



Board of Commissioners

Agenda

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

April 21, 2026 - 9 a.m.

Council Chambers - Courthouse Room 300

ROLL CALL

PLEDGE OF ALLEGIANCE

LAND ACKNOWLEDGEMENT

1. **Agenda of April 21, 2026 is Presented for Approval** [2026-126](#)

Sponsors: County Manager's Office

Approve the agenda of April 21, 2026.

2. **Minutes from April 14, 2026 are Presented for Approval** [2026-142](#)

Sponsors: County Manager's Office

Approve the April 14, 2026 Minutes.

PROCLAMATION

3. **Proclamation: Brian Theine's Retirement** [2026-121](#)

Sponsors: Social Services

ADMINISTRATIVE ITEMS

4. **Public Online Auction of 34 Tax-Forfeited Properties Utilizing MNBid** [2026-125](#)

Sponsors: Property Tax, Records & Election Services

1. Authorize the County Manager to hold a public online auction of 34 properties, according to the terms and conditions set forth in the Notice of Sale of Tax-Forfeited Land, 2026-1.
2. Approve the appraised value of each parcel as listed on the Ramsey County Tax-Forfeited Land Auction List, 2026-1.
3. Certify that all parcels of land have been viewed and none of the parcels physically pertain to the provisions of Minnesota Statutes, sections 85.012, 92.461, 282.01, subdivision 8, and 282.018.
4. Authorize the County Manager to remove any parcel prior to auction where insufficient time exists for board approval of the removal from the auction and to bring it back to the board for ratification of the removal.

5. Sale of the Ramsey County East Kellogg Property to LSB D Acquisitions, LLC [2026-100](#)

Sponsors: Property Management

1. Approve the sale of, and Purchase and Sale Agreement for, the Ramsey County East Kellogg property (PID 062822110029), and all or any portions of the surrounding county land parcels (PIDs 062822110030, 062822110034, 062822110046, 06282214005, and 062822140011), with LSB D Acquisitions, LLC, in the amount of \$4,000,000.
2. Authorize the County Manager to receipt proceeds from the sale of the Ramsey County East Kellogg property into the Capital Improvement Plan Holding Project.
3. Authorize the County Manager to approve and execute the Purchase and Sale Agreement and non-substantive amendments thereto, settlements, closing documents, and other related real estate documentation associated with the disposition of the Ramsey County East Kellogg property, in a form approved by the Ramsey County Attorney's Office.
4. Authorize the County Manager to execute amendments that do not have a financial impact on the disposition of the Ramsey County East Kellogg property.
5. Authorize the County Manager to reallocate up to \$180,000 from the remaining Ramsey County East Kellogg Building Improvement Project budget to the Ramsey County Metro Square Building Improvement Project budget for costs associated with the relocation of all building equipment, tools, and supplies necessary to completely vacate the building for the sale.

6. Joint Powers Agreement with the City of Maplewood for the Appropriate Responses Initiative's Community Responders Pilot Program [2026-127](#)

Sponsors: Safety and Justice

1. Approve the joint powers agreement with the City of Maplewood for the Appropriate Responses Initiative's Community Responders Pilot Program for a period upon execution through December 31, 2026.
2. Authorize the Chair and Chief Clerk to execute the joint powers agreement.

PRESENTATION

7. Presentation: Metropolitan Mosquito Control District [2026-058](#)

Sponsors: Board of Commissioners

None. For information and discussion only.

LEGISLATIVE UPDATE

COUNTY CONNECTIONS

OUTSIDE BOARD AND COMMITTEE REPORTS

BOARD CHAIR UPDATE

ADJOURNMENT

Following County Board Meeting:

Board Workshop: 2026 Assessed Values for 2027 Payable Taxes

Courthouse Room 220, Large Conference Room

Public access via Zoom:

Webinar ID: 923 9869 6921 | Passcode: 518162 | Phone: 651-372-8299

10:30 a.m. (est.)

Closed Meeting *Closed to the Public*

Re: T. Williams Matter

Courthouse Room 220, Large Conference Room

1:30 p.m.

Advance Notice:

April 28, 2026 County board meeting – Council Chambers

May 05, 2026 County board meeting – Council Chambers

May 12, 2026 County board meeting – Council Chambers

May 19, 2026 County board meeting – Council Chambers



Board of Commissioners

Request for Board Action

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

Item Number: 2026-126

Meeting Date: 4/21/2026

Sponsor: County Manager's Office

Title

Agenda of April 21, 2026 is Presented for Approval

Recommendation

Approve the agenda of April 21, 2026.



Board of Commissioners

Request for Board Action

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

Item Number: 2026-142

Meeting Date: 4/21/2026

Sponsor: County Manager's Office

Title

Minutes from April 14, 2026 are Presented for Approval

Recommendation

Approve the April 14, 2026 Minutes.

Attachments

1. April 14, 2026 Minutes

April 14, 2026 - 9 a.m.

