

**From:** [Casey Knutson Carbert](#)  
**To:** [Staff, CAO \(PUC\)](#)  
**Cc:** [Cord Dada](#)  
**Subject:** Bid of my lease with MN Power/Allete  
**Date:** Sunday, September 19, 2021 12:46:01 PM

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Dear Katie Sieben, Chairperson of the MN PUC:

Our names are Casey and Cord Carbert, (Cord's name is the primary name on the lease) and we have a year round lake home we built in 2005 after we bought the right to lease the raw land from MN Power in 2004 on Whiteface Reservoir. We paid \$85,000 for the right to lease and build on the raw land. Lease rights had been sold via bid to a different lease holder the year before from MN Power for \$80,000.

We understand that MN Power would want to use the price that it originally sold to a lease holder for as their base price, but do not understand why that credit would not be applied to us. MN Power has tentatively stated that they would only be willing to offer some credit of unknown amount to the original lease holder. We are not being told whether the large sum of money we have already bid to acquire the lease will be kept by MN Power, or if it will be pro-rated when they sell our lot back to us.

None of this was ever discussed in the bidding process or lease transfer process and we may have to pay another large sum of money to now buy the lot we have developed with our own capital.

As we see it, we will be paying twice for the same lot. This seems like MN Power is double-dipping at our expense. Not only did we pay \$85,000; but like other leaseholders, we continued to pay our yearly lease payment and taxes.

We request that the original monies bid by the original lease holder be deducted from our property sale price and not just pro-rated. We ask the PUC to require MN Power to deduct the monies bid from the price of the property, and/or reimburse us by that said bid amount.

Thank you for your time and consideration,

Casey and Cord Carbert  
2599 W. Linwood Lake Rd.  
Makinen, MN 55763  
218-348-7325 (Casey cell)  
218-590-4432 (Cord cell)

**From:** [Louis Wagner III](#)  
**To:** [Staff, CAO \(PUC\)](#)  
**Subject:** Cabin Lease  
**Date:** Monday, September 20, 2021 11:06:27 AM

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Dear Katie Sieben, Chairperson of the MN PUC,

My name is Louis Wagner, and I have a cabin on Whiteface Reservoir. My Grandparents acquired the lease from Minnesota Power in 1965, and it was a 99 year lease. My grandparents were thrilled to have a cabin that they could afford and it became the family cabin. When they could no longer maintain the cabin, they sold it to my father for \$1 and the family cabin continued. My father put in indoor plumbing and hot and cold running water, complete with a bathroom and shower. He also had a 1500 gallon sewage holding tank installed, replacing the outhouse. My father was an only child, and when he no longer could maintain the cabin, he sold it to me and my three siblings for a dollar each, tripling his initial investment. I am a sibling who lives out of state ( my brother lives in Duluth and manages the cabin) and I use the cabin one week a year, and so has my children and grandchildren.

Here is the problem: My siblings and I agreed that if we ever sold the cabin, the money from the sale would be split between us siblings, as per my Father's wishes. If my brother who lives in Duluth wish to purchase the cabin, and buy out the other siblings, that would add another \$75,000 to the \$126,000 property value. At 66 years old, I am not sure he wants to take out a large mortgage on this. Since our cabin has been in our family for over 56 years, we believe the property sale value should be reduced to account for all the years we've paid on the lease. I propose MN Power deduct 2.5% for every year we have leased, with a cap on 30 or more years.

Many of us who have cabins, are from middle-class, blue collar working families. We feel fortunate to have a cabin, and even more fortunate to have the family memories that have shaped our 3 generations of family happiness. We have a flag pole at the cabin my Father built to honor his Fathers, my grandfathers service in WWI. My grandfather received the Purple heart as he was wounded from mustard gas. My father was a WWII veteran and I have put some of his ashes at his request at the base of the flagpole. Our cabin have hanging many paintings from my Grandmother. Our kitchen table was from the 1950's. These are the memories I speak of and cherish. I ask that a more equitable solution be developed, which takes into account our years of leasing and family traditions

Thanks You for this consideration,

Louis Wagner III  
402-201-1187  
1967ljw@gmail.com

**From:** [Marlene Bach](#)  
**To:** [Staff, CAO \(PUC\)](#)  
**Subject:** Cabin on leased land on Whiteface Reservoir  
**Date:** Sunday, September 19, 2021 9:16:36 AM

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Att: Karen Sieben  
Chairperson of the MN  
PUC

RE: Property Tax ID # 662-6000-00410  
Owner: Allete Inc Taxpayer ID 1024398  
Address: 2238 S. Pit Rd.  
Makinen, MN

My name is Marlene Bean Bach. I am one of the trustees of the Bean Family Cabin Trust. My father Robert S. Bean purchased the lease to our cabin in early 1968 from Ralph Abernathy. We originally purchased it from him on January 6, 1987 and the Bean Family Cabin Trust was legally formed and approved by Allee on October 17, 2007. Our lease runs until February 1, 2036.

