

1 To: Senator Marty, Chair  
 2 Committee on Environment and Natural Resources  
 3 Senator Saxhaug,

4 Chair of the Subcommittee on Public Lands and Waters, to  
 5 which was referred

6 S.F. No. 182: A bill for an act relating to state lands;  
 7 authorizing transfer of certain property interests in Ramsey  
 8 County.

9 Reports the same back with the recommendation that the bill  
 10 do pass and be referred to the full committee.

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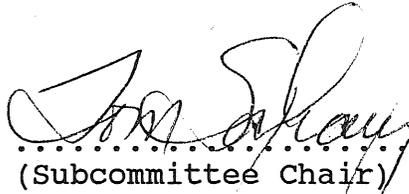
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 .....  
 (Subcommittee Chair)

January 31, 2005.....  
 (Date of Subcommittee action)

Senator Betzold introduced--

S.F. No. 182: Referred to the Committee on Environment and Natural Resources.

1 A bill for an act

2 relating to state lands; authorizing transfer of  
3 certain property interests in Ramsey County.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

5 Section 1. [CONVEYANCE OF STATE INTEREST IN REAL PROPERTY  
6 TO CITY OF MOUNDS VIEW.]

7 (a) Notwithstanding Minnesota Statutes, sections 16B.281,  
8 16B.282, 92.45, or any other law to the contrary, the  
9 commissioner of transportation shall convey to the city of  
10 Mounds View all right, title, and interest of the state of  
11 Minnesota created by corrective deed dated March 16, 1989, in  
12 the land located in Ramsey County, described as:

13 That part of Tract A described below:

14 Tract A: The South Half of the Northeast Quarter of  
15 Section 5, Township 30 North, Range 23 West, Ramsey County,  
16 Minnesota.

17 Which lies southerly of a line run parallel with and distant 100  
18 feet southerly of Line 1 described below:

19 Line 1: Beginning at a point on the north and south  
20 quarter line of said Section 5, distant 608.35 feet north  
21 of the center of said Section 5; thence run southeasterly  
22 at an angle of 71 degrees 10 minutes 29 seconds from said  
23 north and south quarter line (measured from south to east)  
24 for 447.07 feet; thence deflect to the left on a tangential  
25 curve having a radius of 3820.91 feet and a delta angle of  
26 10 degrees 56 minutes 13 seconds for 729.36 feet; thence on  
27 tangent to said curve for 934.98 feet; thence deflect to  
28 the right on a tangential curve having a radius of 636.29  
29 feet and a delta angle of 60 degrees 29 minutes 19 seconds  
30 for 671.75 feet and there terminating.

31 Together with that part of Tract A hereinbefore described, which

1 lies northerly and westerly of the following described line:

2 Commencing at the center of said Section 5; thence north on  
3 an azimuth of 359 degrees 23 minutes 10 seconds (azimuth  
4 oriented to Minnesota State Plane Coordinate System) along  
5 the north and south quarter line of said Section 5 for  
6 781.42 feet to the point of beginning of the line to be  
7 described; thence on an azimuth of 108 degrees 12 minutes  
8 41 seconds, 231.14 feet; thence on an azimuth of 98 degrees  
9 27 minutes 03 seconds, 1486.78 feet; thence run  
10 northeasterly for 447.16 feet on a nontangential curve,  
11 concave to the northwest, having a radius of 720 feet, a  
12 delta angle of 35 degrees 35 minutes 02 seconds and a chord  
13 azimuth of 76 degrees 55 minutes 11 seconds; thence on an  
14 azimuth of 59 degrees 07 minutes 40 seconds, 192.89 feet;  
15 thence run northerly 398.14 feet on a nontangential curve,  
16 concave to the northwest, having a radius of 850 feet, a  
17 delta angle of 26 degrees 50 minutes 15 seconds and a chord  
18 azimuth of 29 degrees 26 minutes 05 seconds; thence on an  
19 azimuth of 16 degrees 00 minutes 57 seconds, 303.65 feet to  
20 the north line of said Tract A and there terminating;

21 Containing 52.41 acres, more or less.

22 (b) The conveyance shall be by quit claim deed without  
23 consideration in a form approved by the attorney general.

