (Aff. Rental)	
First \$100,000	0.25%
Over \$100,000	0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)	
First \$500,000	1.00%
Over \$500,000	1.25%
Homestead Residential Class Rate (Hmstd. Res.)	
First \$500,000	1.00%
Over \$500,000	1.25%
Agricultural Non-Homestead	1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

Map ID	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/ Phase
1	40310684	15521 EDGEWOOD DRIVE LLC	NA	142,400	0	142,400	47%	66,963	Pay 2026	C/I Pref.	1,004	Rental	837	1
				142,400	0	142,400		66,963			1,004		837	

Note:

1. Base values are for pay 2026 based on review of County website on 12-14-25.

Trident 55+ AL and MC Housing

City of Baxter, MN
80 Mixed Income Apartments



PROJECT INFORMATION (Project Tax Capacity)													
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2026	Percentage Completed 2027	Percentage Completed 2028	Percentage Completed 2029	First Year Full Taxes Payable
1	Apartments	115,921	115,921	80	9,273,684	Rental	115,921	1,449	25%	75%	100%	100%	2030
TOTAL													
Subtotal Residential				80	9,273,684		115,921						
Subtotal Commercial/Ind.				0	0		0						

Note:

1. Market values are based upon email from Assessor on 1-5-26.

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Apartments	115,921	0	115,921	107,028	0	0	6,406	113,434	1,417.92
TOTAL	115,921	0	115,921	107,028	0	0	6,406	113,434	

Note:

1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	113,434
less State-wide Taxes	0
less Fiscal Disp. Adj.	0
less Market Value Taxes	(6,406)
less Base Value Taxes	(773)
Annual Gross TIF	106,255



Trident 55+ AL and MC Housing

80 Mixed Income Apartments

80 Mixed Income Apartments

TAX INCREMENT CASH FLOW														
% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities -	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 10%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
100%	28,980	(837)	-	28,143	92.328%	25,984	12,992	(47)	(1,295)	11,651	11,198	0.5	2028	02/01/28
100%	86,941	(837)	-	86,104	92.328%	79,498	12,992	(47)	(1,295)	11,651	22,177	1	2028	02/01/29
100%	115,921	(837)	-	115,084	92.328%	106,255	39,749	(143)	(3,961)	35,645	55,108	1.5	2029	08/01/29
100%	119,399	(837)	-	118,562	92.328%	109,466	39,749	(143)	(3,961)	35,645	87,393	2	2029	02/01/30
100%	122,981	(837)	-	122,144	92.328%	112,773	53,127	(191)	(5,294)	47,643	129,698	2.5	2030	08/01/30
100%	126,670	(837)	-	125,833	92.328%	116,179	53,127	(191)	(5,294)	47,643	171,174	3	2030	02/01/31
100%	130,470	(837)	-	129,633	92.328%	119,688	54,733	(197)	(5,454)	49,082	213,065	3.5	2031	08/01/31
100%	134,384	(837)	-	133,547	92.328%	123,301	54,733	(197)	(5,454)	49,082	254,135	4	2031	02/01/32
100%	138,416	(837)	-	137,579	92.328%	127,024	56,386	(203)	(5,618)	50,565	295,616	4.5	2032	08/01/32
100%	142,568	(837)	-	141,731	92.328%	130,858	56,386	(203)	(5,618)	50,565	336,283	5	2032	02/01/33
100%	146,845	(837)	-	146,008	92.328%	134,807	58,090	(209)	(5,788)	52,092	377,358	5.5	2033	08/01/33
100%	151,251	(837)	-	150,414	92.328%	138,874	58,090	(209)	(5,788)	52,092	417,627	6	2033	02/01/34
100%	155,788	(837)	-	154,951	92.328%	143,063	59,844	(215)	(5,963)	53,666	458,299	6.5	2034	08/01/34
100%	160,462	(837)	-	159,625	92.328%	147,378	59,844	(215)	(5,963)	53,666	498,173	7	2034	02/01/35
100%	165,276	(837)	-	164,439	92.328%	151,823	61,651	(222)	(6,143)	55,286	538,446	7.5	2035	08/01/35
100%	170,234	(837)	-	169,397	92.328%	156,401	61,651	(222)	(6,143)	55,286	577,929	8	2035	02/01/36
100%	175,341	(837)	-	174,504	92.328%	161,116	63,512	(229)	(6,328)	56,955	617,806	8.5	2036	08/01/36
100%	180,601	(837)	-	179,764	92.328%	165,973	63,512	(229)	(6,328)	56,955	656,902	9	2036	02/01/37
100%	186,019	(837)	-	185,182	92.328%	170,975	65,429	(236)	(6,519)	58,674	696,388	9.5	2037	08/01/37
100%	191,600	(837)	-	190,763	92.328%	176,127	65,429	(236)	(6,519)	58,674	735,099	10	2037	02/01/38
100%	197,348	(837)	-	196,511	92.328%	181,434	67,403	(243)	(6,716)	60,445	774,197	10.5	2038	08/01/38
100%	203,268	(837)	-	202,431	92.328%	186,901	67,403	(243)	(6,716)	60,445	812,529	11	2038	02/01/39
100%	209,366	(837)	-	208,529	92.328%	192,531	69,437	(250)	(6,919)	62,268	851,242	11.5	2039	08/01/39
100%	215,647	(837)	-	214,810	92.328%	198,330	69,437	(250)	(6,919)	62,268	889,197	12	2039	02/01/40
100%	222,117	(837)	-	221,280	92.328%	204,303	71,532	(258)	(7,127)	64,147	927,529	12.5	2040	08/01/40
100%	228,780	(837)	-	227,943	92.328%	210,455	71,532	(258)	(7,127)	64,147	965,110	13	2040	02/01/41
100%							73,689	(265)	(7,342)	66,082	1,003,066	13.5	2041	08/01/41
100%							73,689	(265)	(7,342)	66,082	1,040,277	14	2041	02/01/42
100%							75,911	(273)	(7,564)	68,074	1,077,859	14.5	2042	08/01/42
100%							75,911	(273)	(7,564)	68,074	1,114,704	15	2042	02/01/43
100%							78,200	(282)	(7,792)	70,127	1,151,916	15.5	2043	08/01/43
100%							78,200	(282)	(7,792)	70,127	1,188,398	16	2043	02/01/44
100%							80,558	(290)	(8,027)	72,241	1,225,243	16.5	2044	08/01/44
100%							80,558	(290)	(8,027)	72,241	1,261,366	17	2044	02/01/45
100%							82,986	(299)	(8,269)	74,419	1,297,847	17.5	2045	08/01/45
100%							82,986	(299)	(8,269)	74,419	1,333,614	18	2045	02/01/46
100%							85,488	(308)	(8,518)	76,662	1,369,736	18.5	2046	08/01/46
100%							85,488	(308)	(8,518)	76,662	1,405,150	19	2046	02/01/47
100%							88,064	(317)	(8,775)	78,972	1,440,915	19.5	2047	08/01/47
100%							88,064	(317)	(8,775)	78,972	1,475,980	20	2047	02/01/48
100%							90,717	(327)	(9,039)	81,352	1,511,393	20.5	2048	08/01/48
100%							90,717	(327)	(9,039)	81,352	1,546,111	21	2048	02/01/49
100%							93,450	(336)	(9,311)	83,803	1,581,174	21.5	2049	08/01/49
100%							93,450	(336)	(9,311)	83,803	1,615,549	22	2049	02/01/50
100%							96,265	(347)	(9,592)	86,327	1,650,266	22.5	2050	08/01/50
100%							96,265	(347)	(9,592)	86,327	1,684,302	23	2050	02/01/51
100%							99,165	(357)	(9,881)	88,927	1,718,676	23.5	2051	08/01/51
100%							99,165	(357)	(9,881)	88,927	1,752,376	24	2051	02/01/52
100%							102,152	(368)	(10,178)	91,605	1,786,410	24.5	2052	08/01/52
100%							102,152	(368)	(10,178)	91,605	1,819,776	25	2052	02/01/53
100%							105,228	(379)	(10,485)	94,364	1,853,474	25.5	2053	08/01/53
100%							105,228	(379)	(10,485)	94,364	1,886,510	26	2053	02/01/54
Total							3,771,516	(13,577)	(375,794)	3,382,145				
Present Value From 08/01/2027							2,103,696	(7,573)	(209,612)	1,886,510				

Appendix D: Findings Including But/For Qualifications

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan for Tax Increment Financing District No. 16: Trident, as required pursuant to *Minnesota Statutes, (M.S.) Section 469.175, Subdivision 3* are as follows:

1. *Finding that Tax Increment Financing District No. 16: Trident is a housing district as defined in M.S., Section 469.174, Subd. 11.*

Tax Increment Financing District No. 16: Trident consists of one (1) parcel. The development will consist of the construction of approximately 80 mixed income senior housing apartment units, all or a portion of which will receive tax increment assistance and will meet income restrictions described in *M.S. Section 469.1761*. At least 20% of the units receiving assistance will be occupied by individuals and families whose incomes are at or below 50% of area median income.

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future.*

The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future: This finding is supported by the fact that the development proposed in the TIF Plan is a housing district that meets the City's objectives for development and redevelopment. The cost of land acquisition, site and public improvements along with providing at least 20% of the units to people below area median income makes this housing development infeasible without City assistance. Due to decreased rental income from affordable units, there is insufficient cash flow to provide a sufficient rate of return, pay operating expenses, and service the debt. This leaves a gap in the funding for the project and makes this housing development feasible only through assistance, in part, from tax increment financing. The Developer was asked for and provided a letter and a proforma as justification that the Developer would not have gone forward without tax increment assistance.

The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District

permitted by the TIF Plan: This finding is justified on the grounds that the cost of land acquisition, site and public improvements, utilities and construction of affordable housing add to the total development cost. Historically, the costs of site and public improvements as well as reduced rents required for affordable workforce housing in the City have made development infeasible without tax increment assistance. The City reasonably determines that no other development of similar scope is anticipated on this site without substantially similar assistance being provided to the development.

3. *Finding that the TIF Plan for Tax Increment Financing District No. 16: Trident conforms to the general plan for the development or redevelopment of the municipality as a whole.*

The City Council reviewed the TIF Plan and found that the TIF Plan conforms to the general development plan of the City.

4. *Finding that the TIF Plan for Tax Increment Financing District No. 16: Trident will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Development District No. 1 by private enterprise.*

Through the implementation of the TIF Plan, the City will provide an impetus for residential development, which is desirable or necessary for increased population and an increased need for life-cycle housing within the City. The TIF Plan also helps the City meet their goal of providing more affordable housing options in the City.



TIF - Tax Increment Financing

- Tax Increment Financing (TIF) is a financing tool used to capture and use the property tax revenues from new development to finance qualifying costs
- TIF is governed by complex statutes which limit its uses
- TIF does not require approval from County or School
- TIF is not a tax break; property owners pay their full tax

Our Vision: Being Minnesota's favorite place.

Our Mission: Serve well. Deliver value. Drive results.

Our Values: Be responsible. Treat people right. Build a better future.



TIF - Tax Increment Financing

Tax Increment vs. Tax on Base Value

- The base value or original net tax capacity is established at TIF certification
- As development occurs the new value is captured
- $\text{Tax Increment} = \text{Captured Value (Tax Capacity)} \times \text{Tax Rate}$
- Tax increments go to the TIF authority
- Tax on base value go to local taxing authorities



TIF - Tax Increment Financing

County Board Authority

- Notification received at least 30 days before public hearing
- Board reviews TIF plan prior to public hearing
- Board has opportunity to submit comment on the proposal to the Authority
- Board cannot deny TIF district – local jurisdictions only (city/town)
- If County roads are impacted; Board may require the Authority to pay cost of road improvements from tax increment

Our Vision: Being Minnesota's favorite place.

Our Mission: Serve well. Deliver value. Drive results.

Our Values: Be responsible. Treat people right. Build a better future.



TIF - Tax Increment Financing

Active TIF Districts in Crow Wing County

- Baxter - Housing(6), Redevelopment(1), Renewal & Renovation(1)
- Brainerd – Housing(1), Redevelopment(6)
- Breezy Point – Economic Development(1)
- Crosby – Housing(1)
- Nisswa – Redevelopment(1)
- Pequot Lakes – Economic Development(2)

- Total # of Districts – 20
- Total # of Parcels - 51

Our Vision: Being Minnesota's favorite place.

Our Mission: Serve well. Deliver value. Drive results.

Our Values: Be responsible. Treat people right. Build a better future.

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, May 12, 2026

Highway and Engineering

Tim Bray

ORIGINATING DEPARTMENT

PRESENTER

AGENDA ITEM: Award Contract for 2026-2029 FAD Roadway Maintenance Services C.P. 18-300-064

PREVIOUS ACTION:

12/16/25 - Resolution authorizing bid advertisement for 2026-2029 First Assessment District roadway maintenance services

COMMENTS:

The bid summary is attached, and the figures represent the combined total of all three years of the contract. One bid was received, Holmwig Excavating, LLC. of Crosby, MN was the low bidder at \$959,959.00. The engineer's estimate was \$1,071,880.67.

RECOMMENDED BOARD ACTION:

Authorize entering into Contract 26018 between Crow Wing County and Holmwig Excavating, LLC of Crosby, MN for First Assessment District roadway maintenance services effective 05/16/26 through 06/30/2029. Authorize the County Engineer to sign Contract 26018 and any future amendments, subject to review as to form and execution by the County Attorney.

Approximate length of presentation: 5

2026-2029 First Assessment District (FAD) Year-Round Maintenance Services - Bid Summary

Report Date	Contract Name	Contract Number	Project Number	Release Date	Bid Opening
4/22/2026	FAD 2026-2029 Road Maintenance	26018	CP 018-300-064	3/28/2026	4/22/2026. 8:00 AM

Bid Abstract Summary

Bid Name	Total	% Over/Under Estimate
Engineer's Estimate	\$1,071,880.67	
Holmivig Excavating	\$959,959.00	10.44% Under

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, May 12, 2026

Highway and Engineering

Timothy Bray

ORIGINATING DEPARTMENT

PRESENTER

AGENDA ITEM: Award Contract for 2026-2029 SAD Roadway Maintenance C.P. 18-400-007

PREVIOUS ACTION:

12/16/25 - Resolution authorizing bid advertisement for 2026-2029 Second Assessment District roadway maintenance services

COMMENTS:

The bid summary is attached, and the figures represent the combined total of all three years of the contract. One bid was received, Holmwig Excavating, LLC. of Crosby, MN was the low bidder at \$220,780.00. The engineer's estimate was \$224,273.96.