This lot is considered by the St. Louis County Assessors Office and Inspections Office as an inaccessible lot on a bluff. We have no beach or water access and are on a 45 degree slope with the cabin estimated to be about 35 feet above the water. Ralph Abernathy gave us permission to install our dock on his SE corner of his lot to the north of us. His heirs have continued to allow us to install it there ever since. We access it from a path that circles down from our cabin on the south side of the property.

We have 4 structures and an outhouse on the property. The original cabin, a screenhouse, a sauna building, a bunkhouse. All structures are solid and maintained and permitted. The last structure (bunkhouse) was built in 2016 and valued at \$31,000 per 2020 tax records. If we assume that all the remaining structures are valued at \$20,000 each, due to their solid construction, the buildings would be valued at about \$91,000. The current tax value on our lease is \$114,800. That would indicate that the property itself is valued at \$23,800.

The land has also been decimated by the Spruce Beetle in the last 2 years, effectively destroying all of the spruce trees on our site. Each year we take down more trees and remove them. Sadly we cannot afford to remove them all at once but have to selectively remove them each year. We are trying to be good stewards of our land. We feel this also is a reason for a lesser value since the spruce trees cover so much of our land.

Allete is suggesting that all properties be valued at \$60,000 or more. This would be an extremely high price for our lot. We would like to purchase our lot but want it to be priced at a reasonable value. We are asking for help in a proper evaluation of our leased lot.

Our family lives all over the United States but we all gather at the cabin each summer for

family reunions. My siblings and I stay for most of the summer with our children and grandchildren visiting for vacations. This was my father's dream for his family.

Please let me know that you have received this email. I want to give our input by September 20th as requested by your office. Thank you for your consideration of our concerns.

Marlene Bean Bach  
5294 S. Copper Ridge Rd.  
South Range, WI 54874

Cabin address is 2238 S. Pit Rd. Makinen MN

**From:** [jerry](#)  
**To:** [Staff, CAO \(PUC\)](#)  
**Subject:** DOCKET 20-675 Minnesota Power  
**Date:** Sunday, September 19, 2021 2:34:48 PM

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I am writing concerning the proposal from MN Power to sell currently leased land on several northern Minnesota reservoirs. I will not recite my personal financial issues with this proposal, but I wish to comment regarding the process that has been ongoing for the past three years between the PUC and Mn Power.

This a REAL ESTATE transaction which has seller (MN Power) and buyers (leaseholders). Traditional real transfers occur when the seller and buyer negotiate the price and terms, not just the seller and not the PUC. Notwithstanding the valid concerns of each leaseholder regarding affordability this proposal on its face puts the buyer under duress, with no options.

The most ASTOUNDING issue is that the PUC has not seen the need to contact or notify the leaseholders of it's involvement of the process. MN Power has informed the PUC that a survey of leaseholders responded positively to the proposal. The survey offered only options favorable to MN Power, which in a recent Duluth News Tribune indicated 90% of leaseholders were in favor of the proposal. PUC documents regarding the survey suggest different numbers, lower numbers.

This process needs to slow down until the 1000+ leaseholders have an opportunity to be heard by the PUC. Please make that possible.

Thank you

Jerry Truscott  
2133 Ponderosa Circle  
Duluth, MN 55811  
218-340-0647

Sent from [Mail](#) for Windows

**From:** [Mike Stevens](#)  
**To:** [Staff, CAO \(PUC\)](#)  
**Cc:** ["io360es@gmail.com"](mailto:io360es@gmail.com)  
**Subject:** FW:  
**Date:** Sunday, September 19, 2021 7:46:26 PM

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Dear Katie Sieben, Chairperson of the MN PUC,