24 (c) This property was acquired by the Department of  
25 Transportation for construction of a new portion of Trunk  
26 Highway No. 10 west of Interstate Highway 35W. The property was  
27 not needed for highway purposes. In 1988, the commissioner of  
28 transportation deeded the property to the city of Mounds View  
29 subject to a right of reverter. The state of Minnesota and the  
30 Department of Transportation no longer need the right of  
31 reverter.

## Proposed Medtronic Campus at the Bridges Golf Course

### Senate File 182 / House File 310

## Act Relating to Transferring Certain Interests in Real Property in Ramsey County to the City of Mounds View

- ❖ The City of Mounds View owns 118.1 acres of land at the junction of State Highway 10 and Interstate 35W. (The land located within the yellow line shown on the attached map). This is divided between the undeveloped portion (45.9 acres, the former SYSCO property on the west side) and the developed portion of the Bridges Golf Course (72.2 acres, the former MnDOT & other acquired property).
- ❖ Pursuant to legislation in 1988, the City of Mounds View was able to acquire for no consideration title to 52.41 acres of excess lands originally taken by the State of Minnesota for the State Highway 10 construction project connecting to I-35W. Approximately 40.4 acres are located north of State Hwy. 10; and 12.1 acres are located south of State Hwy 10 in Mounds View.
- ❖ The special legislation required that the property be transferred to the City without consideration, with the property being subject to the requirement that the property be used for a public purpose or title would revert back to the State of Minnesota. The City first received a deed in 1989 that contained the “public purpose” deed restriction.
- ❖ In 1993 the City of Mounds View began pursuing the option of constructing a nine-hole municipal golf course, part of which is located on the former MnDOT property. During 1994 the golf course was constructed on the 72 acres of land north of State Highway 10 controlled by the City.
- ❖ On January 1, 1994 the City issued \$3,090,000 in tax-exempt bonds to construct the golf course. Currently \$2.65 million in bonded indebtedness remains. During the past decade deficits with the golf course operation have resulted in municipal interfund loans of approximately \$1,500,000. Thus, the current debt related to the golf course is about \$4,150,000.
- ❖ During 2003 and 2004 the City of Mounds View began considering alternative uses of the Bridges Golf Course.
- ❖ The Mounds View City Council authorized the rezoning of the Bridges site in October of 2003 from Public Facilities (PF) to Industrial (I-1). The former SYSCO property was likewise rezoned I-1.

January 28, 2005

## Proposed Medtronic Campus at the Bridges Golf Course

### Senate File 182 / House File 310

## Act Relating to Transferring Certain Interests in Real Property in Ramsey County to the City of Mounds View (Continued)

- ❖ In the Fall of 2004 Medtronic began working with the City regarding the redevelopment of the property for a proposed corporate office development. The campus would be used by the Company's largest division, Cardiac Rhythm Management (CRM) for research and development activities.
- ❖ The first phase of the Medtronic campus would involve the construction of 820,000 sq. ft. of office space in several buildings, would take two years to construct, and would entail an investment of \$65 million in new facilities. Employment during the first phase is projected to reach 3,300 employees.
- ❖ Ultimately, the Medtronic campus at the Bridges could reach between 1.5 million and 2.0 million sq. ft. of office space and upwards of 6,000 employees.
- ❖ The Medtronic development, which would be the Company's largest facility in the world, will not move forward with the City if the public purpose or reverter clause is not removed from the title. Medtronic wants clear title to all parcels in the project area. The City of Mounds View would retain ownership of the former SYSCO property.
- ❖ Medtronic has indicated that it wishes to begin site preparation activities in September of 2005. This schedule requires prompt review and approval of the project by federal, state, and local agencies.
- ❖ Senate File 182 is among the most important actions necessary for this project to move forward. The City of Mounds View is seeking to have the "public purpose" deed restriction removed at the earliest possible time.
- ❖ Sale of the Bridges golf course triggers mandatory redemption of the construction bonds. Therefore, the City would be required to payoff the debt at the time of closing.