RECOMMENDED BOARD ACTION:

Authorize entering into Contract 26019 between Crow Wing County and Holmwig Excavating, LLC of Crosby, MN for Second Assessment District roadway maintenance services effective 05/16/26 through 06/30/2029. Authorize the County Engineer to sign Contract 26019 and any future amendments, subject to review as to form and execution by the County Attorney.

Approximate length of presentation:

2026-2029 Second Assessment District (SAD) Year-Round Roadway Maintenance Services - Bid Summary

Report Date	Contract Name	Contract Number	Project Number	Release Date	Bid Opening
4/22/2026	SAD 2026-2029 Road Maintenance	26019	CP 018-400-007	3/28/2026	4/22/2026. 8:00 AM

Bid Abstract Summary

Bid Name	Total	% Over/Under Estimate
Engineer's Estimate	\$224,273.96	
Holmivig Excavating	\$220,780.00	1.56% Under

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, May 12, 2026

Admin Services

Amber Berent

ORIGINATING DEPARTMENT

PRESENTER

AGENDA ITEM: 05/12/26 County Board Correspondence

PREVIOUS ACTION:

COMMENTS:

RECOMMENDED BOARD ACTION:

Approximate length of presentation:

SUMMARY OF COUNTY BOARD
CORRESPONDENCE FOR MEETING OF
May 12, 2026

1. MN Power/Great River Energy – Notice of Road Usage for Northland Reliability Project
2. Kimble Lake Improvement District – Notice of annual meeting
3. MN DNR – Preliminary Map and List of Public Waters Inventory Corrections within Crow Wing County



30 West Superior Street, Duluth, MN 55802
218.772.2641, www.mnpower.com

12300 Elm Creek Boulevard, Maple Grove, MN 55369
763.445.5000, www.greatriverenergy.com

April 2026

VIA U.S. MAIL

**Re: Notice of Road Usage for the Northland Reliability Project Segment 1 –
Riverton 115 kV Substation, Riverton 230 kV Substation Cuyuna Series
Compensation Station, and Iron Range Substation**

Dear Recipient:

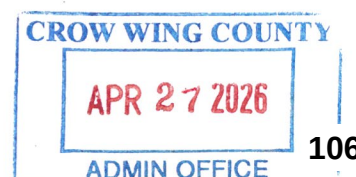
On February 28, 2025, the Minnesota Public Utilities Commission (“Commission”) granted Minnesota Power and Great River Energy (collectively, the “Permittees”) a Certificate of Need and Route Permit for the Northland Reliability Project (or “Project”). Section 5.3.14 of the Route Permit requires the Permittees to “advise the appropriate governing bodies having jurisdiction over all state, county, city, or township roads that will be used during the construction phase of the [Project].” This letter is intended to provide this required notice with respect to work at the Riverton 115 kV Substation, Riverton 230 kV Substation Cuyuna Series Compensation Station, and Iron Range Substation of Segment 1 of the Project (defined below).

The Project consists of two major segments:

- Segment 1: construction of a new, approximately 140-mile long, double-circuit 345 kilovolt (“kV”) transmission line connecting the existing Iron Range Substation, a new Cuyuna Series Compensation Station, and the existing Benton County Substation; and
- Segment 2: replacement of two existing high-voltage transmission lines.
 - Replace an approximately 20-mile 230 kV line with two 345 kV circuits from the Benton County Substation to the new Xcel Energy Big Oaks Substation1 along existing high-voltage transmission right-of-way on double-circuit 345 kV structures; and
 - Replace an approximately 20-mile 345 kV line from the Benton County Substation to the existing Xcel Energy Sherco Substation along existing high-voltage transmission right-of-way using double-circuit 345 kV structures.

Construction Schedule

The Permittees started construction of Segment 2 in late summer / early fall 2025, and separate correspondence was provided to the appropriate road authorities regarding



Segment 2. Segment 1 construction is anticipated to commence in late summer / early fall 2026 and separate notice will be provided. Work at the Riverton 115 kV Substation, Riverton 230 kV Substation Cuyuna Series Compensation Station, and Iron Range Substation of Segment 1 will occur starting spring 2026.

Road Usage

The Permittees and their contractors intend to use the state, county, city, or township roads depicted in the enclosed map book as haul routes during construction of Segment 1 of the Project.

In addition to the haul routes identified in the enclosed map book, there will be incidental use of other roads by Project staff traveling to / from construction activities.

Field Representatives

Below are the Field Representatives for the Project. These Field Representatives are responsible for overseeing compliance with the conditions of the Route Permit during construction. Please contact these Field Representatives if you have any concerns.

<i>Field Representative for Transmission Line and Benton County Substation Construction:</i>	<i>Field Representative for Cuyuna Series Compensation Station and Iron Range Substation:</i>
Matt Bungum 12300 Elm Creek Blvd. N. Maple Grove, MN 55369 Cell: 612-358-5525 Email: mbungum@greenergy.com	Nick Granning 30 W. Superior St. Duluth, MN 55802 Cell: 218-260-7266 Email: ngranning@mnpower.com

If you have any other questions about this Project, please contact either Daniel McCourtney at dmccourtney@mnpower.com or 218-355-3515 or Brian Hunker at 763-445-5982 or BHunker@GREnergy.com. Thank you for your cooperation and patience, they are greatly appreciated as we work through the various stages of construction and operation of this Project.

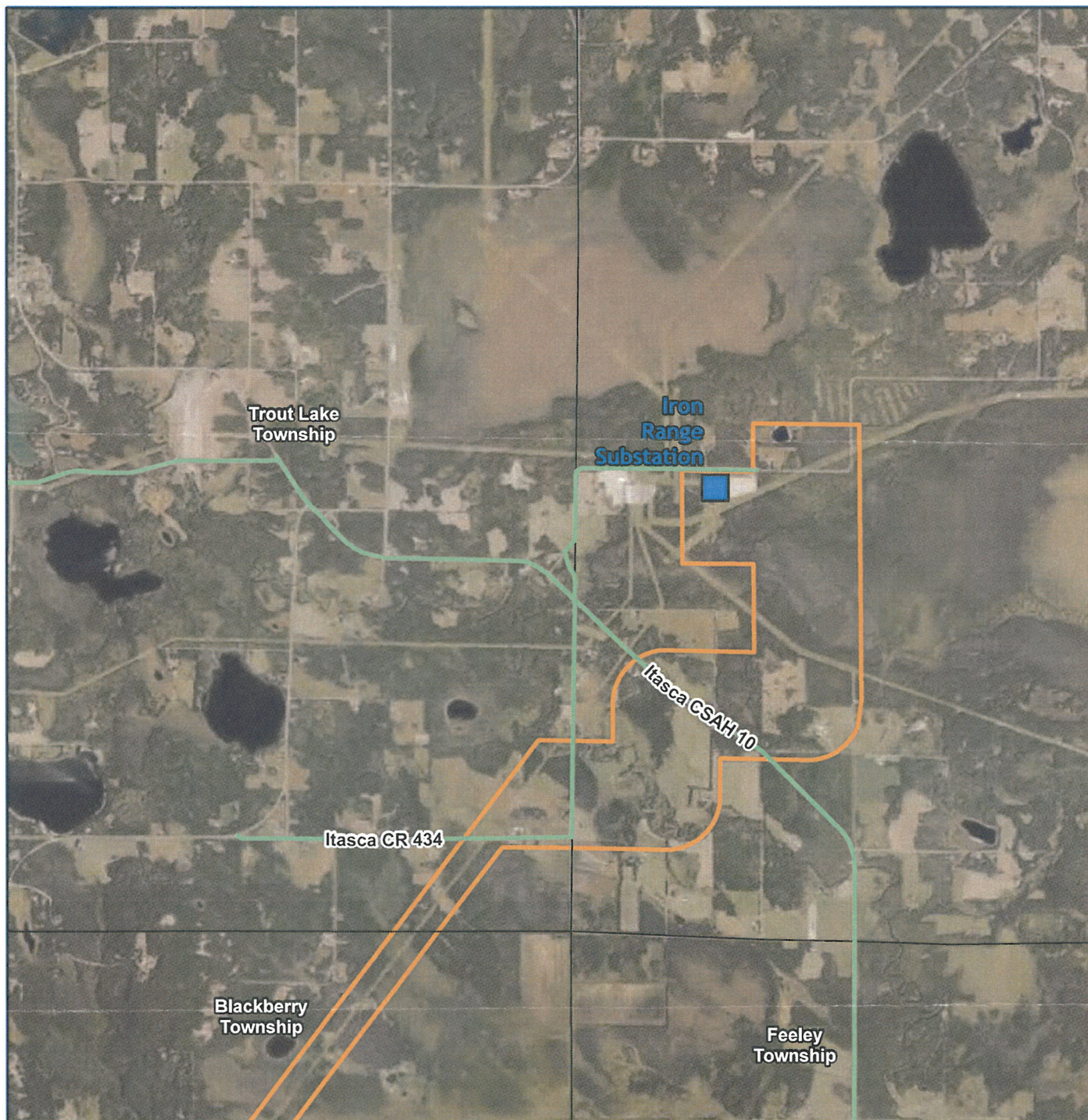
Sincerely,



Daniel McCourtney
ALLETE, Inc.
Manager – Strategic Environmental
Initiatives



Brian Hunker
Great River Energy
Supervising Manager, Transmission
Permitting



- NRP Route
- Project Substation
- CTU Boundary

Road Ownership

- City or Municipal Highway Agency
- County Highway Agency
- Town or Township Highway Agency



0 1 Mi

Haul Routes: Road Ownership

Northland Reliability Project



GREAT RIVER ENERGY



minnesota power

**KIMBLE LAKE IMPROVEMENT DISTRICT
(KLID)**

**May 23, 2026
8:00 AM**

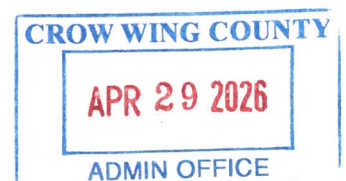
**Ideal Community Center, 35458 Butternut Point Road, Pequot
Lakes, MN**

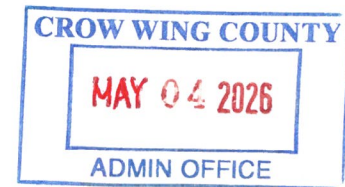
The Kimble Lake Improvement District will hold its annual meeting, Saturday, May 23, 2026, beginning at 8:00 am. The meeting will be held at the Ideal Community Center, 35458 Butternut Point Road, Pequot Lakes, MN.

All Kimble Lake property owners are invited to join this important meeting. The meeting agenda will include the election of KLID Board members, an update on Eurasian Milfoil control efforts on Kimble Lake, a proposed budget for 2027 and the proposed property assessment for 2027.

The meeting is your opportunity to meet with other Kimble Lake property owners to share your questions about the control of Eurasian Water Milfoil and other invasive species on Kimble Lake and the operation of the Kimble Lake Improvement District. Please join us on May 23, 2026.

The annual meeting of Kimble Lake Homeowners Association will immediately follow the KLID meeting.





Ecological and Water Resources
500 Lafayette Road
St. Paul, MN 55155

May 4, 2026

Via Electronic and US Mail

Rosemary Franzen, Chair
Crow Wing County Board of Commissioners
326 Laurel St., Suite 13
Brainerd, MN 56401
rosemary.franzen@crowwing.gov

RE: Preliminary Map and List of Public Waters Inventory Corrections Within Crow Wing County

Dear Rosemary Franzen:

The Department of Natural Resources (DNR) has completed a technical review to update the state's Public Water Inventory (PWI) within Crow Wing County pursuant to Minn. Stat. § 103G.201 (f). The DNR has prepared a map and list of preliminary corrections which will update the PWI for Crow Wing County. The DNR is proposing a total of 18 public waters corrections including 15 additions and 3 removals in Crow Wing County.

The map and list of preliminary corrections are enclosed. The enclosed maps include a county map as well as maps for those townships where corrections are proposed. Additionally, the map and list of preliminary corrections can be viewed on the PWI Update project webpage (mndnr.gov/pwi-update).

The DNR will issue a certified mail notice to potentially affected landowners. Each landowner will receive a township map locating the proposed correction(s), a PWI informational flyer, and details about the stakeholder process which are noted below.

The PWI Update stakeholder process

The DNR will provide a 60-day public comment period and host a public meeting in the county to obtain feedback on the preliminary corrections. The comment period closes 45 days after the public meeting.

The public meeting will be held at 6 p.m., May 28, 2026 at Crow Wing County Land Services, 322 Laurel St, Brainerd, MN.

The DNR will accept comments on the preliminary corrections from May 13, 2026 until 4:30 p.m. July 13, 2026. Comments may be submitted online via the public comment tool on the PWI Update project webpage (mndnr.gov/pwi-update). Written comments may be submitted to Public Waters Inventory Update, Minnesota Department of Natural Resources, 500 Lafayette Road, St. Paul, MN 55155-4025, or

PWI.Update.dnr@state.mn.us . Comments cannot be submitted by phone. General questions about the project may be asked by email, postal mail or by calling 651-259-5416.

Useful feedback will be specific to proposed corrections shown on the preliminary map and related statutory definitions of public waters. Feedback not sought by the DNR includes refinements to digital line placement or public water name adjustment. Those data management activities are not a statutory definition error and are not part of the PWI Update scope of work. Feedback on Buffer Law requirements for any new public waters will be accepted only after the finalization of a county's updated map.

To ensure all potential corrections are identified, during the PWI Update public comment period individuals may request the DNR to evaluate a resource as a potential correction. PWI designations cannot be removed or added unless it can be proven to have been in error at the time of designation (late 1970s through early 1980s) and consistently demonstrated throughout time as an error.

Minnesotans that have evidence of an error in the PWI may submit a request for review. A requestor must provide specific evidence demonstrating why the resource in question did, or did not, meet the definition of a public water at the time of the inventory and throughout time.

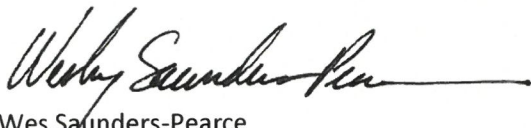
The following is not considered to be an error in the original inventory: areas initially proposed on the preliminary inventory that were subsequently removed by the DNR as part of the public information meeting process or dropped from or remained on the PWI as part of the petition, hearing, and appeal process.

