

Dear Katie Sieben, Chairperson
MN PUC

I am writing **in support** of 20-675, which is the offer to buy MN Power leased lots. I own two leases on Bear Island Rd on the Island Lake Reservoir, and have waited a long time for this to be figured out.

Basing off of 2020 land values seems to be a better option than waiting, so **please proceed as planned**. I realize that I'm writing outside of the public comment period, but it looks as though folks intent on stopping this may be effectively delaying it.

I attended the informational meeting Wednesday Sept 22 (last week), at which time Jim Atkinson from MN Power said they were almost ready to send the offers to the south shore of Island Lake, and almost finished platting Bear Island.

Please proceed and sell to everyone willing to choose this offer.

Sincerely,

Ann Treacy, aotreacy@gmail.com

I am in favor of MN Power selling these leases and I am a current lease holder (2195 Blais Road, Makinen, MN) on Whiteface Reservoir. I feel as if they are being very generous and I would like to push these sales through.

Regards,

Brad Cutler
7574 Chickasaw Circle
Breezy Point, MN 56472
(515) 505-4099

MN PUC Board Members,

I am writing in support of the lease land sale on the Whiteface Reservoir. I am hoping for a timely decision to take advantage of low interest rates and land values that are being used in today's dollars. I have been ready to purchase the land since we bought this lot in August of 2020. We sold our property and moved out here with the knowledge that our lease would be coming for sale in 2022-2023. With this information we sold our house and are currently building a year round home. Not owning the land puts us at a disadvantage for loans to continue to update our current build and add other outbuildings like garages/saunas/ etc...

Every month that this drags on simply costs us willing and able buyers more dollars. I understand there are many moving parts in this and everyone's situation is different. Please keep those of us like myself in mind that would appreciate purchasing now.

Respectfully,

Luke Heikkila

2566 Eskeli Rd
Makinen, MN 55763

Dear Katie Sieben, Chairperson of the MN PUC,

My husband and I own a home on Island Lake Reservoir. My grandfather acquired the leased lot for our property from Minnesota Power on Breezy Point in the late 1950's while working for them as a draftsman. I'm told that he was instrumental in laying out the lot lines on Breezy Point and was thrilled to be able to acquire a lot for his family. My grandparents hand built a rustic family cabin that was enjoyed by many generations. When they could no longer maintain the cabin, they handed it down to my father and the family cabin continued.

My parents further improved the property by adding a drilled well, full septic system, and indoor plumbing and expanding the cabin to 3 bedrooms in the mid 1970's. In 1994, the cabin was replaced with a year-round home. My parents retired and lived there for almost 25 years as we continued to enjoy it during frequent visits with our children and extended family.

The home was passed on to me and my husband in 2018. We spend our summers there and intend to make the property our retirement home in the near future. A trust is being created to pass it on to our grown children as well. Our plans include purchasing the land that our home sits on based upon the 2020 EMV plus 4 percent as outlined in the letter from Minnesota Power earlier this summer.

We heard that the MN PUC wants to change the valuation to a greater amount in order to further lower utility rates. But that is not fair for those of us on the lake that have made decisions based on communication we have already received from Minnesota Power. We ask that the MN PUC honor the 2020 EMV + 4% previously communicated and confirm this, hopefully allowing us to make our purchase in early 2022 to take advantage of the currently low interest rates.

Thank you for your consideration.
Sally Flattum

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Attn Kate Sieben

I am a leaseholder on the Island Lake reservoir and respectfully request the Public Utilities Commission review my communication to Anne Thom regarding the MN Power Leaseholder buyout proposal and expeditiously approve the proposal.

Mary Moline

Subject: MN Power Leaseholder buyout proposal support

Ms. Thom,

I respectfully request the MN PUC act positively on the proposal presented by MN Power for leaseholders on reservoir lakes to buy the land at 2020EMVs + 4%. I would like to see this consideration given at the next meeting of the MN PUC. Delays in approval are impacting 900+ Leaseholders on the three lakes--at an increased cost.