# Medtronic Project Area in Mounds View



Senator LeClair introduced--

S.F. No. 390: Referred to the Committee on Environment and Natural Resources.

1 A bill for an act

2 relating to state lands; authorizing private sale of  
3 certain surplus state land bordering public water.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

5 Section 1. [PRIVATE SALE OF SURPLUS STATE LAND BORDERING  
6 PUBLIC WATER; WASHINGTON COUNTY.]

7 (a) Notwithstanding Minnesota Statutes, sections 92.45,  
8 94.09, and 94.10, the commissioner of natural resources may sell  
9 by private sale the surplus land bordering public water that is  
10 described in paragraph (c).

11 (b) The conveyance must be in a form approved by the  
12 attorney general for consideration no less than the appraised  
13 value of the land. The attorney general may make necessary  
14 changes to the legal description to correct errors and ensure  
15 accuracy.

16 (c) The land to be sold is located in Washington County and  
17 is described as:

18 part of Government Lot 6, Section 5, Township 29, Range 21,  
19 being the South 45 feet lying east of the road, subject to  
20 an easement (lot ID# 05.029.21.41.0001).

21 (d) The commissioner has determined that the land is no  
22 longer needed for any natural resource purpose and that the  
23 state's land management interests would best be served if the  
24 land was returned to private ownership.



# Minnesota Department of Natural Resources

500 Lafayette Road  
St. Paul, Minnesota 55155-40\_\_

January 28, 2005

The Honorable Tom Saxhaug  
State Senator District 3  
124 State Capitol  
St. Paul, MN 55155

Dear Chairman Saxhaug:

**RE: Lake Demontreville, Washington County Land Sale Bill (S.F. 390/H.F. 450)**

It has come to my attention that S.F. 390 regarding the sale of public land on the shore of Lake Demontreville, Washington County will be heard in the Environment and Natural Resources Subcommittee on Public Lands and Waters, Monday, January 31, 2005. For the record, the following information is submitted for consideration.

The land being proposed for sale in the bill is part of the Department of Natural Resources (DNR) public water access site on Lake Demontreville in Washington County. The referenced parcel was forfeited to the State of Minnesota for the non-payment of taxes and in 1989, pursuant to MS 282.01, Subd. 1, the parcel was conveyed by County Board resolution to the Department of Natural Resources on behalf of the State of Minnesota for use as a water access site. The DNR has a property deed to that effect in its possession.

The DNR is opposed to the private sale or conveyance of the property for the following reasons:

1. The DNR is charged with preserving and protecting the public's right to all forms of access to public waters. The conveyance of the referenced parcel will impair or impede the public's current and future rights to access and enjoy Lake Demontreville.
2. The DNR devotes considerable effort to providing free and adequate public water access. The parcel is currently open to the public for a variety of uses including lake observation, swimming, and shore fishing.
3. The conveyance or sale of the parcel jeopardizes the cooperative and coordinated efforts of the DNR, the City of Lake Elmo, the Washington Conservation District, the Valley Branch Watershed District, and the Tri-Lakes Neighborhood Association to restore and preserve critical shoreline and aquatic habitat.

DNR Information: 651-296-6157 • 1-888-646-6367 • TTY: 651-296-5484 • 1-800-657-3929

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The Honorable Tom Saxhaug  
January 28, 2005  
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The DNR is in the process of obtaining a boundary line survey for the property in question for purposes of clearly defining the boundary between state and private property. Once the survey is complete, the boundary will be clearly marked to make people fully aware of its public status. In summary, the DNR does not believe that it is in the best interest of the public to allow for the private sale or conveyance of the referenced parcel of lakeshore property on Lake Demontreville.