Next Steps

The DNR will review feedback received during the comment period and make necessary modifications to the preliminary map. A revised map, now a provisional final map, will be submitted to the county and made available on the DNR's project webpage.

Please contact me directly by email at wes.saunders-pearce@state.mn.us or by phone at (651) 259-5416 if you would like to arrange a meeting.

Sincerely,



Wes Saunders-Pearce
Lead Hydrologist, PWI Update Project

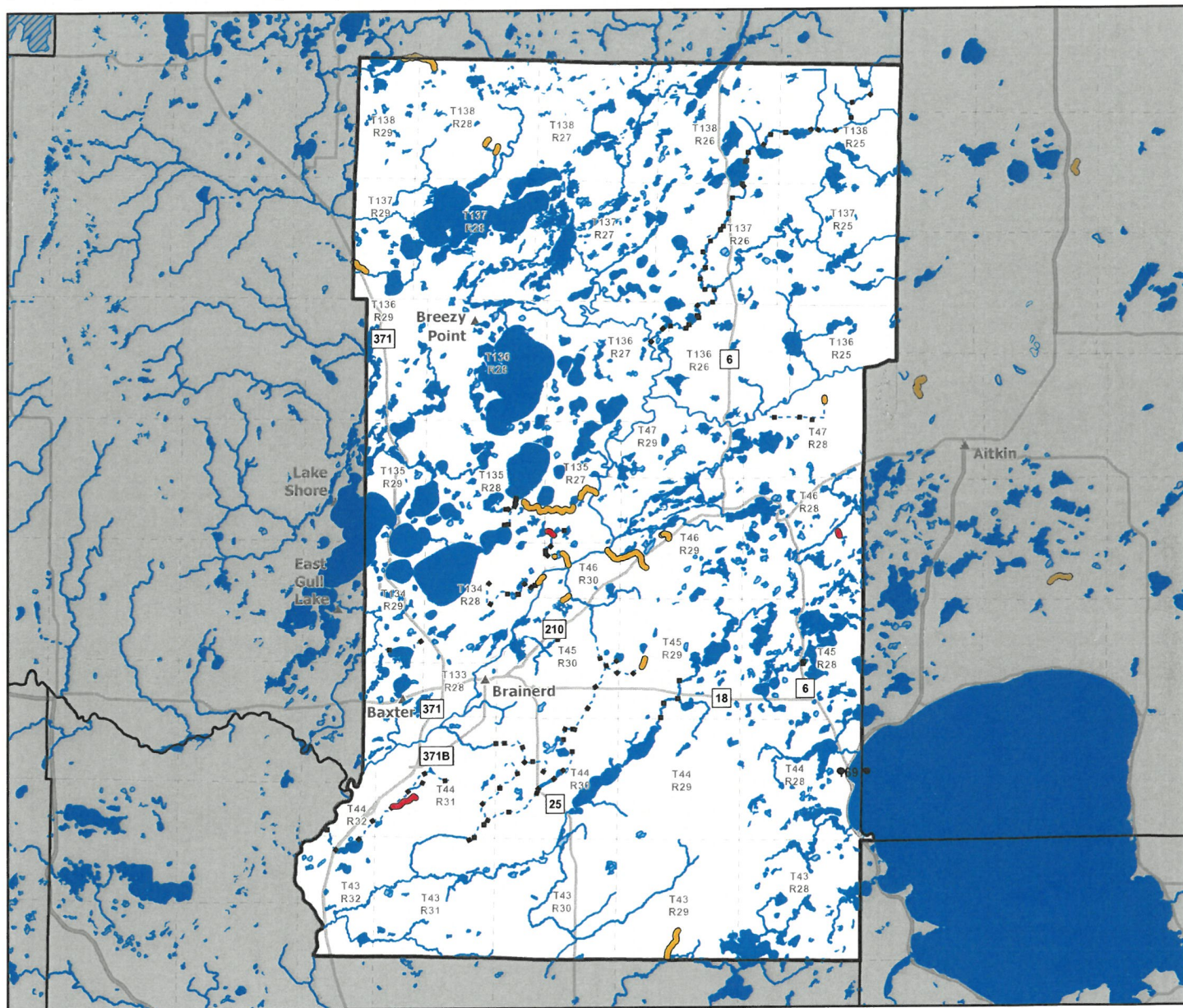
ec: Deborah Erickson, Crow Wing County Administrator
Darrell Schindler, DNR Regional Manager
Darrin Hoverson, DNR District Manager
Jacob Frie, DNR Area Hydrologist

encl.: Preliminary Map of PWI Corrections
Preliminary List of PWI Corrections

Public Waters Inventory Preliminary Map of Corrections

Crow Wing County

Public waters are defined in Minnesota Statute 103G. The boundaries of public waters shown on this map are drawn as accurately as possible, consistent with the map scale, but are still approximate. Public ditches are only shown where they overlap with public waters.

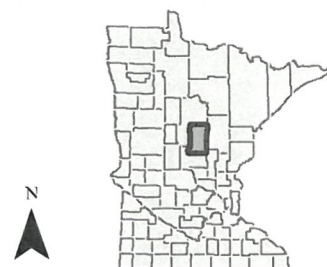


- Public Waters Natural Watercourse
- Public Waters Altered Natural Watercourse
- Public Ditch
- Preliminary Recommendation
- Add (15)
- Remove (3)

- Public Waters Basin
- Public Waters Wetland
- Preliminary Recommendation
- Add (0)
- Remove (0)

- Major Cities
- US Trunk Highways
- MN Trunk Highways
- PLSS Townships

Miles 0 2.5 5 10



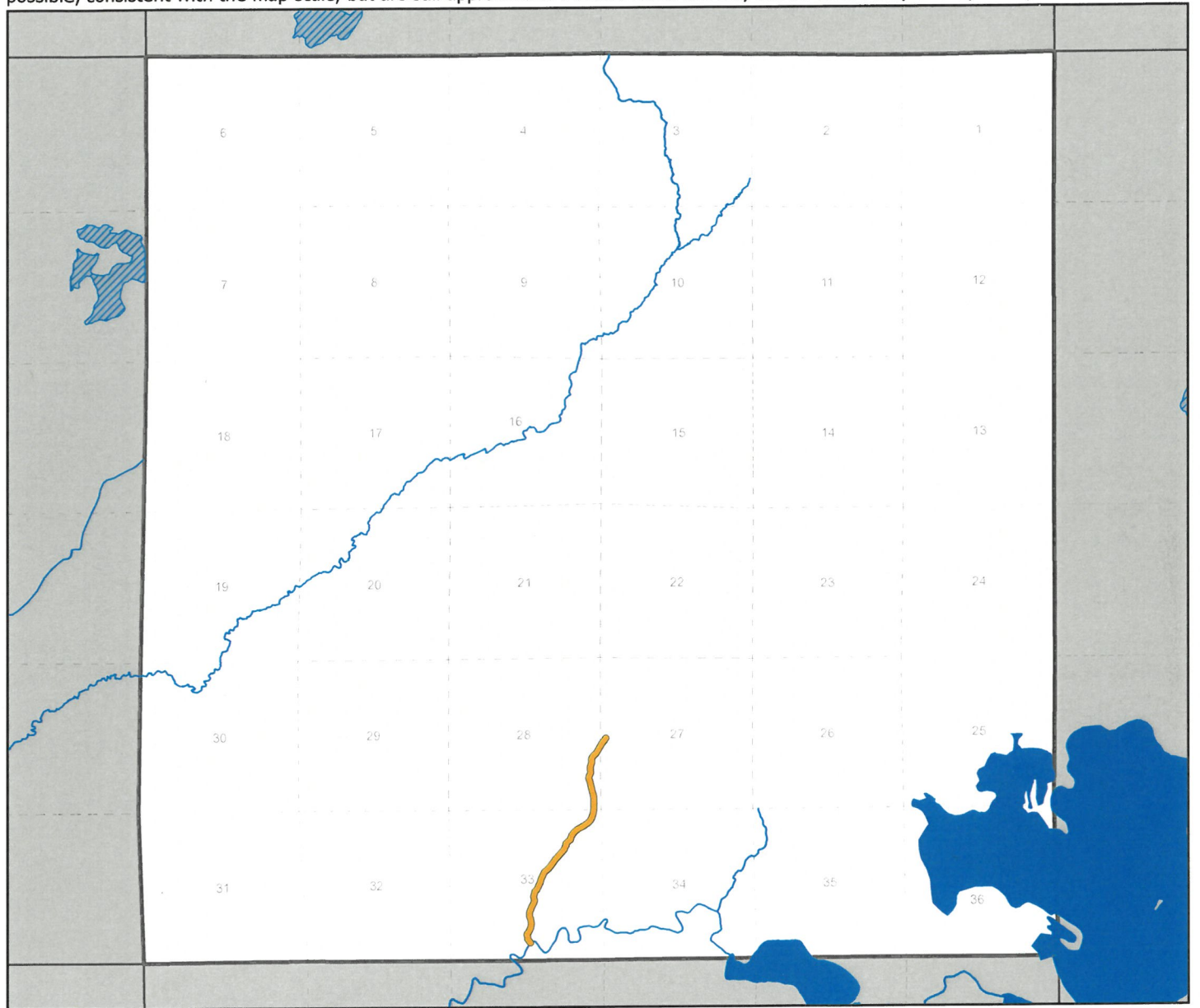
The State of Minnesota, the Minnesota Department of Natural Resources, nor their employees, make any representations or warranties, express or implied, with respect to the use of or reliance on the data provided herewith, regardless of its format or means of transmission. There are no guarantees or representations to the user as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose. THE USER ACCEPTS THE DATA "AS IS" AND ASSUMES ALL RISKS ASSOCIATED WITH ITS USE. The Minnesota Department of Natural Resources assumes no responsibility for actual, consequential, incidental, special or exemplary damages resulting from caused by or associated with, any user's reliance on or use of this data, even if apprised of the likelihood of such damages occurring. All maps and other material provided herein are protected by copyright.



Public Waters Inventory Preliminary Map of Corrections

Crow Wing County
T43 R29

Public waters are defined in Minnesota Statute 103G. The boundaries of public waters shown on this map are drawn as accurately as possible, consistent with the map scale, but are still approximate. Public ditches are only shown where they overlap with public waters.



- Public Waters Natural Watercourse
- - - Public Waters Altered Natural Watercourse
- ■ Public Ditch
- Preliminary Recommendation
- Add (1)
- Remove (0)

- Public Waters Basin
- Public Waters Wetland
- Preliminary Recommendation
- Add (0)
- Remove (0)

PLSS Section

Miles 0 0.5 1 2



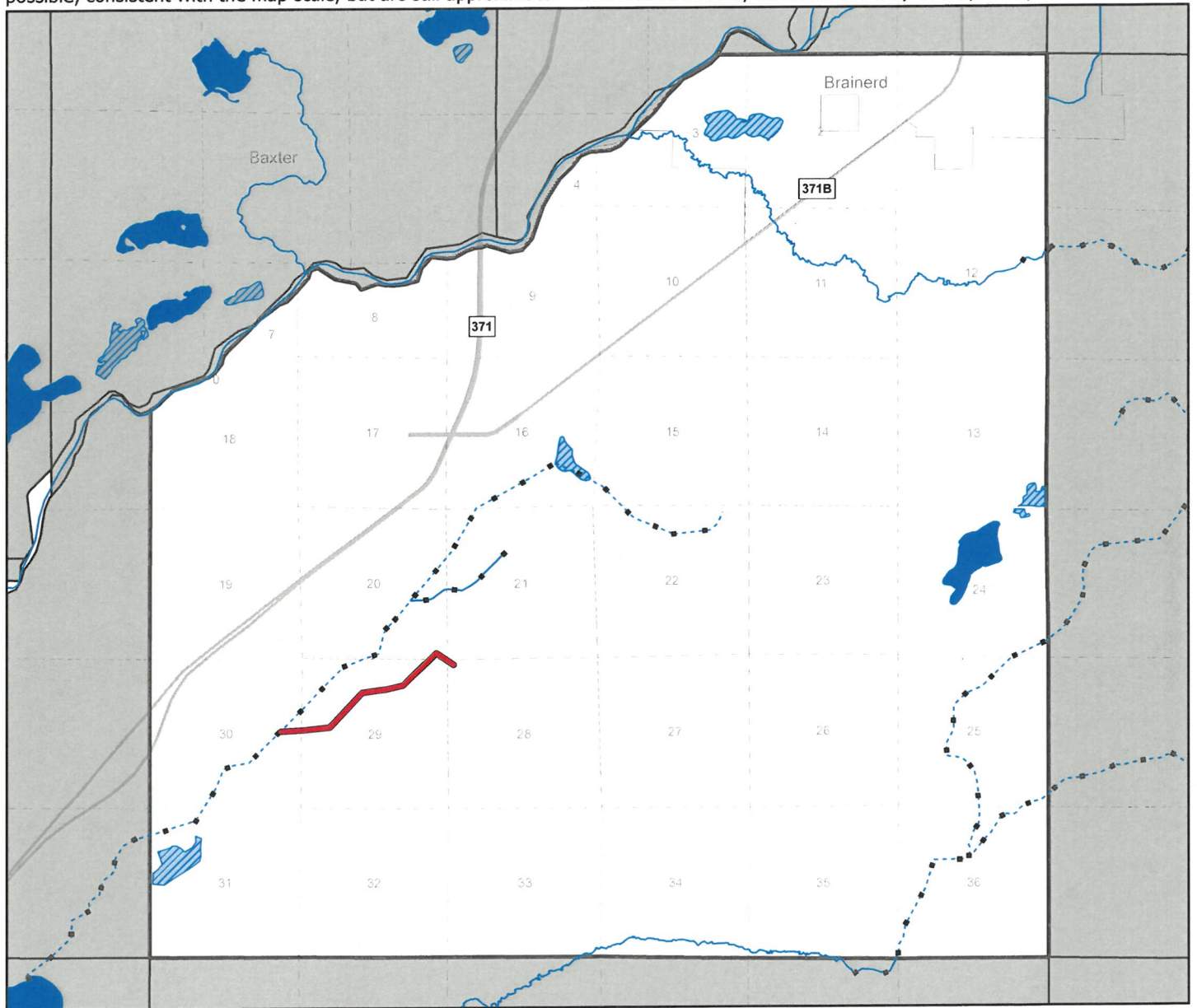
The State of Minnesota, the Minnesota Department of Natural Resources, nor their employees, make any representations or warranties, express or implied, with respect to the use of or reliance on the data provided herewith, regardless of its format or means of transmission. There are no guarantees or representations to the user as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose. THE USER ACCEPTS THE DATA "AS IS" AND ASSUMES ALL RISKS ASSOCIATED WITH ITS USE. The Minnesota Department of Natural Resources assumes no responsibility for actual, consequential, incidental, special or exemplary damages resulting from caused by or associated with, any user's reliance on or use of this data, even if apprised of the likelihood of such damages occurring. All maps and other material provided herein are protected by copyright.