Realizing this is a complex process with many moving parts, I also ask that the MN PUC approve, if it is in their oversight, to allow any lease payments made by a leaseholder making a commitment to buy be applied to the actual purchase at closing. This provision would allow the sale to be equitable to all regardless of the platting timeline, inspections and CIC/MN Subdivided Land Act requirements.

I have been a leaseholder for 13+ years on Island Lake and plan for our parcel to be in our family for generations. As one plans for future generations the leased land is problematic--it is an asset we want to own and have treated as a part of

our estate. It is also problematic if we were to sell as the financing available to a buyer for leased land is not as attractive as financing for owned land. Leased land is also problematic when considering improvements and investment--it is difficult to justify upgrades to something one doesn't own. The contrast between the care of leased land versus owned land on Island Lake and the improvements made is evident. People generally take better care of something they own.

Current interest rates are low and make the buy out affordable to those who desire to do so. These current rates are not anticipated to continue and could potentially preclude some people from having the option. Any approval delay is costly.

Regards,
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Duluth, MN 55803

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20-675

We are commenting to let it be know that we are interested in moving forward with the proposal to purchase our Island Lake land at 2020 EMVs plus 4%. We have heard that a decision is being delayed because there are some property owners who do not want to pursue this option. We wanted to ensure our voice is heard and our acceptance is known. Thank you.

Docket # 20-675. We are leaseholders on Island Lake reservoir, north of Duluth, Mn.

We are actively following the process which has been proposed by Mn Power and presented to the Mn PUC for approval. We realize that not every leaseholder is on board with the proposal, but with over 90% of the leaseholders surveyed voting to move ahead it should be on the agenda for approval ASAP. Obviously, there are going to be many points of substance that need to be discussed and refined but the fact that delaying it on the agenda will only cause more lease payments to be made and the costs of purchasing the land more expensive. Since input into the process was supposed to be done in July, it should be on the agenda ASAP. Thanks for your consideration in this matter, John and Patricia Hernesman

To whom this may concern,

We are lease holders on Island Lake. Our family has had possession of at least 1 lot since the 1950's.

We have listened and have had many conversations with different parties on the pros and cons of the proposal by Minnesota Power to buy out our lease.

As a semi retired couple, we believe the option provided is one that is both fair and equitable to all parties involved.

We would like to have it noted that we would like to proceed as quickly as possible, as I stated, we are semi retired(my husband is retired, not me 😞) and the interest rates right now are at a point where we feel we can stay here and be happy, and hopefully pass this property on to our family which has been enjoying this lake for well over 60 years. Thank you for allowing us to put our two cents in!

Jim and Judy Salo
4844 NW Island Lake Road
Duluth, Mn 55803

Good Evening Anne,

I am one of Mn Power's lease holders on Island Lake Reservoir. Unfortunately, I am now finally getting to understand the bigger picture of what MN Power is proposing regarding the purchase of my land. It is my understanding that the PUC is responsible for looking out for the ratepayer and I think delaying the September 30th meeting on this topic may be putting those who want to purchase the land now at an unnecessary financial hardship.

I have spoke with a couple financial institutions in regards to financing my land and they cannot guarantee a lower, fixed, loan rate without a purchase agreement from MN Power. Interest rates are low right now and purchase agreements will be based on the 2020 EMV value. If we owners are forced to wait for the PUC determination after probably months of delays, our purchase price will be determined on 2021 EMV which for most people is higher, and the interest rates will go up. Having this moving target is unfair not only as owners, but as ratepayers as well. What is the PUC doing to protect those that would like to purchase our land now? Can there be separate tracts developed for those of us who want to move forward with the inevitable now, so we can get the best financial situation set up for ourselves?

I'm asking that the PUC put this back on their September 30th agenda and discuss a possible fast track for those of us who want to move on to purchase our land as soon as possible.

Respectfully,

Cathy Martin
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