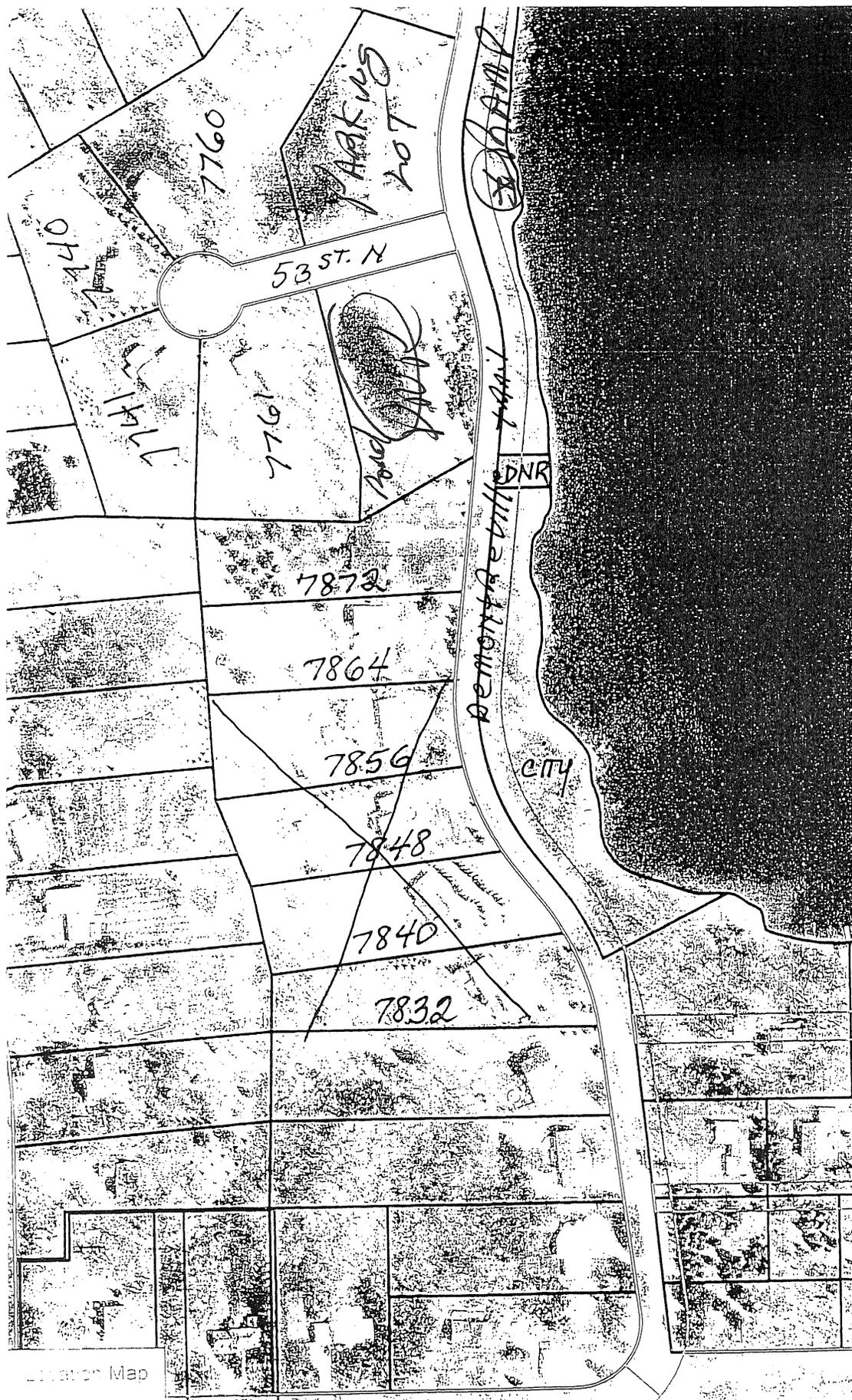
Sincerely,

A handwritten signature in cursive script, appearing to read "Laurie Martinson".

