

## Lessard-Sams Outdoor Heritage Council

**MEMO:**       **Agenda Item #10**

**DATE:**       December 9, 2025

**SUBJECT:**     Fee Title Land Acquisition with Buildings in north central MN – Northern Waters Land Trust

**PRESENTER:**   Annie Knight and Kathy DonCarlos – Northern Waters Land Trust

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### **Suggested Motion:**

Motion by Member XX to approve the northern forest land acquisition as requested by Northern Waters Land Trust with funds from ML24/FY25 Fisheries Habitat Protection on Strategic North Central MN Lakes and ML24/FY25 Protecting MN Lakes of Outstanding Biological Significance appropriations.

### **Background:**

At its November 12, 2025 meeting, the Council discussed and approved guidelines regarding acquisition of buildings that are on parcels to be acquired with OHF appropriations. The guidelines are as follows:

1. When OHF monies are used in acquiring a parcel of land in fee-title, OHF monies are to be used with the following guidelines in mind:
  - a) The cumulative building/structure value should not exceed 10% of the acquisition price, and Individual buildings should not exceed a value of more than \$100,000, and
  - b) If the cumulative building value and/or individual building value exceeds the above guidelines, pre-approval by the Council is needed before acquisition.
  - c) In the absence of pre-approval by the Council, if the cumulative building value and/or individual building value exceeds the above guidelines, the value exceeding the above guidelines must be paid with non-OHF monies.

Today's request from Northern Waters Land Trust (NWLT) comes before the Council for consideration and discussion because the cumulative value of the buildings exceeds the above benchmark of 10% of the acquisition price. As outlined above in 1(c), no motion is necessary, "if the cumulative building value and/or individual building value exceeds the above guidelines, the value exceeding the above guidelines must be paid with non-OHF monies."

### **Suggested Procedure:**

Northern Waters Land Trust (NWLT) staff will present their request to the council along with an overview of the property being planned for acquisition as a new WMA. NWLT staff will also present regarding the buildings, their locations, values, and potential avenues for acquisition as well as disposal.

### **Attachments:**

- NWLT Letter of request, photos, map, and chart of building values.