Public Waters Inventory Preliminary Map of Corrections

Crow Wing County
T44 R31

Public waters are defined in Minnesota Statute 103G. The boundaries of public waters shown on this map are drawn as accurately as possible, consistent with the map scale, but are still approximate. Public ditches are only shown where they overlap with public waters.



— Public Waters Natural Watercourse
- - - Public Waters Altered Natural Watercourse
• • • Public Ditch
Preliminary Recommendation
— Add (0)
— Remove (1)

Public Waters Basin
Public Waters Wetland
Preliminary Recommendation
Add (0)
Remove (0)

MN Trunk Highways
City
PLSS Section

Miles 0 0.5 1 2



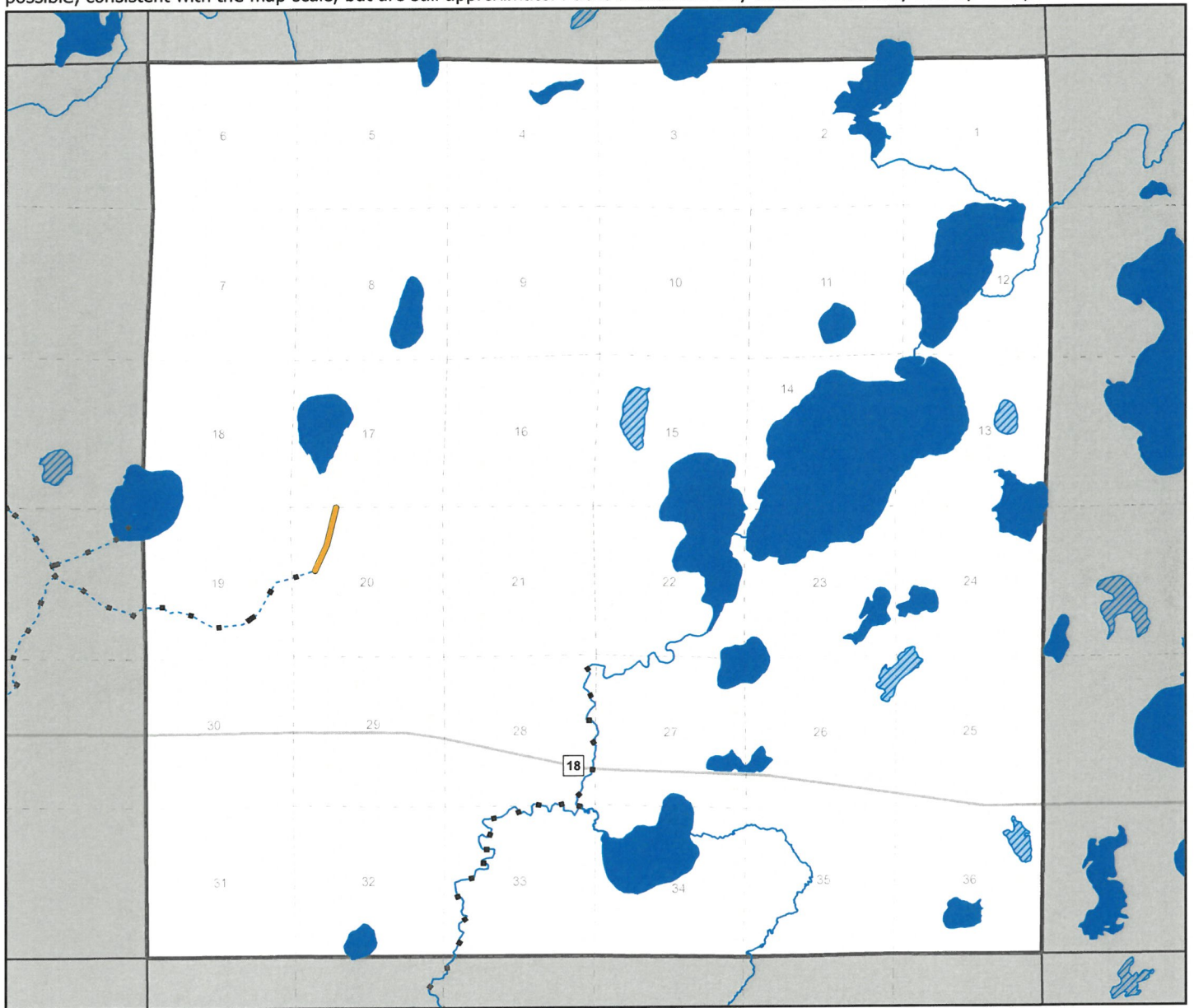
The State of Minnesota, the Minnesota Department of Natural Resources, nor their employees, make any representations or warranties, express or implied, with respect to the use of or reliance on the data provided herewith, regardless of its format or means of transmission. There are no guarantees or representations to the user as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose. THE USER ACCEPTS THE DATA "AS IS" AND ASSUMES ALL RISKS ASSOCIATED WITH ITS USE. The Minnesota Department of Natural Resources assumes no responsibility for actual, consequential, incidental, special or exemplary damages resulting from caused by or associated with, any user's reliance on or use of this data, even if appraised of the likelihood of such damages occurring. All maps and other material provided herein are protected by copyright.



Public Waters Inventory Preliminary Map of Corrections

Crow Wing County
T45 R29

Public waters are defined in Minnesota Statute 103G. The boundaries of public waters shown on this map are drawn as accurately as possible, consistent with the map scale, but are still approximate. Public ditches are only shown where they overlap with public waters.

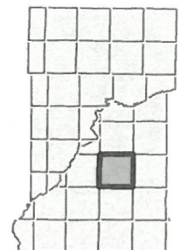


- Public Waters Natural Watercourse
- - - Public Waters Altered Natural Watercourse
- ▪ Public Ditch
- Preliminary Recommendation
- Add (1)
- Remove (0)

- Public Waters Basin
- Public Waters Wetland
- Preliminary Recommendation
- Add (0)
- Remove (0)

- MN Trunk Highways
- PLSS Section

Miles 0 0.5 1 2



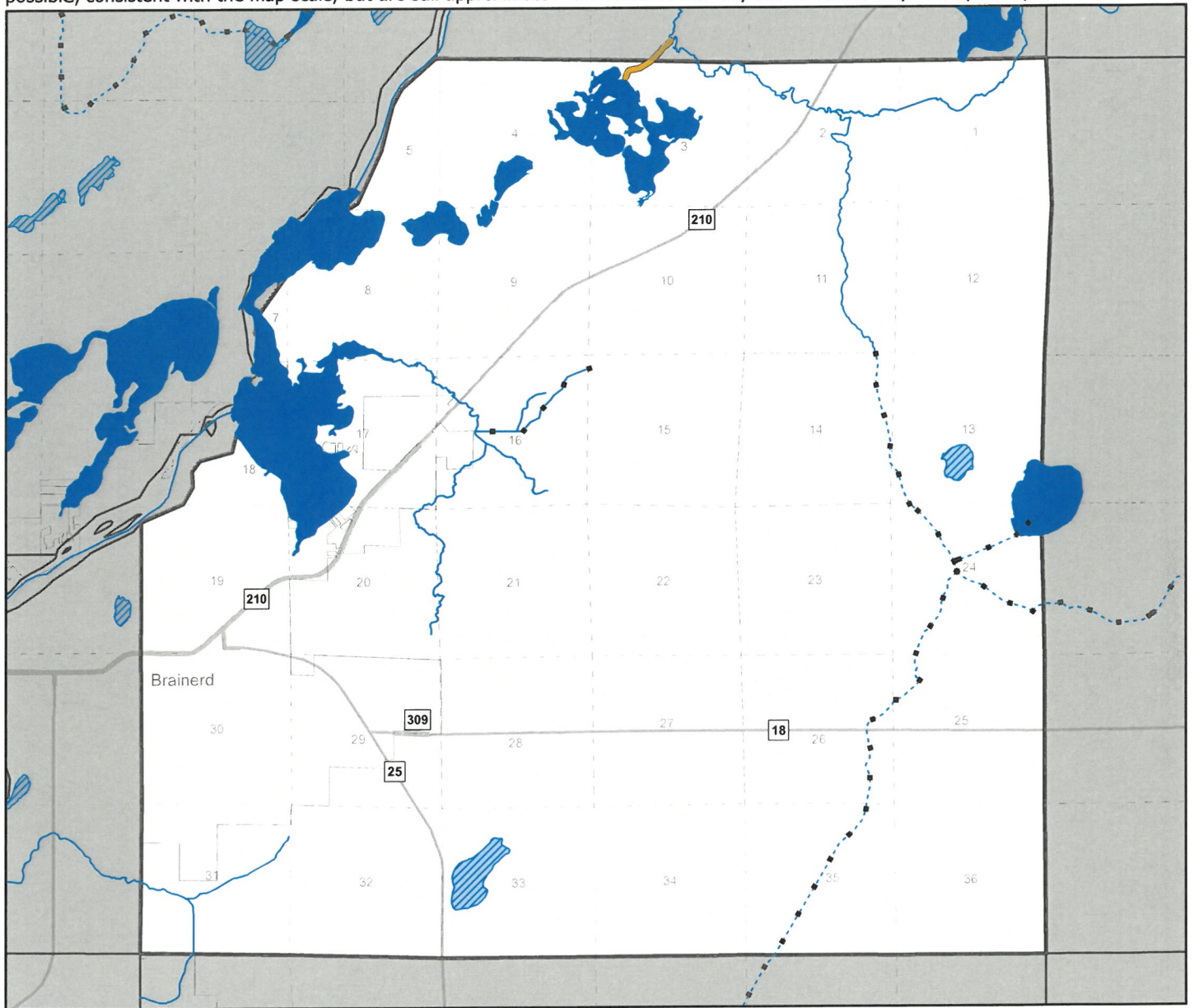
The State of Minnesota, the Minnesota Department of Natural Resources, nor their employees, make any representations or warranties, express or implied, with respect to the use of or reliance on the data provided herewith, regardless of its format or means of transmission. There are no guarantees or representations to the user as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose. THE USER ACCEPTS THE DATA "AS IS" AND ASSUMES ALL RISKS ASSOCIATED WITH ITS USE. The Minnesota Department of Natural Resources assumes no responsibility for actual, consequential, incidental, special or exemplary damages resulting from caused by or associated with, any user's reliance on or use of this data, even if appraised of the likelihood of such damages occurring. All maps and other material provided herein are protected by copyright.



Public Waters Inventory Preliminary Map of Corrections

Crow Wing County
T45 R30

Public waters are defined in Minnesota Statute 103G. The boundaries of public waters shown on this map are drawn as accurately as possible, consistent with the map scale, but are still approximate. Public ditches are only shown where they overlap with public waters.



- Public Waters Natural Watercourse
- - - Public Waters Altered Natural Watercourse
- ▪ Public Ditch
- Preliminary Recommendation
- Add (1)
- Remove (0)

- Public Waters Basin
- Public Waters Wetland
- Preliminary Recommendation
- Add (0)
- Remove (0)

- MN Trunk Highways
- City
- PLSS Section

Miles 0 0.5 1 2



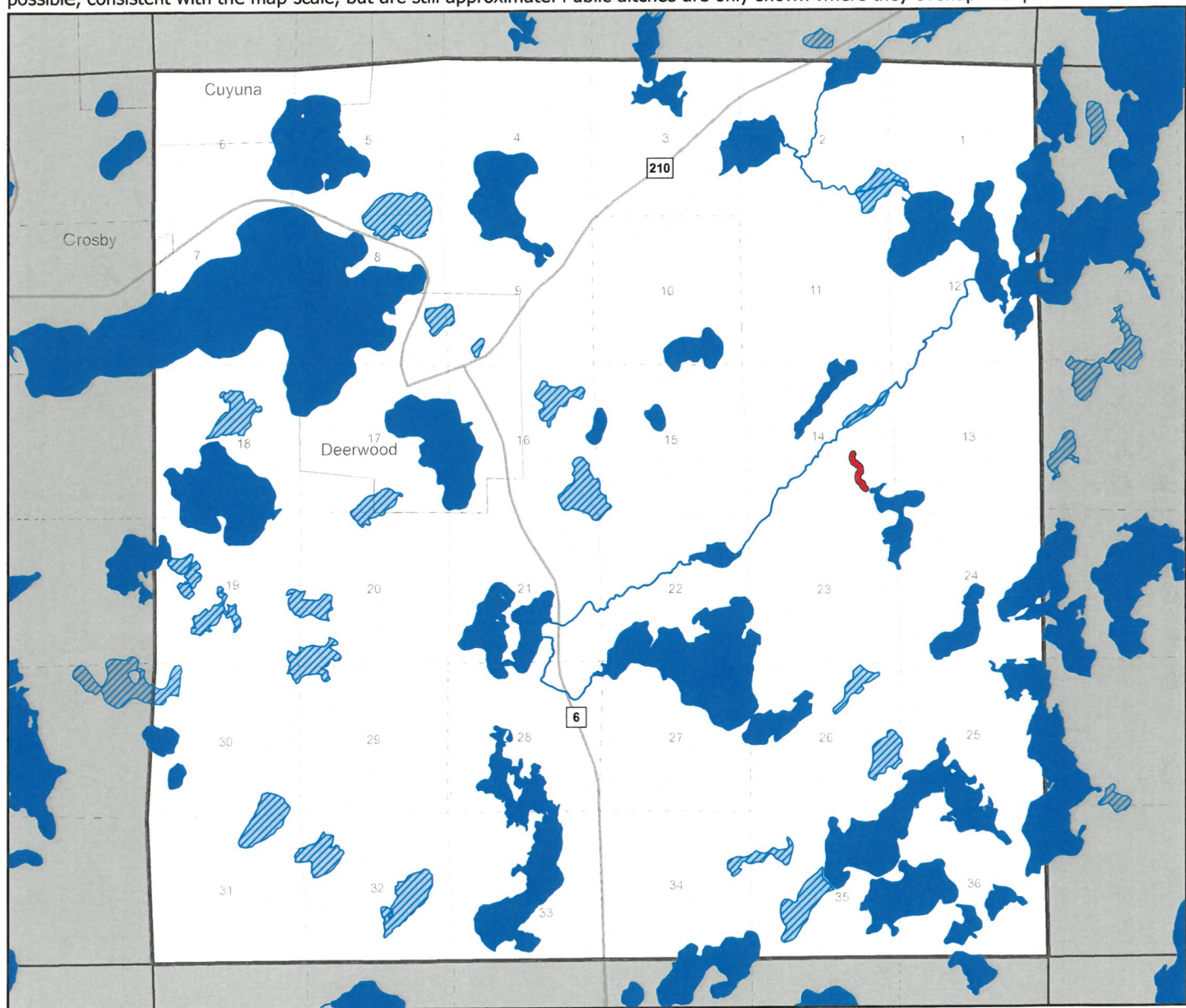
The State of Minnesota, the Minnesota Department of Natural Resources, nor their employees, make any representations or warranties, express or implied, with respect to the use of or reliance on the data provided herewith, regardless of its format or means of transmission. There are no guarantees or representations to the user as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose. THE USER ACCEPTS THE DATA "AS IS" AND ASSUMES ALL RISKS ASSOCIATED WITH ITS USE. The Minnesota Department of Natural Resources assumes no responsibility for actual, consequential, incidental, special or exemplary damages resulting from caused by or associated with, any user's reliance on or use of this data, even if appraised of the likelihood of such damages occurring. All maps and other material provided herein are protected by copyright.