Laurie Martinson, Director  
Trails and Waterways Division

LHM/ks/dsl

c: Bob Meier, Legislative Affairs Director, DNR  
Tom Schultz, Committee Administrator  
Senator Brian LeClair



Locality Map



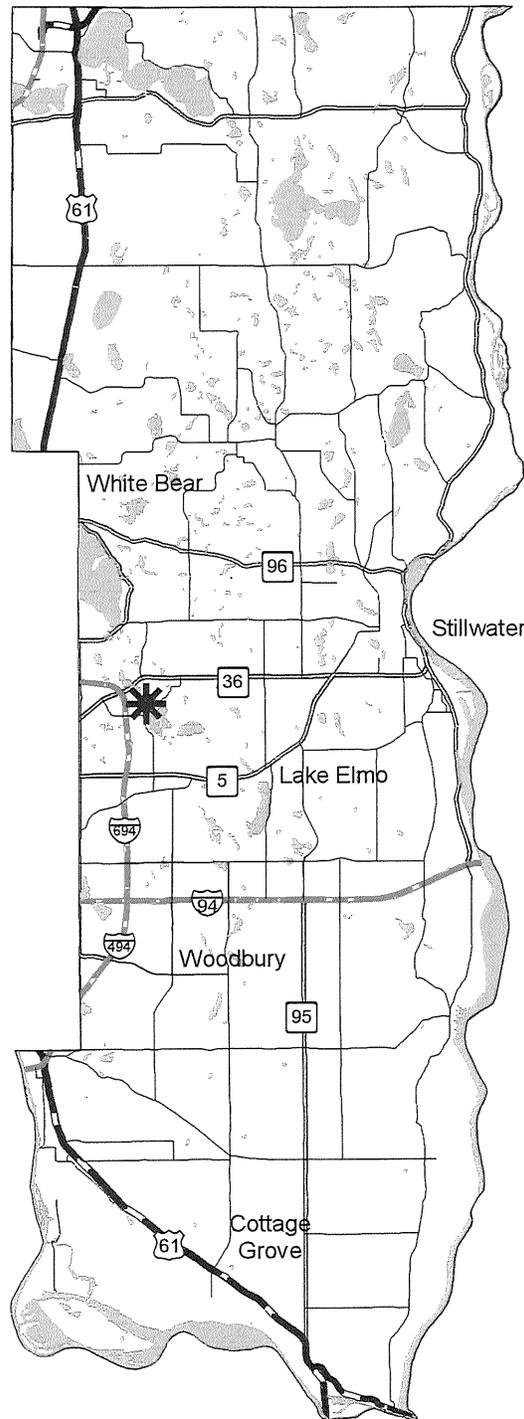
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Scale in Feet