Our names are Mike and Karla Stevens and we have a home on the Island Lake reservoir. We took over the lease from the previous owner in 2008. In order to obtain a lease, MN Power asked for a minimum bid for their leases of \$60,000. This did not buy the property but only allowed the previous owner to compete against other prospective lease holders. The original owner purchased the right to lease the lot. We are not being told whether the large sum of money we have already paid to take over the lease will be kept by MN Power, or if it will be pro-rated when they sell our lot back to us. This was never discussed previously and we may have to pay another large sum of money to now buy the lot we have developed with our own capital. As we see it, we will be paying twice for the same lot. This seems like MN Power is double-dipping at our expense. Not only did we pay a significant amount to acquire the lease; but like other lease holders, we continued to pay our yearly lease payment and taxes. We request that the monies bid be deducted from our property sale price and not just pro-rated. We ask the PUC to require MN Power to deduct the monies that were bid from the price of the property, and/or reimburse us that said bid amount.

Sincerely,

Mike and Karla Stevens

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**From:** [Dave Pierson](#)  
**To:** [Staff, CAO \(PUC\)](#)  
**Subject:** Fwd: Minnesota Power Lease lot  
**Date:** Sunday, September 19, 2021 3:30:50 PM

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----- Forwarded message -----

**From:** **Dave Pierson** <[dakapierson@gmail.com](mailto:dakapierson@gmail.com)>  
**Date:** Fri, Sep 17, 2021, 8:11 PM  
**Subject:** Minnesota Power Lease lot  
**To:** <[consumer.puc@mn.state.us](mailto:consumer.puc@mn.state.us)>

MN PUC

RE: Minnesota Power Island Lake Leases

My family has been leasing an access lot from MN Power since 2000. In Dec 2020, I recd a letter stating MN Power was terminating my lease effective 2/1/21. I was expecting an offer to purchase the lease. I purchased the option to lease this lot for \$32,000 in 2000 and was told it automatically renews as long as I pay the taxes and fees, as I have. If I would have known they could terminate at any time for their reasons, I would not have purchased it. I feel I've been treated very unfairly. Although it is a non conforming, access lot, I want to purchase the lot or recover the \$32,000 I paid to lease it.

Please advise any questions.

Thank you.

Sincerely,

David Pierson

[Dakapierson@gmail.com](mailto:Dakapierson@gmail.com)

**From:** [David Monsaas](#)  
**To:** [Staff, CAO \(PUC\)](#)  
**Subject:** Island Lake lease sales  
**Date:** Sunday, September 19, 2021 8:09:01 PM

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Dear Katie Sieben, Chairperson of the MN puc,

I am writing this email to you to express some concerns my family and I have over the sale of the leases by MN power.

We have had the family cabin through our uncle for close to 70 years now. Through the years we have made many improvements and a lot of this to the land. This includes a well and new septic tank and even more so, shoreline protection of at least \$10,000.00. Without that, the shoreline would be back at least 10 feet, and the property worth less. In all this we have abided by Shoreline Traditions rules and always have kept our place full of trees and fitting in with the surroundings. Now we are being asked to pay 4% over full price with no regard to how much we have put into land improvements and the 70 years of leases and being good stewards of the land. I figure over a 20 year span most customers will have to pay over double their existing leases in order to buy the land. Not much for some but a lot for others.

Reading over the paperwork in docket 20-675, I noticed the net proceeds from these sales will go towards rate reductions for MN power customers. Seeing that 75% of MN powers electricity goes to some of the biggest businesses in MN they are asking us 'little guys' to pay over top dollar in order to give these businesses a better rate. That isn't right. We think it is only fair that we are compensated for the moneys we have put into the land and not have to buy what we have improved back again.

Lastly I think it is good that everyone will get the same years EMV even though we will be purchasing at different times. But what about those who will not see the sales till one to two years after the start like us. We will have four to six thousand in additional lease payments in that time. Will there be a credit for that?

Thank you for your time in looking at some of our concerns. Please get in touch with any questions you have.

Thanks,  
David Monsaas  
4858 Breezy Point Road  
Island Lake  
425-466-2647

**From:** [Carol Nelson](#)  
**To:** [Staff, CAO \(PUC\)](#)  
**Subject:** Island Lake Leaseholder  
**Date:** Monday, September 20, 2021 12:34:34 PM

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Dear Katie Sieben, Chairperson of the MN PUC,

We purchased our home on Island Lake from a past lease holder in Dec 2007. Our names are James and Carol Nelson. This is our retirement home. Like many retirees, we used our savings to not only purchase our lake home, but to also update it. That includes home remodeling and landscaping. We are presently in the process of spending many dollars to update our septic system to move it away from the lake. Our initial purchase was \$419,000, but with improvements and lease payments, we have almost doubled that. And now we learn we might have to buy our lot all over again, and at a higher price; since property values have increased and our shoreline landscaping improvements have also raised the value of the proposed selling price.

