

Hello,

Thank you for your work on the long process of MN Power Selling off the leased land on the reservoirs.

My wife and I attended the MN Power leaseholder meeting last evening and was pleased with the information provided and the direct answers to the questions. We recently purchased a cabin on Island Lake and have looked into the pending process of sale and wanted you to know that we welcome the opportunity to purchase the leased land and would gladly do so as soon as possible. It is especially compelling given the low interest rate environment we are currently in but may not last for much longer.

Thank you for your time.

Dave and Paige Benson
Island Lake Leaseholder
5096 Otter River Road

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Thank you for your time.

Pat Heffernan
Island Lake Leaseholder
5394 Otter River Road

Katie Sieben, Chairperson – MN PUC

Katie,

I am writing to you in support of PUC Docket 20-675 and am in agreement with MP&L's valuation of the leased lots. I am a Lease Holder of 2 lots on Island Lake Reservoir. At first, I was not committed to doing anything until I heard more detail about this potential sale of my properties. I know there was a survey sent in late May 2021 which was to be completed by June 15th. At that time, I did not feel I had enough information to do that. Since then, MP&L has held 3 meeting with Lease holders.

These Meeting have been very informative and have addressed a lot of concerns that I had. I feel that the proposal of 2020 land value plus 4% is very fair. I would hope that you support that and approve so that the process can move forward for those of us who would like to purchase our lots. Interest rates are down right now and rates are lower on owned property versus leased.

I realize this is late, but a lot of the information to make a decision did not get out until earlier this week.

Respectfully,

Michael and Robyn Jones
4976 NW Island Lake Rd
4978 NW Island Lake Rd

Duluth MN 55803

Deb Peters

(218) 590-7238

debpeters5@gmail.com

20-675

I am writing in support of the proposal by MN Power to sell leased lots on Island Lake. We have lived in our home on Island Lake for the past 25 years. I think this is a difficult topic as everyone's circumstances are different. However, I do feel this is a fair proposal and I would like to see it move forward. It would be nice to be able to complete this while interest rates are more reasonable.

My wife and I are lease holders on a Minnesota Power lot on Island Lake. It is our home.

After reviewing the proposal Minnesota Power submitted to the PUC, and Department of Commerce comments I would like to add my comments to the record.

I am 100% supportive of the Minnesota Power proposal to sell the lots at the 2021 valuation plus 4%. This is a fair price for the lots and I feel the vast majority of the lots will be sold. My neighbors all are in favor of the proposal.

We would like to have the sales start as soon as possible, as loan rates are historically low. This is important to everyone looking to purchase their lot.

Thomas Prew

To whom it make concern,

I had previously written a letter regarding the lease sale at Island Lake in Duluth. After thinking about all of the options I have decided that using the 2020 EMV plus 4% is a fair compromise. I am eager to get this sale completed. Thank you!

Joni ohman

4864 Breezy Pt rd

Duluth Mn 55803

Hello. I am a leaseholder through Minnesota Power on Island Lake. I just wanted you to know my husband and myself think Minnesota Powers proposal is fair and we would be so happy if we could move forward.

Thankyou

Bruce and Tracey Kellerhuis

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Dear Katie Sieben, I am sending a few thoughts your way regarding the sale of lease lots on Fish Lake Reservoir. My husband and I searched for 5 years to find a retirement home on a lake. We finally found our home at 5292 Pontoon Bay Road, it met all of our needs,one level, fairly level to lake, and not far off a main road. We have a mortgage on this house and that was figured into our retirement but having to purchase the lease now will be difficult for us. We took our lease in good faith! We have not made any improvements to the land as it met our needs as is. The land evaluation rose quite

a bit prior to this selling of lease land became known! We saw the young men doing the land survey but they would not say who or why it was being done. MN Power says it needs to do this to better help their customers with upcoming power rate increases but we do not even use MN Power for our energy supplier. (I believe I read that somewhere as one of the drivers for selling the leased land, I may be wrong). The land value has increased quite a bit since we moved in. I really feel MN Power should be looking at more than tax valuation for sale price. We live in a bay and our water levels go down and weeds have taken over our little corner of the world. We have had motor damage to our pontoon because of the low water level and weed growth we hardly took it out the last 2 years. The little inlet next to us has grown in over the years that we have been here. The duck migration we enjoyed the first 2 years no longer seems occur to the extent it did. We will be hard pressed to sell and get the price we would need to cover land and remaining mortgage. Please help us obtain an equitable sale proposal. We do invite you or someone from your organization to visit our area to see for yourself. Sincerely, Jeff and Royann Francisco 2182696415 (PS just a quick note to share a few thoughts not a formal letter)

Jan Ball

111 West Oxford St
Duluth, Minnesota 55803

(218) 950-5231

kjball45@aol.com

20-675

My husband and I are writing in support of Minnesota Power's proposal to sell lease lots on Island Lake to the current leaseholders. We have leased our cabin lot on West Birch Isle road for 33 years, and would like to purchase it at the price proposed by Minnesota Power. We feel that the EMV for 2020 tax evaluation plus 4% is a very reasonable offer. We urge MPUC to approve this offer as soon as possible so that we can begin the purchase of this property.

Jan and Keith Ball

5114 West Birch Isle Rd

Jim Plutt

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Makinen, MN 55763
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20 675

Leave a comment on the docket. *

Dear Sir/Madam:

I am currently a leaseholder on the Whiteface Reservoir and am disappointed with MnPUC's decision to delay approval of Minnesota Power's proposal to give current leaseholders the option to purchase their leased lot. I understand that this delay is due, at least in-part, to a campaign by some of the leaseholders on the Island, Fish and Whiteface reservoirs who are opposed to Minnesota Power's proposal. In their campaign, they infer that they represent a significant number of the leaseholders, based on signups on their Facebook page, NE MN Concerned Reservoir Leaseholders, and a meeting they organized with MN Power representatives on the 21st of August at the Colvin Town Hall. Nothing could be further from the truth, and I resent the inferences they are making. I, along with many others, joined their Facebook page and attended the meeting to become informed, but do not support their position.

I support Minnesota Power's proposal. I find their proposal to be fair and reasonable and am looking forward to hopefully someday actually owning my land. Delaying the approval process only hurts those of us who want to proceed with the purchase of our lots. It will prevent us from taking advantage of historically low interest rates and will require further payments of semi-annual lease payments, funds that could be better used toward paying a mortgage on the land. For those leaseholders who do not want to purchase their lot, Minnesota Power's proposal does not change the term of their existing lease. They can continue to lease under the same terms and conditions they currently have. However, they would have the added advantage of having an option to purchase their lot any time before their lease expires. I understand that there are emotions involved when dealing with family cabins, but the reality is that Minnesota Power's proposal is a financially fair and reasonable one, and that delaying approval only hurts those who want to purchase their lots now, which is most of the leaseholders, I believe.

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Sincerely,

Jim Plutt

Keith Ball

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DULUTH, Minnesota 55803-2232
United States

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20-675

My wife and I have been leaseholders of a Minnesota Power lot on Island Lake for 33 years, and do approve of the offer by Minnesota Power to allow us to purchase the lot we lease. We feel the offer being proposed by MP is very fair and would like to complete the purchase as soon as possible. We encourage you act on this proposal as soon as possible so that we can go through with this purchase.

Keith and Jan Ball
