

In the Matter of the Petition by Minnesota Power for Approval of Land Sales.

Docket No. E015/PA-20-675

Commissioner Tuma offers the following decision option amendment:

2. a) Allow Minnesota Power to set the baseline value for each lot occupied by a leaseholder for sale on the county's Estimated Market Value (EMV) methodology plus 4% to capture the county assessment lag. Sales must be negotiated within the next two years of the date of the order and if not the property must be sold at auction upon the termination of the lease unless a variance is specifically sought for extraordinary circumstances.

b) The remaining lots without leaseholds must be offered for sale at no less than 25% over EMV and may only be sold at less than this amount for offers above of 4% the current EMV if the offer is over three months old. If these lots are not sold the company will file a proposal for auction or continued offering of the remaining lots two years after the date of the order.