We ask the MN PUC to demand that MN Power seek fairer solutions to selling these lots to us. Our property investments for improvement need to be deducted from our lease sale price.

Like most others we bought our property with the understanding that MN Power, who started this leasing program over 70 years ago, was in the long-term leasing business. They never told us differently. They are a public utility, and their services are public trusted services that are counted on. We ask for a more equitable sale proposal,

Sincerely

Jim and Carol Nelson

7000 Bear Island Road

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Life is Good!

**From:** [lsom03](#)  
**To:** [Staff, CAO \(PUC\)](#)  
**Subject:** Minnesota Power Leased Property  
**Date:** Monday, September 20, 2021 12:34:55 PM

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Dear Katie Sieben, Chairperson of the MN PUC,

Our names are Robert and Linda Sommers. We purchased a cabin on Island Lake Reservoir in August 2009. When we bought our property we were under the impression that MN Power would continue to lease these lots, as they have done for decades. We paid \$190,000 for this cabin and our hope was this would be our retirement home. Like many retirees, we used our savings and continue paying on a loan to not only purchase our lake cabin, update it, and to build a separate home, which included landscaping (to stop shoreline erosion and beautify the lot). It also included adding our septic system, which was also costly. Our initial purchase was \$190,000, but with improvements and lease payments, we have more than doubled that. And now we learn we might have to buy our lot all over again, and at a higher price since property values have increased and our shoreline landscaping improvements have also raised the value of the proposed selling price.

We ask the MN PUC to demand that MN Power seek better solutions in selling these lots to us. Our property investments need to be deducted from our lease sale price. Like most others we bought our property with the understanding that MN Power, who started this leasing program over 70 years ago, was in the long-term leasing business. They never told any of us differently. They are a public utility, and their services are public trusted services that are counted on. We ask for a more equitable sale proposal.

Sincerely,

Robert and Linda Sommers  
651-343-7358

**From:** [Mike Effhauser](#)  
**To:** [Staff, CAO \(PUC\)](#)  
**Cc:** [Denise Effhauser](#)  
**Subject:** MN Power land Lease  
**Date:** Saturday, September 18, 2021 5:42:15 AM

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Dear Katie Sieben, Chairperson of the MN PUC,

Our names are Michael & Denise Effhauser, we purchased our home/cabin on Reservoir in Aug. 2018. When we bought our property we were under the impression that MN Power would continue to lease these lots, as they have done for decades. We paid \$350,000 for this home and our hope was this would be our retirement home. Like many retirees, we used the sale of our original home in East Grand Forks and our savings to not only purchase our lake home, but also to update it. And now we learn we might have to buy our lot at a higher price; since property values have increased and our improvements have also raised the value of the proposed selling price. We ask the MN PUC to demand that MN Power seek better solutions in selling these lots to us. Like most others we bought our property with the understanding that MN Power, who started this leasing program over 70 years ago, was in the long-term leasing business. They never told any of us differently. They are a public utility, and their services are public trusted services that are counted on. We ask for a more equitable sale proposal.

Sincerely:  
Michael Effhauser  
7274 NE Birch Isle Road  
Duluth, MN 55803  
(218) 791-0783

**From:** [gail.larson](#)  
**To:** [Staff, CAO \(PUC\)](#)  
**Subject:** Mn Power Lease sale  
**Date:** Monday, September 20, 2021 1:09:15 PM

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Katie Sieben  
Chairperson

My name is Tim Larson. My wife and I are leaseholders on Island Lake. We are retired and in our 70's. We purchased our home 4 years ago. I believe people have gotten accustomed that Island Lake properties are lease properties and prices have not reflected this. We probably paid too much for our property initially but that is the market. Then we invested considerably in a total remodel. Now to add the price of the lot makes us question if we can get our investment out should we choose to sell. But these decisions were ones we close to make.

My concern is this. We are being ask to purchase lakeshore property at lakeshore prices, pay lakeshore taxes without actually owning the lakeshore with Minnesota Power owning the shore. What does this do to property values when trying to finance the land sale or financing for potential buyers if we choose to sell. I feel the land prices should reflect this.