Public Waters Inventory Preliminary Map of Corrections

Crow Wing County
T46 R28

Public waters are defined in Minnesota Statute 103G. The boundaries of public waters shown on this map are drawn as accurately as possible, consistent with the map scale, but are still approximate. Public ditches are only shown where they overlap with public waters.

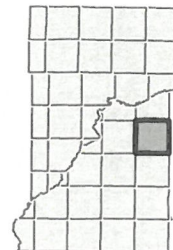


- Public Waters Natural Watercourse
- - - Public Waters Altered Natural Watercourse
- ■ Public Ditch
- Preliminary Recommendation
- Add (0)
- Remove (1)

- Public Waters Basin
- Public Waters Wetland
- Preliminary Recommendation
- Add (0)
- Remove (0)

- MN Trunk Highways
- City
- PLSS Section

Miles 0 0.5 1 2



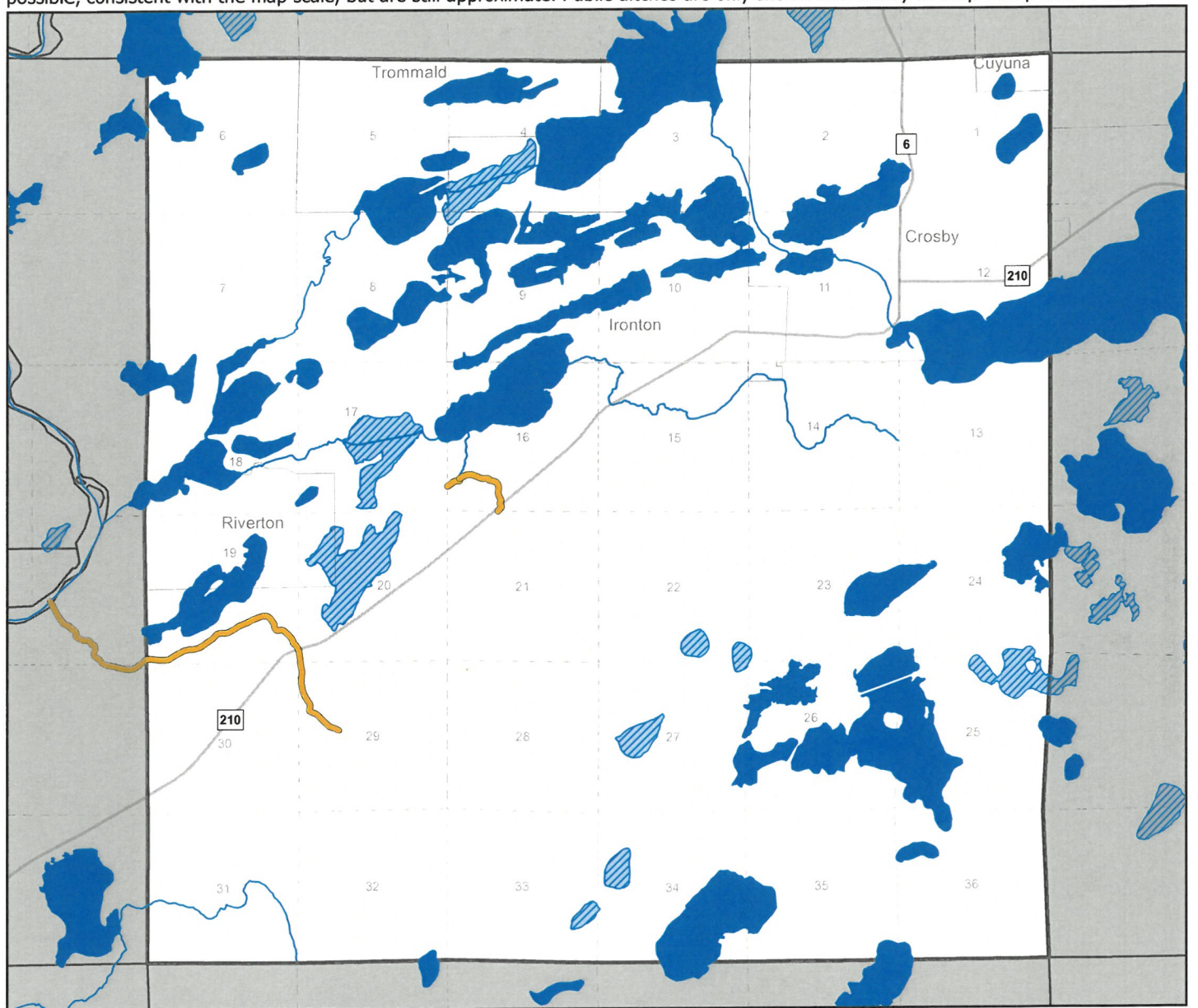
The State of Minnesota, the Minnesota Department of Natural Resources, nor their employees, make any representations or warranties, express or implied, with respect to the use of or reliance on the data provided herewith, regardless of its format or means of transmission. There are no guarantees or representations to the user as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose. THE USER ACCEPTS THE DATA "AS IS" AND ASSUMES ALL RISKS ASSOCIATED WITH ITS USE. The Minnesota Department of Natural Resources assumes no responsibility for actual, consequential, incidental, special or exemplary damages resulting from caused by or associated with, any user's reliance on or use of this data, even if appraised of the likelihood of such damages occurring. All maps and other material provided herein are protected by copyright.



Public Waters Inventory Preliminary Map of Corrections

Crow Wing County
T46 R29

Public waters are defined in Minnesota Statute 103G. The boundaries of public waters shown on this map are drawn as accurately as possible, consistent with the map scale, but are still approximate. Public ditches are only shown where they overlap with public waters.



— Public Waters Natural Watercourse
 - - - Public Waters Altered Natural Watercourse
 ■ ■ Public Ditch
 Preliminary Recommendation
 — Add (3)
 — Remove (0)

Public Waters Basin
 Public Waters Wetland
 Preliminary Recommendation
 Add (0)
 Remove (0)

— MN Trunk Highways
 City
 PLSS Section

Miles 0 0.5 1 2



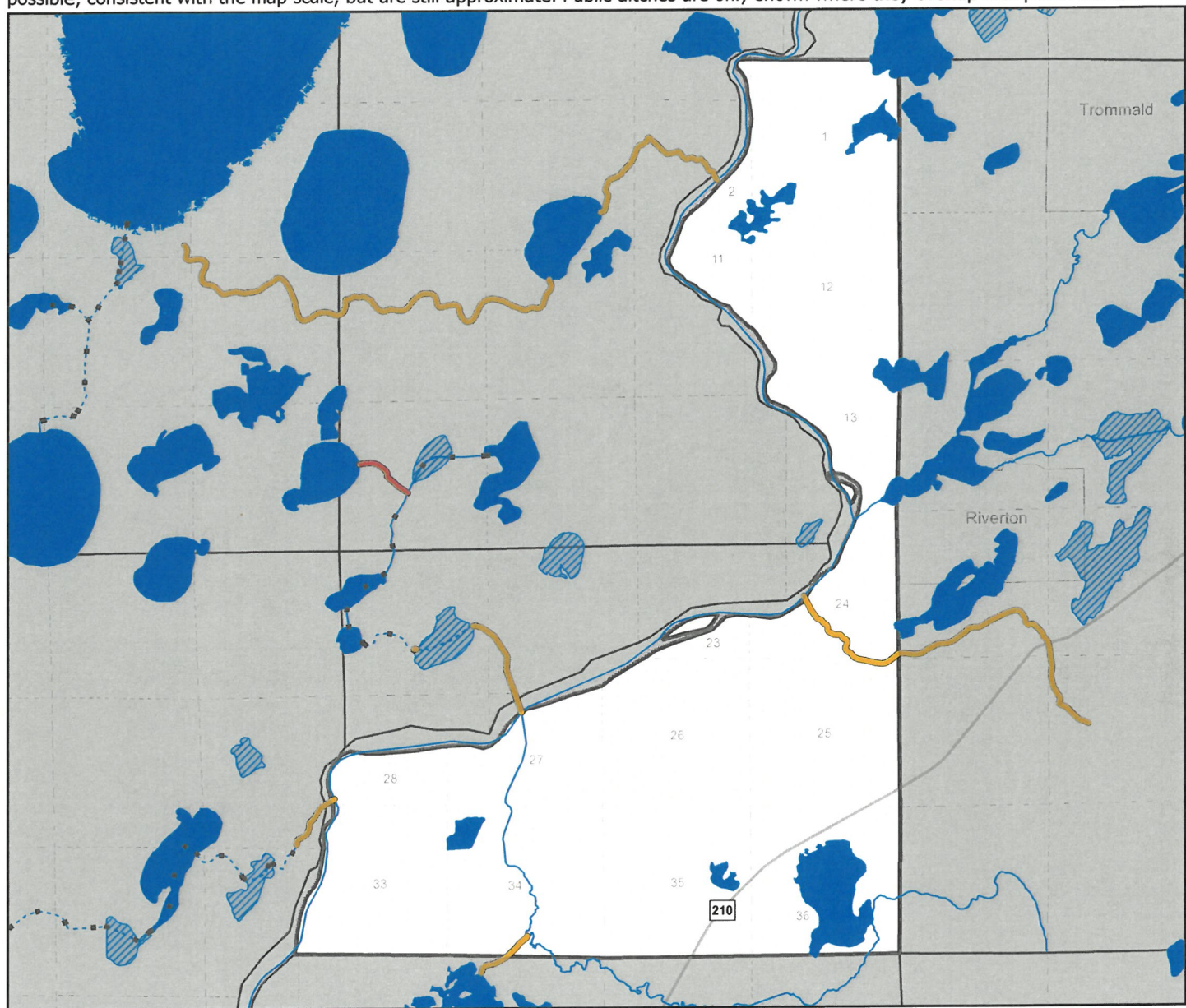
The State of Minnesota, the Minnesota Department of Natural Resources, nor their employees, make any representations or warranties, express or implied, with respect to the use of or reliance on the data provided herewith, regardless of its format or means of transmission. There are no guarantees or representations to the user as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose. THE USER ACCEPTS THE DATA "AS IS" AND ASSUMES ALL RISKS ASSOCIATED WITH ITS USE. The Minnesota Department of Natural Resources assumes no responsibility for actual, consequential, incidental, special or exemplary damages resulting from caused by or associated with, any user's reliance on or use of this data, even if appraised of the likelihood of such damages occurring. All maps and other material provided herein are protected by copyright.



Public Waters Inventory Preliminary Map of Corrections

Crow Wing County
T46 R30

Public waters are defined in Minnesota Statute 103G. The boundaries of public waters shown on this map are drawn as accurately as possible, consistent with the map scale, but are still approximate. Public ditches are only shown where they overlap with public waters.



