

Division of Forestry | 500 Lafayette Road, St. Paul, MN 55155

Mark Johnson
Executive Director
Lessard-Sams Outdoor Heritage Council
100 Rev. Dr. Martin Luther King Jr. Blvd.
State Office Building, Room 95
St. Paul, MN 55155

May 28, 2024

Dear Mr. Johnson:

Itasca County is proposing a county road project that will impact lands owned by Blandin Paper Company over which the State holds a conservation easement funded in part by the Outdoor Heritage Fund. The project will result in a conversion of forestland to road right-of-way and a conveyance of a permanent road easement to Itasca County. The State's easement will remain in effect on the land.

Project Description: Itasca County is proposing a reconstruction project on CSAH 7, beginning the summer of 2024. The proposed work will include general reconstruction and other improvements of the current road which will require conveyance of a permanent road easement to Itasca County across five tracts: Tract 69 located in the Northeast Quarter of the Southeast Quarter, Section 34, Township 58 North, Range 24 West, Itasca County; Tract 66 located in the Southwest Quarter of the Southwest Quarter; Tract 71 located in the Northwest Quarter of the Southwest Quarter; Tract 72 located in the Southwest Quarter of the Northwest Quarter; and Tract 75 located in the Northwest Quarter of the Northwest Quarter, all in Section 35, Township 58 North, Range 24 West, Itasca County, Minnesota. The total amount new permanent road easement will be approximately 4.32 acres (shown on the attachments).

According to the easement terms, the State of Minnesota is entitled to a share of the proceeds of any sale, exchange or involuntary conversion of the property formerly subject to this Conservation Easement, according to the State's proportional interest in the Protected Property. The proportional interest is based on the appraised value at the time of acquisition. The proportional interest for this easement is 0.4082954.

The estimated value of the easement, as determined by Itasca County is:

Permanent Easement (4.32 acres or 184,391 sq.ft.) X (\$0.025/sq. ft. determined by Itasca County) = \$4,609.80

Easement Share: (\$4,609.80) X (0.4082954 proportional share) = \$1,882.16

OHF Share: (\$1,882.16) X (0.777) = \$1,462.44

We do not anticipate that the affected lands will be replaced by other conservation lands and recommend that \$1,462.44 be repaid to the Outdoor Heritage Fund (OHF provided approximately 77.7% of the acquisition costs.)

Sincerely,
Christine Ostern, Forest Legacy Program Coordinator
305 East Business Park Drive, Cloquet, MN 55720

CC: Gary Michael
Doug Tillma
Kelly Wilder