Thank You,  
Tim Larson

**From:** [Jo Riley](#)  
**To:** [Staff, CAO \(PUC\)](#)  
**Subject:** Moose Lake Power  
**Date:** Sunday, September 19, 2021 1:34:56 PM

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Hi. Moose lake power adds on an additional charge as "summer tax"

This has never been billed to me from previously used utility companies, MN Power and Proctor Utilities. This has been burdensome by using my credit from assistance that I have been thrifty with.

Also each month my cost per kw is different. I have been a customer of moose Lake Power since Dec 2020. Each month it's a different cost. I do know from contacting the supplier they get energy from that the costs have not fluctuated monthly.

Please help resolve this.

Lisa Young

**From:** [Dan Hanson](#)  
**To:** [Staff, CAO \(PUC\)](#)  
**Cc:** [grant hanson](#); [Jennifer Ann Brey](#); [Sara Jean Hanson](#); [Mandy Hanson](#)  
**Subject:** Purchase of leased land  
**Date:** Monday, September 20, 2021 12:59:23 PM

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Dear Katie Sieben, Chairperson of the MN PUC,

My name is Dan Hanson. My family has a cabin on Island Lake Reservoir.

My Grandparents acquired the lease from Minnesota Power in 1970, and it was a 99 year lease. When they were no longer able to manage the maintenance requirements, my father acquired the property. It is now in my and my siblings' names making it three generations. We definitely want to keep the property in our family.

Many residents (year round and seasonal) have inquired about purchasing their properties over the years, but we're not allowed to do so. Over those years the properties have been improved and maintained at our expense.

The fruits of those labors are now reflected in the property value. Now that we are being given the opportunity to buy our land, I urge you to take this into consideration. Many of us are not wealthy and this will be a significant investment. I understand that you are a corporation and profits are your ultimate goal. However, please take this opportunity do the right thing and set an example to other corporations as well as the public that not all companies are heartless and driven by greed. We have invested 50+ years into this property and it would be devastating to no longer be able to go there.

If you have any questions or would like to discuss this please feel free to contact me.

Regards,

Dan Hanson

**From:** [Debra Bean](#)  
**To:** [Barbara Hughes](#)  
**Cc:** [Staff, CAO \(PUC\)](#); [Marlene & Dana Bach](#); [Melissa Bean](#); [Scott Bean](#)  
**Subject:** Re: Regarding Lease #RE: Property Tax ID # 662-6000-00410  
**Date:** Sunday, September 19, 2021 2:41:04 PM

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I have little to add to the statements from my sisters, other than to say that this cabin and land has been in our family for nearly 64 years and it is our hope that we can continue ownership for the third and now fourth generation. There is nothing fancy about any of these structures, and the land cannot be developed in any way. It is a barebones site used much like a campground, but beloved by all as a gathering place. We urge you to see it as it really is, versus what a generic assessment regardless of circumstance would dictate. We appreciate your assistance.

Debra Bean  
[dbeanmn@gmail.com](mailto:dbeanmn@gmail.com)  
651-485-7973

On Sep 19, 2021, at 12:31 PM, rb hughes <[rbhughes7@msn.com](mailto:rbhughes7@msn.com)> wrote:

Att: Karen Sieben  
Chairperson of the MN  
PUC

RE: Property Tax ID # 662-6000-00410  
Owner: Allete Inc Taxpayer ID 1024398  
Address: 2238 S. Pit Rd.  
Makinen, MN

I am writing this email as an addendum to the email of Marlene Bean Bach regarding our cabin parcel. In addition to the significant information she shared related to poor shore access and building values, consideration should be given to the value of our rainwater containment and holding tank system (effecting the current tax value of \$114,800 and added to her estimate of \$91,000 for structures).

It is our hope that Allete Inc. will take this into consideration in an appropriate vs. blanket property assessment.

Please let me know that you have received this email. I appreciate your attention to it.