- Public Waters Natural Watercourse
- - - Public Waters Altered Natural Watercourse
- ■ Public Ditch
- Preliminary Recommendation
- Add (4)
- Remove (0)

- Public Waters Basin
- Public Waters Wetland
- Preliminary Recommendation
- Add (0)
- Remove (0)

- MN Trunk Highways
- City
- PLSS Section

Miles 0 0.5 1 2



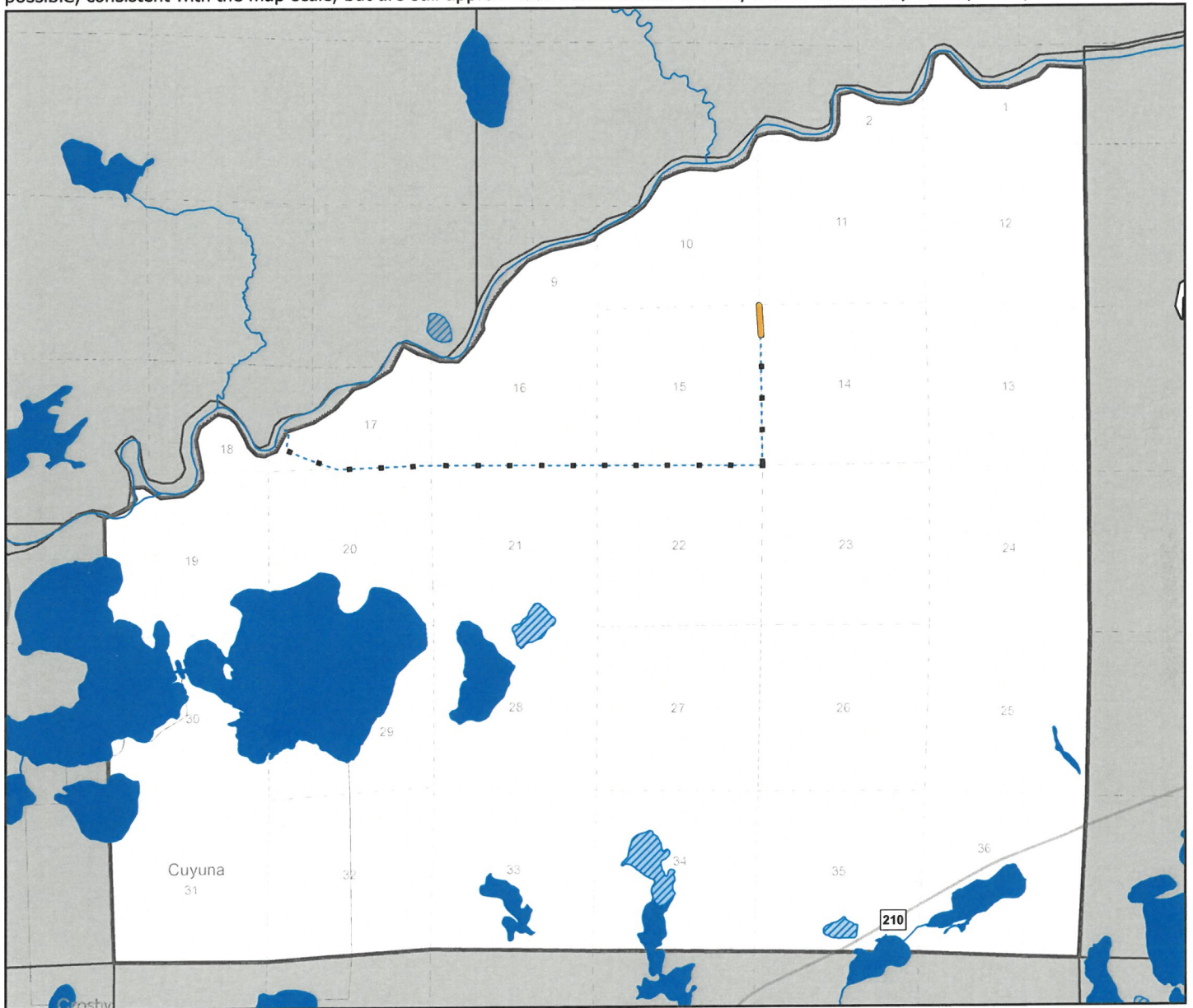
The State of Minnesota, the Minnesota Department of Natural Resources, nor their employees, make any representations or warranties, express or implied, with respect to the use of or reliance on the data provided herewith, regardless of its format or means of transmission. There are no guarantees or representations to the user as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose. THE USER ACCEPTS THE DATA "AS IS" AND ASSUMES ALL RISKS ASSOCIATED WITH ITS USE. The Minnesota Department of Natural Resources assumes no responsibility for actual, consequential, incidental, special or exemplary damages resulting from caused by or associated with, any user's reliance on or use of this data, even if appraised of the likelihood of such damages occurring. All maps and other material provided herein are protected by copyright.



Public Waters Inventory Preliminary Map of Corrections

Crow Wing County
T47 R28

Public waters are defined in Minnesota Statute 103G. The boundaries of public waters shown on this map are drawn as accurately as possible, consistent with the map scale, but are still approximate. Public ditches are only shown where they overlap with public waters.

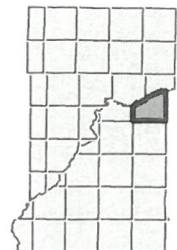


- Public Waters Natural Watercourse
- - - Public Waters Altered Natural Watercourse
- ■ Public Ditch
- Preliminary Recommendation
- Add (1)
- Remove (0)

- Public Waters Basin
- Public Waters Wetland
- Preliminary Recommendation
- Add (0)
- Remove (0)

- MN Trunk Highways
- City
- PLSS Section

Miles 0 0.5 1 2



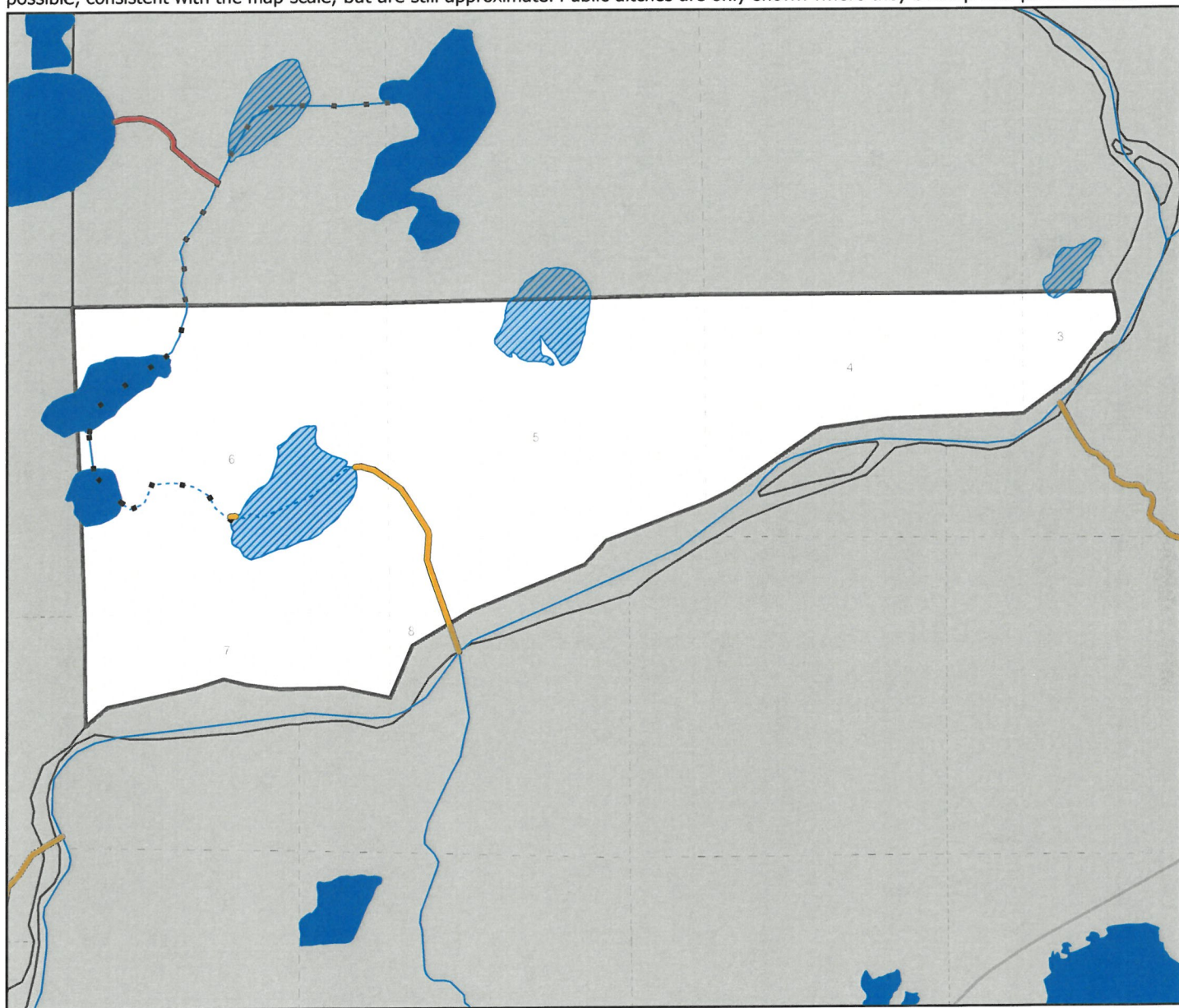
The State of Minnesota, the Minnesota Department of Natural Resources, nor their employees, make any representations or warranties, express or implied, with respect to the use of or reliance on the data provided herewith, regardless of its format or means of transmission. There are no guarantees or representations to the user as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose. THE USER ACCEPTS THE DATA "AS IS" AND ASSUMES ALL RISKS ASSOCIATED WITH ITS USE. The Minnesota Department of Natural Resources assumes no responsibility for actual, consequential, incidental, special or exemplary damages resulting from caused by or associated with, any user's reliance on or use of this data, even if appraised of the likelihood of such damages occurring. All maps and other material provided herein are protected by copyright.



Public Waters Inventory Preliminary Map of Corrections

Crow Wing County
T134 R27

Public waters are defined in Minnesota Statute 103G. The boundaries of public waters shown on this map are drawn as accurately as possible, consistent with the map scale, but are still approximate. Public ditches are only shown where they overlap with public waters.



Public Waters Natural Watercourse
Public Waters Altered Natural Watercourse
Public Ditch
Preliminary Recommendation
Add (2)
Remove (0)

Public Waters Basin
Public Waters Wetland
Preliminary Recommendation
Add (0)
Remove (0)

MN Trunk Highways
PLSS Section

Miles 0 0.25 0.5 1

mn DEPARTMENT OF
NATURAL RESOURCES

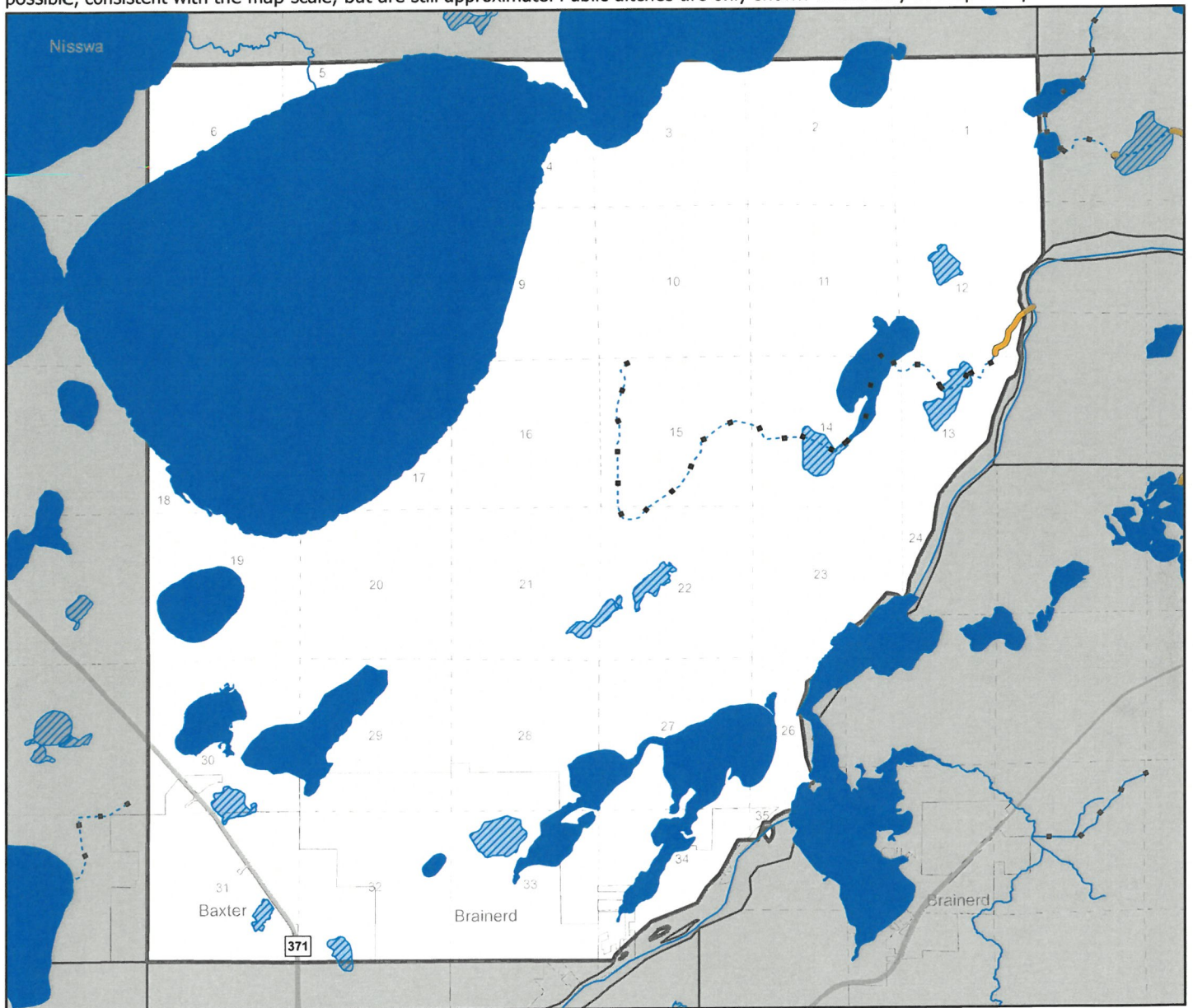
The State of Minnesota, the Minnesota Department of Natural Resources, nor their employees, make any representations or warranties, express or implied, with respect to the use of or reliance on the data provided herewith, regardless of its format or means of transmission. There are no guarantees or representations to the user as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose. THE USER ACCEPTS THE DATA "AS IS" AND ASSUMES ALL RISKS ASSOCIATED WITH ITS USE. The Minnesota Department of Natural Resources assumes no responsibility for actual, consequential, incidental, special or exemplary damages resulting from caused by or associated with, any user's reliance on or use of this data, even if appraised of the likelihood of such damages occurring. All maps and other material provided herein are protected by copyright.



Public Waters Inventory Preliminary Map of Corrections

Crow Wing County
T134 R28

Public waters are defined in Minnesota Statute 103G. The boundaries of public waters shown on this map are drawn as accurately as possible, consistent with the map scale, but are still approximate. Public ditches are only shown where they overlap with public waters.