Locality Map

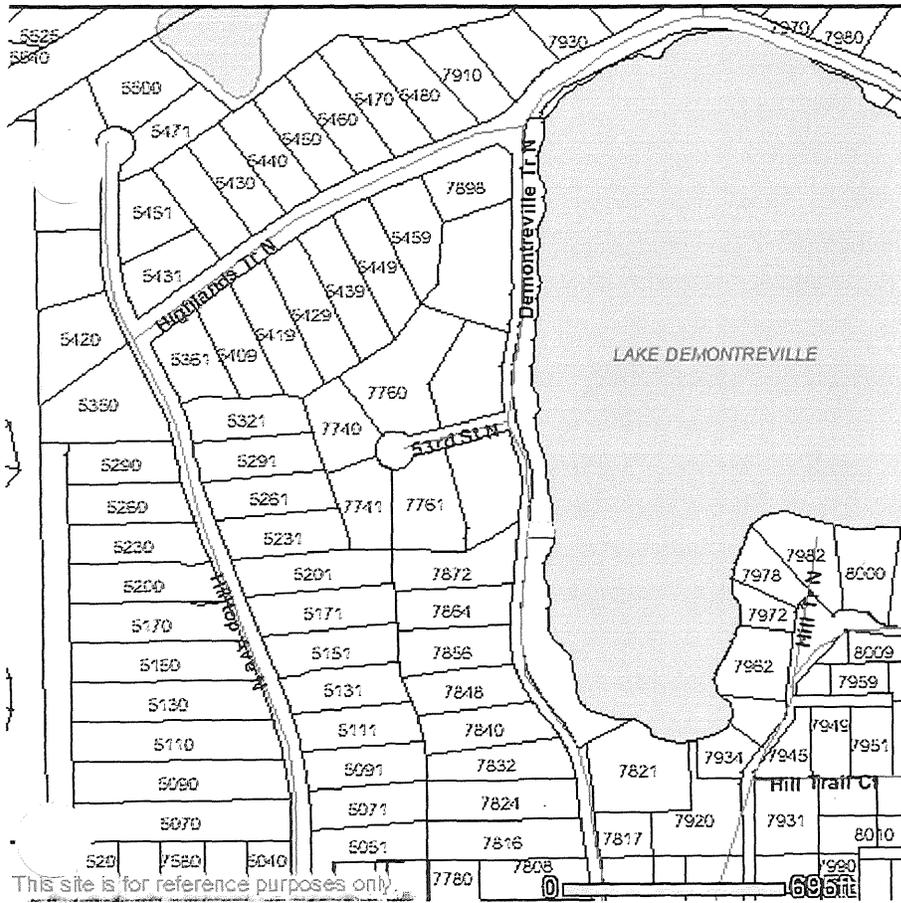
This drawing is the result of a computerized and reproducible of a map made by the United States Geological Survey. The drawing should be used for informational purposes only. Washington County Department of Planning and Development.

Source: Washington County GIS Data Base 1997 - 2000  
Scale: 1 inch = 100 feet

# Washington County



Parcel ID: 0502921410001



**Property Owner:**  
DEPT OF NATURAL RESOURCES  
REAL ESTATE MGT

**Property Address:**

**Owner Mailing Address:**  
1201 E HWY #2  
GRAND RAPIDS MN 55744

**Alternate Taxpayer:**  
DNR-BUREAU OF REAL ESTATE  
MGT500 LAFAYETTE RD  
ST PAUL MN 55155-4030

**School District:**  
NSP/MPWK/OAK ISD 622

**Tax Description:**  
PT GOV LOT 6 S5T29R21 BEING  
THE S 45FT LYING E OF ROAD  
SUBJ TO Sect-05 Twp-029 Range-  
021

This site is for reference purposes only.

Payable 2004 Taxes

2003 Estimated Market Value	2003 Taxable Market Value	Property Status	Payable 2004 Taxes
Land: \$8,000	Land: \$8,000	Class: STATE ADMINISTERED Homestead: NON-HOMESTEAD	Net Taxes: \$0.00
Bldg: \$0	Bldg: \$0		Spec. Asmt: \$0.00
<b>Total: \$8,000</b>	<b>Total: \$8,000</b>		<b>Total Tax &amp; Spec Asmt: \$0.00</b>