Barbara Bean Hughes

----- Forwarded message -----

From: **Marlene Bach** <[marnibach@gmail.com](mailto:marnibach@gmail.com)>  
Date: Sun, Sep 19, 2021, 9:16 AM  
Subject: Cabin on leased land on Whiteface Reservoir  
To: <[consumer.puc@state.mn.us](mailto:consumer.puc@state.mn.us)>

Att: Karen Sieben  
Chairperson of the MN  
PUC

RE: Property Tax ID # 662-6000-00410  
Owner: Allete Inc Taxpayer ID 1024398  
Address: 2238 S. Pit Rd.  
Makinen, MN

My name is Marlene Bean Bach. I am one of the trustees of the Bean Family Cabin Trust. My father Robert S. Bean purchased the lease to our cabin in early 1968 from Ralph Abernathy. We originally purchased it from him on January 6, 1987 and the Bean Family Cabin Trust was legally formed and approved by Allee on October 17, 2007. Our lease runs until February 1, 2036.

This lot is considered by the St. Louis County Assessors Office and Inspections Office as an inaccessible lot on a bluff. We have no beach or water access and are on a 45 degree slope with the cabin estimated to be about 35 feet above the water. Ralph Abernathy gave us permission to install our dock on his SE corner of his lot to the north of us. His heirs have continued to allow us to install it there ever since. We access it from a path that circles down from our cabin on the south side of the property.

We have 4 structures and an outhouse on the property. The original cabin, a screenhouse, a sauna building, a bunkhouse. All structures are solid and maintained and permitted. The last structure (bunkhouse) was built in 2016 and valued at \$31,000 per 2020 tax records. If we assume that all the remaining structures are valued at \$20,000 each, due to their solid construction, the buildings would be valued at about \$91,000. The current tax value on our lease is \$114,800. That would indicate that the property itself is valued at \$23,800.

The land has also been decimated by the Spruce Beetle in the last 2 years, effectively destroying all of the spruce trees on our site. Each year we take down more trees and remove them. Sadly we cannot afford to remove them all at once but have to selectively remove them each year. We are trying to be good stewards of our land. We feel this also is a reason for a lesser value since the spruce trees cover so much of our land.

Allete is suggesting that all properties be valued at \$60,000 or more. This would be an extremely high price for our lot. We would like to purchase our lot but want it to be priced at a reasonable value. We are asking for help in a proper evaluation of our leased lot.

Our family lives all over the United States but we all gather at the cabin each summer for family reunions. My siblings and I stay for most of the summer with our children and grandchildren visiting for vacations. This was my father's dream for his family.

Please let me know that you have received this email. I want to give our input by September

20th as requested by your office. Thank you for your consideration of our concerns.

Marlene Bean Bach  
5294 S. Copper Ridge Rd.  
South Range, WI 54874

Cabin address is 2238 S. Pit Rd. Makinen MN

**From:** [rb hughes](#)  
**To:** [Staff, CAO \(PUC\)](#)  
**Cc:** [marni bach](#); [debra bean](#); [mebean@earthlink.net](mailto:mebean@earthlink.net)  
**Subject:** Regarding Lease #RE: Property Tax ID # 662-6000-00410  
**Date:** Sunday, September 19, 2021 12:32:06 PM

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Att: Karen Sieben  
Chairperson of the MN  
PUC

RE: Property Tax ID # 662-6000-00410  
Owner: Allete Inc Taxpayer ID 1024398  
Address: 2238 S. Pit Rd.  
Makinen, MN

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It is our hope that Allete Inc. will take this into consideration in an appropriate vs. blanket property assessment.

Please let me know that you have received this email. I appreciate your attention to it.  
Barbara Bean Hughes

**From:** [Karen Sanders](#)  
**To:** [Staff, CAO \(PUC\)](#)  
**Cc:** [randylarson53@gmail.com](mailto:randylarson53@gmail.com)  
**Subject:** Whiteface lease holder  
**Date:** Monday, September 20, 2021 12:34:42 PM

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Dear Katie Sieben chairperson of Mn. PUC,

My name is Randy Larson (Karen Sanders), we purchased our lease from a previous lease holder in June 2014 at the sum of \$87,500.00. When we bought the property there was a mid 50's trailer, small screen porch, a 1500 gal holding tank. When we purchased the lease our goal was to make it our retirement home. Since we bought the lease property we have built a new garage, had a well drilled, and had a septic system installed. How ever now we are wondering if all we've done to improve the property is going to be affordable to us at your current plan. It was already our money that made the improvements that you want to charge us for again. Doesn't seem fair! Please try to come up with a more affordable plan that takes in the consideration of all the hard work we have already done, and the years of paying our lease and taxes on time.

Yours truly  
Randy Larson ( Karen Sanders ).

Sent from my iPad