— Public Waters Natural Watercourse
- - - Public Waters Altered Natural Watercourse
■ ■ Public Ditch
Preliminary Recommendation
— Add (1)
— Remove (0)

Public Waters Basin
Public Waters Wetland
Preliminary Recommendation
Add (0)
Remove (0)

— MN Trunk Highways
City
PLSS Section

Miles 0 0.5 1 2



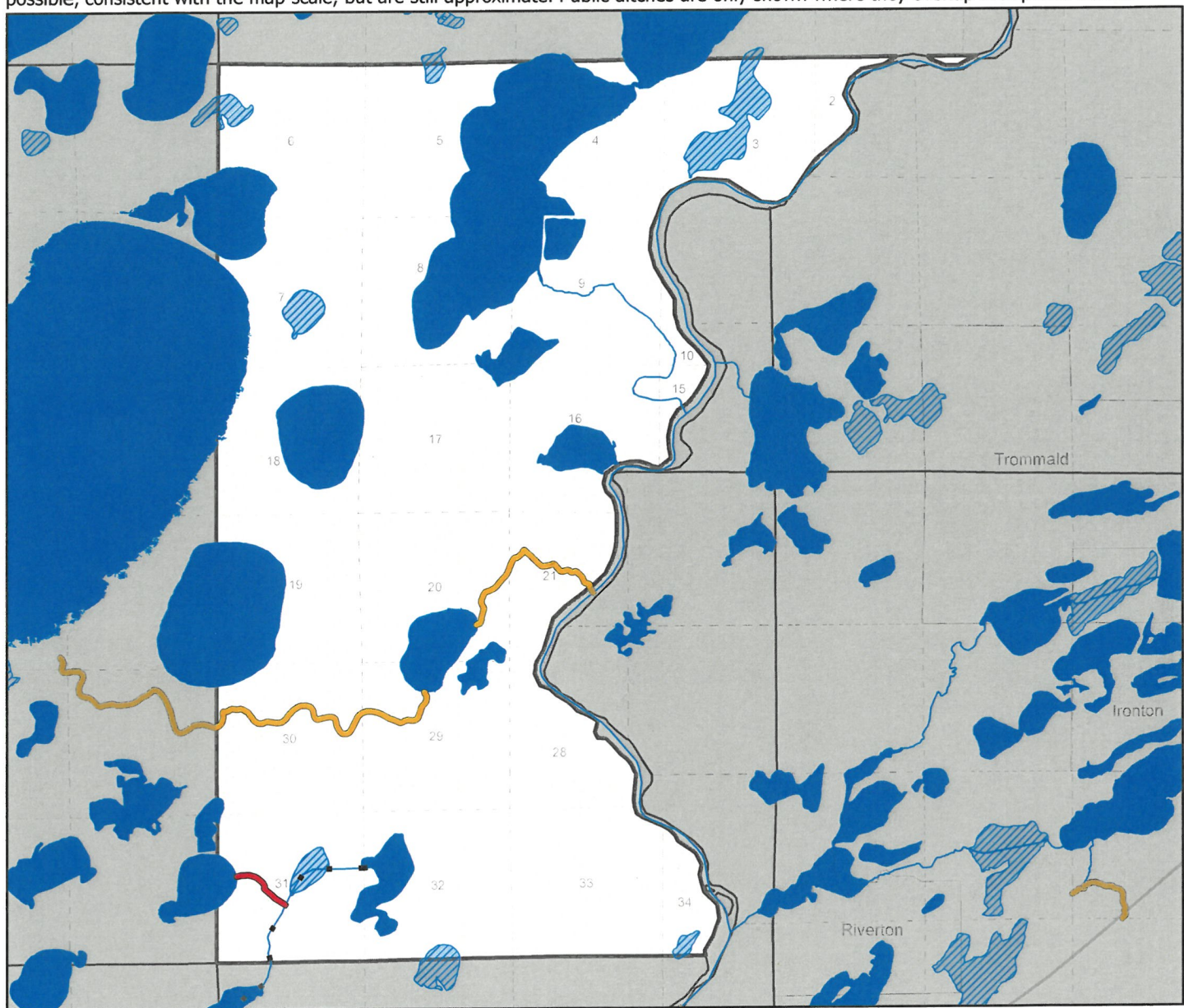
The State of Minnesota, the Minnesota Department of Natural Resources, nor their employees, make any representations or warranties, express or implied, with respect to the use of or reliance on the data provided herewith, regardless of its format or means of transmission. There are no guarantees or representations to the user as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose. THE USER ACCEPTS THE DATA "AS IS" AND ASSUMES ALL RISKS ASSOCIATED WITH ITS USE. The Minnesota Department of Natural Resources assumes no responsibility for actual, consequential, incidental, special or exemplary damages resulting from caused by or associated with, any user's reliance on or use of this data, even if appraised of the likelihood of such damages occurring. All maps and other material provided herein are protected by copyright.



Public Waters Inventory Preliminary Map of Corrections

Crow Wing County
T135 R27

Public waters are defined in Minnesota Statute 103G. The boundaries of public waters shown on this map are drawn as accurately as possible, consistent with the map scale, but are still approximate. Public ditches are only shown where they overlap with public waters.



— Public Waters Natural Watercourse
 - - - Public Waters Altered Natural Watercourse
 ■ ■ Public Ditch
 Preliminary Recommendation
 — Add (1)
 — Remove (1)

Public Waters Basin
 Public Waters Wetland
 Preliminary Recommendation
 Add (0)
 Remove (0)

— MN Trunk Highways
 PLSS Section

Miles 0 0.5 1 2



mn DEPARTMENT OF
NATURAL RESOURCES

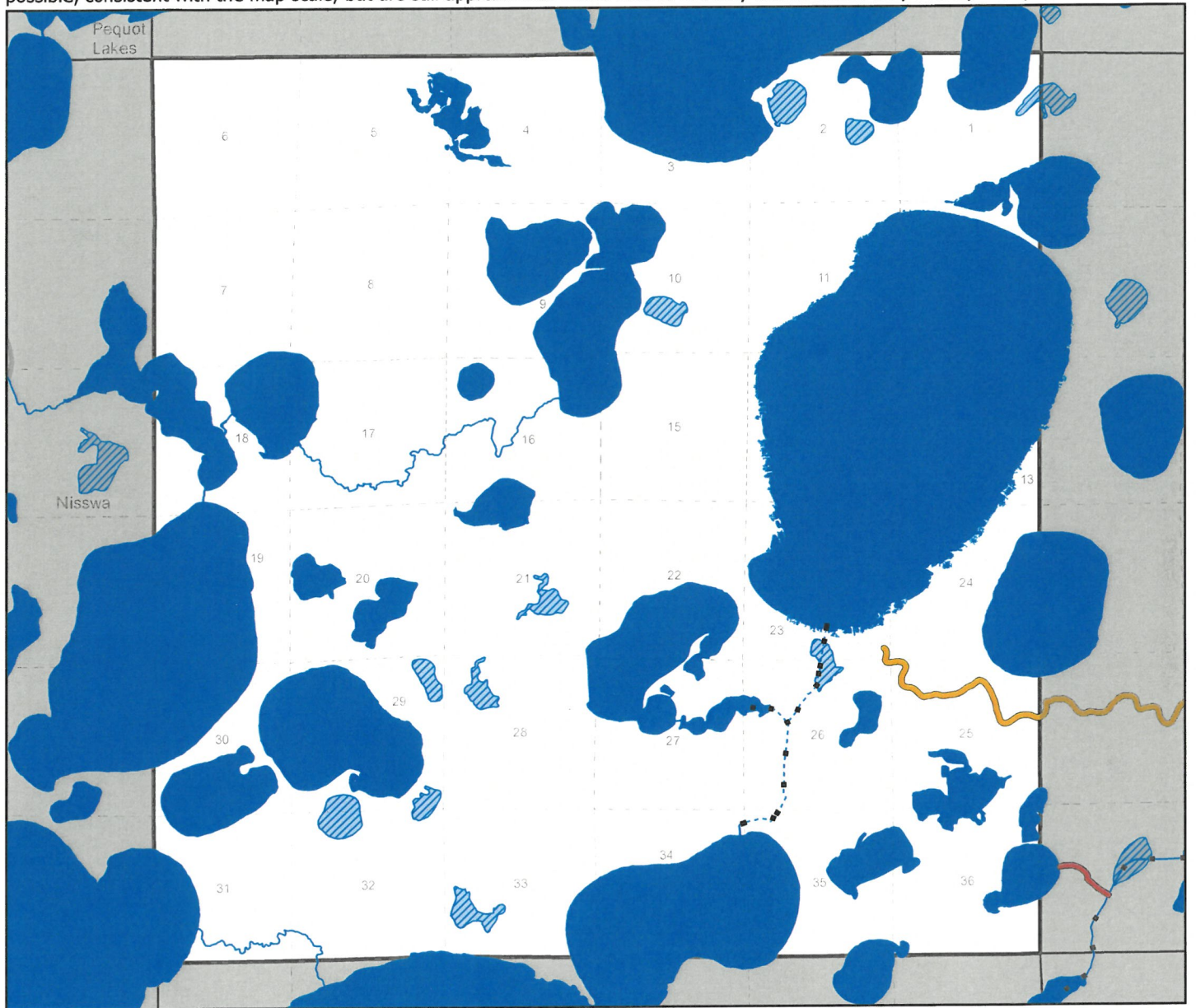
The State of Minnesota, the Minnesota Department of Natural Resources, nor their employees, make any representations or warranties, express or implied, with respect to the use of or reliance on the data provided herewith, regardless of its format or means of transmission. There are no guarantees or representations to the user as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose. THE USER ACCEPTS THE DATA "AS IS" AND ASSUMES ALL RISKS ASSOCIATED WITH ITS USE. The Minnesota Department of Natural Resources assumes no responsibility for actual, consequential, incidental, special or exemplary damages resulting from caused by or associated with, any user's reliance on or use of this data, even if apprised of the likelihood of such damages occurring. All maps and other material provided herein are protected by copyright.



Public Waters Inventory Preliminary Map of Corrections

Crow Wing County
T135 R28

Public waters are defined in Minnesota Statute 103G. The boundaries of public waters shown on this map are drawn as accurately as possible, consistent with the map scale, but are still approximate. Public ditches are only shown where they overlap with public waters.



— Public Waters Natural Watercourse
 - - - Public Waters Altered Natural Watercourse
 ■ ■ Public Ditch
 Preliminary Recommendation
 — Add (1)
 — Remove (0)

Public Waters Basin
 Public Waters Wetland
 Preliminary Recommendation
 Add (0)
 Remove (0)

— MN Trunk Highways
 City
 PLSS Section

Miles 0 0.5 1 2



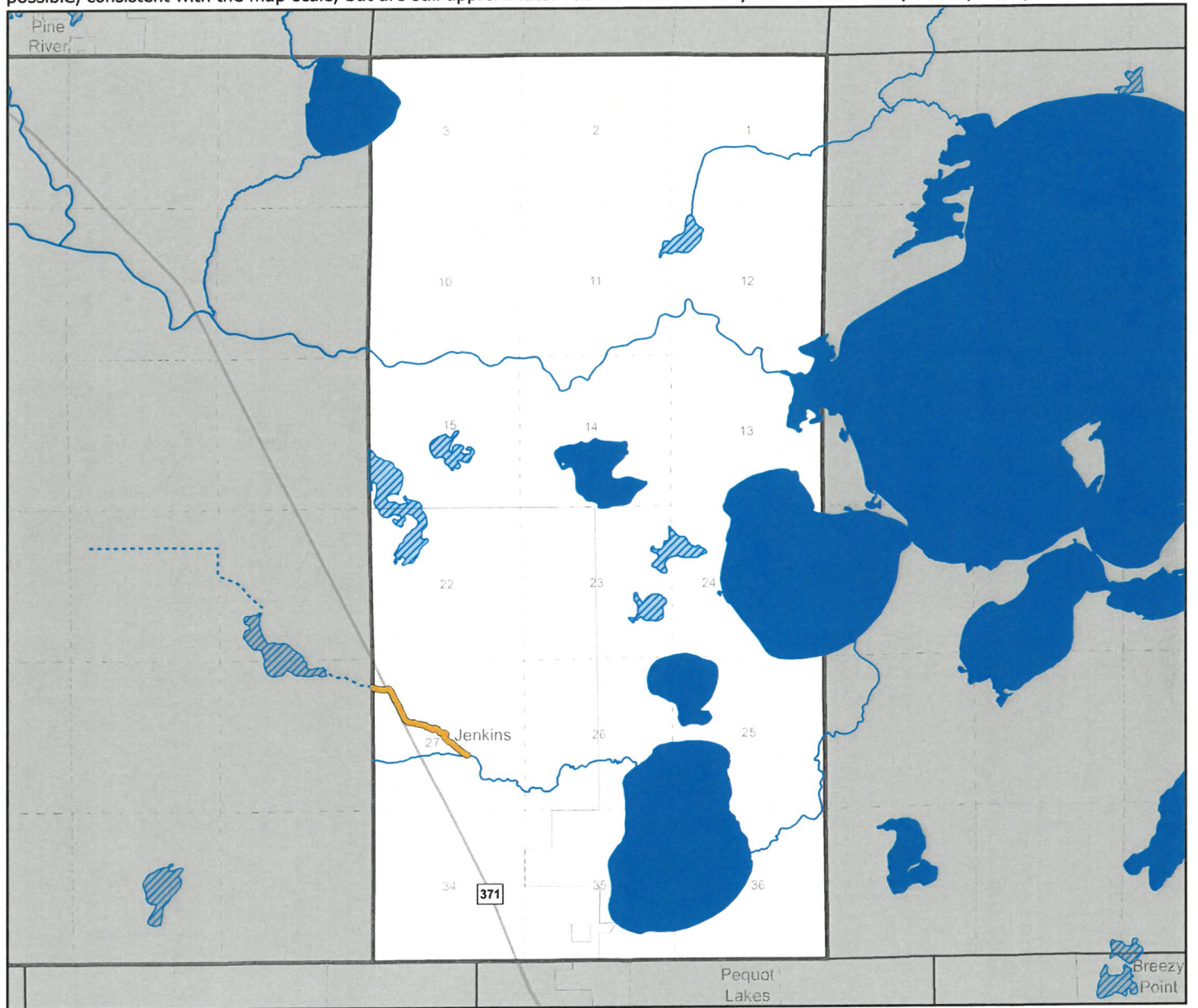
The State of Minnesota, the Minnesota Department of Natural Resources, nor their employees, make any representations or warranties, express or implied, with respect to the use of or reliance on the data provided herewith, regardless of its format or means of transmission. There are no guarantees or representations to the user as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose. THE USER ACCEPTS THE DATA "AS IS" AND ASSUMES ALL RISKS ASSOCIATED WITH ITS USE. The Minnesota Department of Natural Resources assumes no responsibility for actual, consequential, incidental, special or exemplary damages resulting from caused by or associated with, any user's reliance on or use of this data, even if apprised of the likelihood of such damages occurring. All maps and other material provided herein are protected by copyright.



Public Waters Inventory Preliminary Map of Corrections

Crow Wing County
T137 R29

Public waters are defined in Minnesota Statute 103G. The boundaries of public waters shown on this map are drawn as accurately as possible, consistent with the map scale, but are still approximate. Public ditches are only shown where they overlap with public waters.