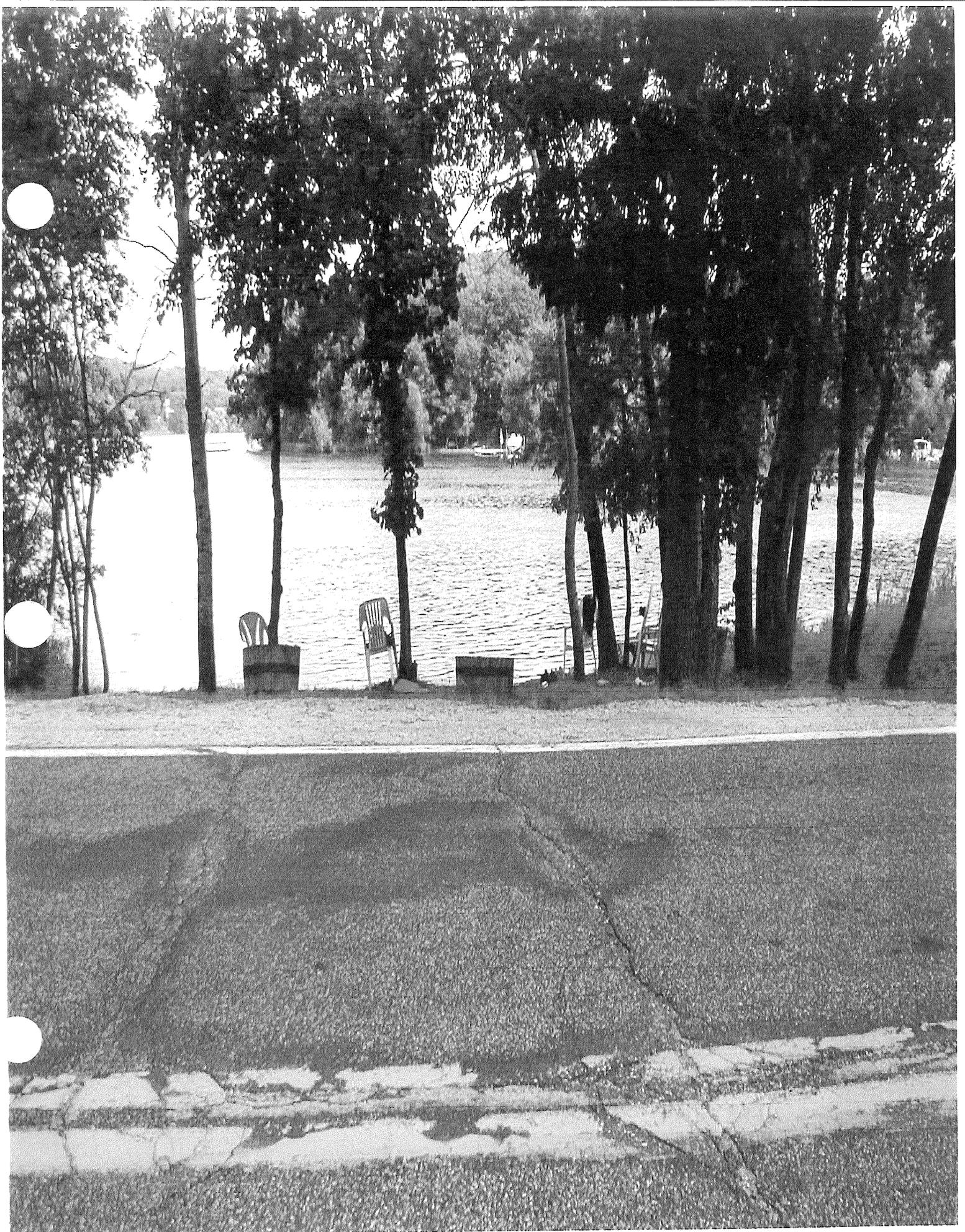
Payable 2005 Taxes

2004 Estimated Market Value	2004 Taxable Market Value	Property Status
Land: \$16,000	Land: \$16,000	Class: STATE ADMINISTERED Homestead: NON-HOMESTEAD
Bldg: \$0	Bldg: \$0	
<b>Total: \$16,000</b>	<b>Total: \$16,000</b>	

Payable 2004 Taxes

† Taxes:	\$0.00
Special Assessments:	\$0.00
<b>Total Tax Due:</b>	<b>\$0.00</b>
Paid to Date:	\$0.00
<b>Balance Due:</b>	<b>\$0.00</b>

The amounts listed above do not include late payment penalties. If you are paying after the due date, call 651-430-6175 to acquire the total amount due. Late payments received without the penalty will be first applied to the penalty owed, leaving a tax amount due.





# SUBCOMMITTEE REPORT - NO AMENDMENTS

TO:

Environment and Natural Resources Committee

FROM:

Public lands and water Subcommittee

S. F. No. 418

**Subcommittee recommendation:**

the bill be recommended to pass and be referred to the full committee.

the bill \_\_\_\_\_.