- Public Waters Natural Watercourse
- - - Public Waters Altered Natural Watercourse
- ■ Public Ditch
- Preliminary Recommendation
- Add (1)
- Remove (0)

- Public Waters Basin
- Public Waters Wetland
- Preliminary Recommendation
- Add (0)
- Remove (0)

- MN Trunk Highways
- City
- PLSS Section

Miles 0 0.5 1 2



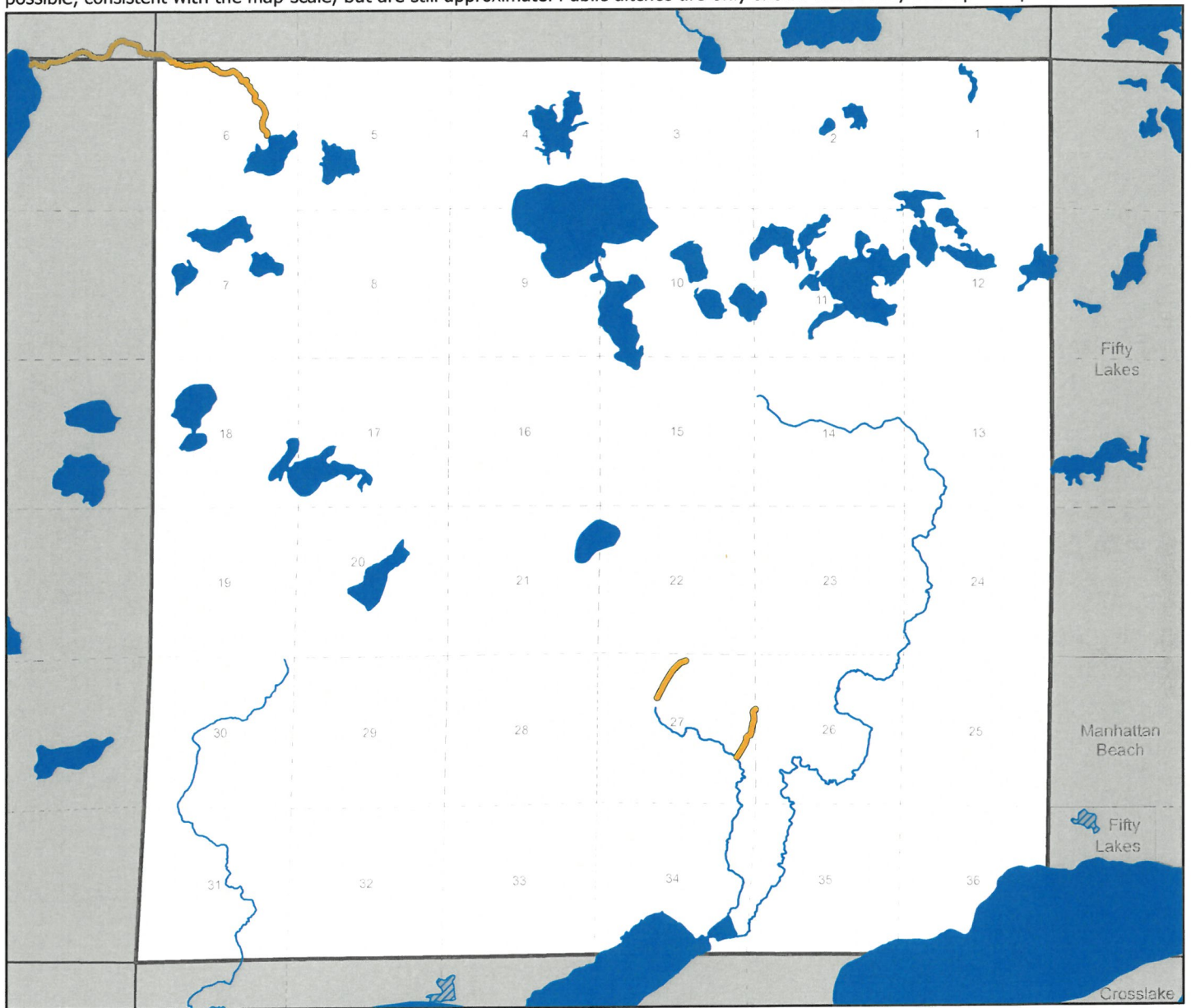
The State of Minnesota, the Minnesota Department of Natural Resources, nor their employees, make any representations or warranties, express or implied, with respect to the use of or reliance on the data provided herewith, regardless of its format or means of transmission. There are no guarantees or representations to the user as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose. THE USER ACCEPTS THE DATA "AS IS" AND ASSUMES ALL RISKS ASSOCIATED WITH ITS USE. The Minnesota Department of Natural Resources assumes no responsibility for actual, consequential, incidental, special or exemplary damages resulting from caused by or associated with, any user's reliance on or use of this data, even if apprised of the likelihood of such damages occurring. All maps and other material provided herein are protected by copyright.



Public Waters Inventory Preliminary Map of Corrections

Crow Wing County
T138 R28

Public waters are defined in Minnesota Statute 103G. The boundaries of public waters shown on this map are drawn as accurately as possible, consistent with the map scale, but are still approximate. Public ditches are only shown where they overlap with public waters.



- Public Waters Natural Watercourse
- Public Waters Altered Natural Watercourse
- Public Ditch
- Preliminary Recommendation
- Add (3)
- Remove (0)

- Public Waters Basin
- Public Waters Wetland
- Preliminary Recommendation
- Add (0)
- Remove (0)

- City
- PLSS Section

Miles 0 0.5 1 2



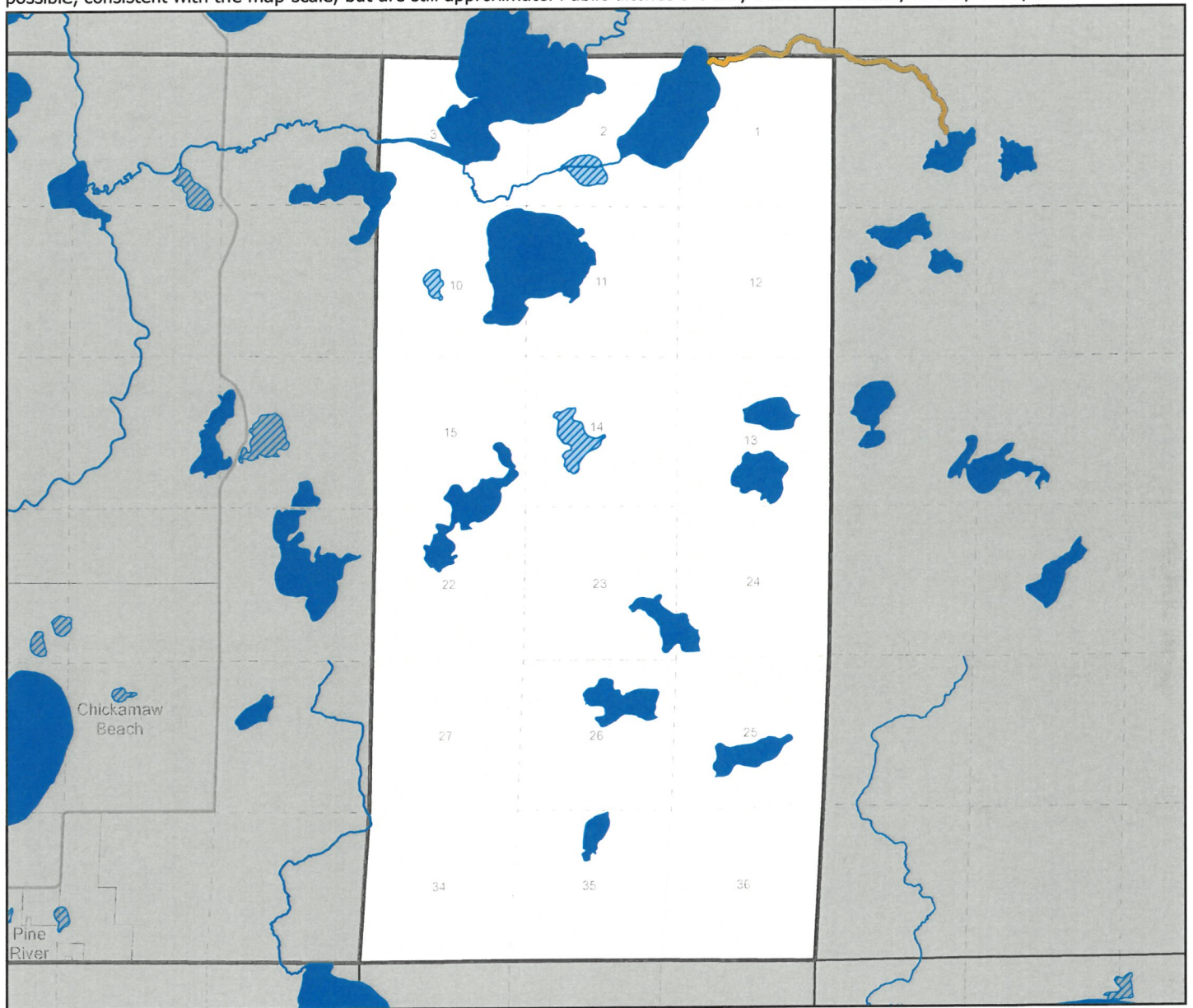
The State of Minnesota, the Minnesota Department of Natural Resources, nor their employees, make any representations or warranties, express or implied, with respect to the use of or reliance on the data provided herewith, regardless of its format or means of transmission. There are no guarantees or representations to the user as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose. THE USER ACCEPTS THE DATA "AS IS" AND ASSUMES ALL RISKS ASSOCIATED WITH ITS USE. The Minnesota Department of Natural Resources assumes no responsibility for actual, consequential, incidental, special or exemplary damages resulting from caused by or associated with, any user's reliance on or use of this data, even if apprised of the likelihood of such damages occurring. All maps and other material provided herein are protected by copyright.



Public Waters Inventory Preliminary Map of Corrections

Crow Wing County
T138 R29

Public waters are defined in Minnesota Statute 103G. The boundaries of public waters shown on this map are drawn as accurately as possible, consistent with the map scale, but are still approximate. Public ditches are only shown where they overlap with public waters.



- Public Waters Natural Watercourse
- - - Public Waters Altered Natural Watercourse
- ■ Public Ditch
- Preliminary Recommendation
- Add (1)
- Remove (0)

- Public Waters Basin
- ▨ Public Waters Wetland
- Preliminary Recommendation
- Add (0)
- Remove (0)

- MN Trunk Highways
- PLSS Section

Miles 0 0.5 1 2



The State of Minnesota, the Minnesota Department of Natural Resources, nor their employees, make any representations or warranties, express or implied, with respect to the use of or reliance on the data provided herewith, regardless of its format or means of transmission. There are no guarantees or representations to the user as to the accuracy, currency, completeness, suitability or reliability of this data for any purpose. THE USER ACCEPTS THE DATA "AS IS" AND ASSUMES ALL RISKS ASSOCIATED WITH ITS USE. The Minnesota Department of Natural Resources assumes no responsibility for actual, consequential, incidental, special or exemplary damages resulting from caused by or associated with, any user's reliance on or use of this data, even if appraised of the likelihood of such damages occurring. All maps and other material provided herein are protected by copyright.



Preliminary Corrections to Public Waters Inventory

Crow Wing County, Minnesota

A. Proposed Additions as Public Waters

- The following are natural and altered watercourses to be added.

ID	Start Point			End Point			Length (Mi)
	UTM X	UTM Y	TWN-RNG-SEC	UTM X	UTM Y	TWN-RNG-SEC	
M-102	414300.7	5143621.7	T:46 R:30 S:27	413795.6	5144571.4	T:134 R:27 S:6	0.72
M-102	413184.5	5144332.3	T:134 R:27 S:6	413154.4	5144331.7	T:134 R:27 S:6	0.02
M-103- 001-002- 001	421769.9	5146065.2	T:46 R:29 S:16	421644.6	5145986.1	T:46 R:29 S:16	0.10
M-108.2	434603.2	5156924.2	T:47 R:28 S:15	434618.0	5156630.1	T:47 R:28 S:14	0.18
M-101- 000.5	414326.9	5141187.9	T:46 R:30 S:34	413831.2	5140795.2	T:45 R:30 S:3	0.41
M-106- 011	398050.3	5167268.4	T:137 R:29 S:27	398050.3	5167268.4	T:137 R:29 S:27	0.88
M-101- 002-001	420099.1	5135431.9	T:45 R:29 S:20	420337.3	5136108.3	T:45 R:29 S:17	0.45
M-106- 008-001- 001	408453.5	5176721.5	T:138 R:28 S:27	408653.9	5177226.9	T:138 R:28 S:26	0.35
M-106- 008-001	407617.1	5177372.6	T:138 R:28 S:27	407929.3	5177764.9	T:138 R:28 S:27	0.32
M-100.5	412272.9	5142719.1	T:46 R:30 S:28	411848.3	5142227.8	T:134 R:28 S:12	0.43

<Null>	414656.7	5148316.2	T:135 R:28 S:23	415225.2	5149035.1	T:135 R:27 S:21	0.03
M-081-023	422081.9	5112109.8	T:43 R:29 S:33	422903.1	5114286.1	T:43 R:29 S:27	1.56
<Null>	417378.4	5144828.2	T:46 R:30 S:24	420447.8	5143387.6	T:46 R:29 S:29	2.74
M-106-014-001	401047.7	5184273.4	T:138 R:29 S:1	403559.5	5183471.1	T:138 R:28 S:6	2.23
M-103-001-002	421769.9	5146065.2	T:46 R:29 S:16	422183.3	5145707.6	T:46 R:29 S:16	0.70

2. The following are basins and wetlands to be added.

(no proposed corrections)

B. Proposed Removals as Public Waters

1. The following are natural and altered watercourses to be removed.

ID	Start Point			End Point			Length (Mi)
	UTM X	UTM Y	TWN-RNG-SEC	UTM X	UTM Y	TWN-RNG-SEC	
M-102-001	412591.2	5146349.3	T:135 R:27 S:31	413114.1	5146031.4	T:135 R:27 S:31	0.72
M-111-006	435673.3	5146228.1	T:46 R:28 S:14	435807.2	5145845.8	T:46 R:28 S:14	0.02
M-095-003	400407.5	5124378.5	T:44 R:31 S:28	402048.4	5125050.6	T:44 R:31 S:30	0.10

2. The following are basins and wetlands to be removed.

(no proposed corrections)