January 31, 2005 (date of subcommittee action)

1 To: Senator Marty, Chair  
 2 Committee on Environment and Natural Resources  
 3 Senator Saxhaug,

4 Chair of the Subcommittee on Public Lands and Waters, to  
 5 which was referred

6 S.F. No. 418: A bill for an act relating to public lands;  
 7 authorizing alternative investments of county environmental  
 8 trust fund deposits; amending Laws 1998, chapter 389, article  
 9 16, section 31, subdivision 4, as amended.

10 Reports the same back with the recommendation that the bill  
 11 do pass and be referred to the full committee.

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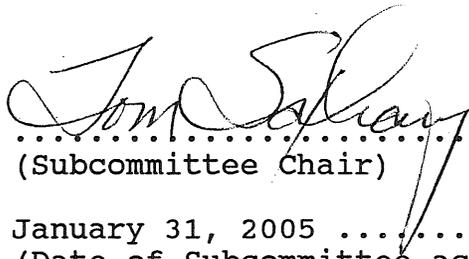
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 .....  
 (Subcommittee Chair)  
 January 31, 2005 .....  
 (Date of Subcommittee action)

Senators Tomassoni, Bakk and Ruud introduced--

S.F. No. 418: Referred to the Committee on Environment and Natural Resources.

1 A bill for an act

2 relating to public lands; authorizing alternative  
3 investments of county environmental trust fund  
4 deposits; amending Laws 1998, chapter 389, article 16,  
5 section 31, subdivision 4, as amended.

6 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

7 Section 1. Laws 1998, chapter 389, article 16, section 31,  
8 subdivision 4, as amended by Laws 1999, chapter 180, section 3,  
9 and Laws 2001, chapter 164, section 5, is amended to read:

10 Subd. 4. [COUNTY ENVIRONMENTAL TRUST FUND.]

11 Notwithstanding the provisions of Minnesota Statutes, chapter  
12 282, and any other law relating to the apportionment of proceeds  
13 from the sale of tax-forfeited land, and except as otherwise  
14 provided in this section, a county board must deposit the money  
15 received from the sale of land under subdivision 3 into an  
16 environmental trust fund established by the county under this  
17 subdivision. The county board may: (1) deposit part or all of  
18 the environmental trust fund money as provided in Minnesota  
19 Statutes, chapter 118A; (2) invest part or all of the money in  
20 investment instruments listed in Minnesota Statutes, section  
21 11A.24, subdivisions 1 to 5, under the control of the county  
22 board; or (3) enter into an agreement with the State Board of  
23 Investment to invest all or part of the money in investments  
24 under Minnesota Statutes, section 11A.24, subdivisions 1 to 5,  
25 on behalf of the county. The following may be withheld by a

1 county board and are not required to be deposited into an  
2 environmental trust fund: the costs of appraisal, abstracts,  
3 and surveys; money received from a sale which is attributable to  
4 land owned by a county in fee; amounts paid to lessees for  
5 improvements; amounts paid to acquire land which is included in  
6 a county plan for exchange and is conveyed to the state in the  
7 exchange, including the purchase price, appraisal, abstract,  
8 survey, and closing costs; and the costs of sale to lessees or  
9 other parties, including the costs of advertising, realtors, and  
10 closing services. If the proceeds from the sale of  
11 tax-forfeited land in a county ~~is~~ are \$250,000 or more, the  
12 ~~principal-from-the-sale-of-the-land-may-not-be-expended,~~ the  
13 amount the county may spend from the fund each calendar year may  
14 not exceed 5-1/2 percent of the market value of the fund on  
15 January 1 of the preceding calendar year, and the county board  
16 may spend ~~interest-earned-on-the-principal~~ money from the fund  
17 only for purposes related to the improvement of natural  
18 resources. To the extent money received from the sale is  
19 attributable to tax-forfeited land from another county, the  
20 money must be deposited in an environmental trust fund  
21 established under this section by that county board.

22 [EFFECTIVE DATE.] This section is effective the day  
23 following final enactment.