Council Chambers - Courthouse Room 300

The Ramsey County Board of Commissioners met in regular session at 9:01 a.m. with the following members present: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Xiong and Chair Ortega. Also present were Ling Becker, County Manager, and Stacey D'Andrea, Assistant County Attorney, Ramsey County Attorney's Office.

ROLL CALL

Present: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

PLEDGE OF ALLEGIANCE

LAND ACKNOWLEDGEMENT

Presented by Commissioner Moran.

1. Agenda of April 14, 2026 is Presented for Approval [2026-129](#)

Sponsors: County Manager's Office

Approve the agenda of April 14, 2026.

Motion by McGuire, seconded by Moran. Motion passed.

Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

2. Minutes from April 7, 2026 are Presented for Approval [2026-130](#)

Sponsors: County Manager's Office

Approve the April 7, 2026 Minutes.

Motion by Miller, seconded by Moran. Motion passed.

Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

PROCLAMATION

3. Proclamation: Administrative Support Professionals [2026-123](#)

Sponsors: Human Resources

Presented by Commissioner Xiong. Discussion can be found on archived video.

ADMINISTRATIVE ITEMS

4. Agreement with Xcel Energy for Transmission Tower Relocation [2026-111](#)

Sponsors: Community & Economic Development

1. Approve the scoping estimate agreement with Xcel Energy, 417 Nicollet Mall, 5th Floor,

Minneapolis, MN 55401, for an initial engineering and materials payment to relocate transmission towers connected to the Park at RiversEdge project in the amount of \$2,089,569.

2. Authorize the Chair and the Chief Clerk to execute the agreement.

Motion by Moran, seconded by McGuire. Motion passed.

Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

Resolution: B2026-041

6. Vacation of Unimproved County Road Right-of-Way [2026-119](#)

Sponsors: Public Works

1. Approve the vacation of unimproved county road right-of-way located along the eastern border of Ramsey County within the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 24, Township 28, Range 22, Ramsey County, Minnesota.
2. Request that a copy of this resolution be filed with the County Auditor and the County Recorder.

Motion by Moran, seconded by McGuire. Motion passed.

Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

Resolution: B2026-042

7. 2026 Unified Local Youth Plan for the Workforce Innovation and Opportunity Act and Minnesota Youth Program [2026-082](#)

Sponsors: Workforce Solutions

1. Approve the 2026 Unified Local Youth Plan for the Workforce Innovation and Opportunity Act Youth and Minnesota Youth Program for the period of April 1, 2026, through March 31, 2027.
2. Authorize the Chair and Chief Clerk to execute the Youth Plan.
3. Authorize the County Manager to enter into agreements and execute amendments to agreements in accordance with the county's procurement policies and procedures, provided the amounts are within the approved Workforce Innovation and Opportunity Act Youth and Minnesota Youth Program budgets.
4. Authorize the County Manager to enter into expenditure grant agreements and execute amendments to agreements in a form approved by the County Attorney's Office and Finance, provided the amounts are within the limits of the approved program budgets.
5. Authorize the County Manager to apply for and accept additional Workforce Innovation and Opportunity Act Youth and Minnesota Youth Program grant funds as they become available under the Grant Agreement.

Motion by Moran, seconded by McGuire. Motion passed.

Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

Resolution: B2026-043

8. Appointment to the Workforce Innovation Board of Ramsey County [2026-086](#)

Sponsors: Workforce Solutions

Appoint Alexandria Merritt to serve on the Workforce Innovation Board of Ramsey County for a term beginning April 14, 2026, and ending July 31, 2027.

Motion by Moran, seconded by McGuire. Motion passed.

Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

Resolution: B2026-044

9. Agreements with Taher, Inc., and Trinity Services Group, Inc., for Food Services [2026-099](#)

Sponsors: Sheriff's Office

1. Approve the selection of and the agreements with Taher, Inc., 5570 Smetana Drive, Minnetonka, Minnesota 55343 and Trinity Services Group, Inc., 477 Commerce Boulevard, Oldsmar, Florida 34677 for food services for the period of May 18, 2026 through May 17, 2028 with the option to be renewed for three additional one-year periods for a total of five years, in accordance with the rates established in the agreements.
2. Authorize the Chair and Chief Clerk to execute the agreements.
3. Authorize the County Manager to execute amendments to the agreements in accordance with the County's procurement policies and procedures, provided the amounts are within the limits of available funding.

Motion by Moran, seconded by McGuire. Motion passed.

Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

Resolution: [B2026-045](#)

10. Capital Improvement Program Contingent Fund Request for the Saint Paul Campus Security Project [2026-106](#)

Sponsors: Safety and Justice, Property Management

Authorize the County Manager to transfer up to \$200,000 from the Capital Improvement Program Contingent Account to the Saint Paul Campus Security Project Capital Improvement Program project budget for project activities.

Motion by Moran, seconded by McGuire. Motion passed.

Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

Resolution: [B2026-046](#)

5. Ramsey County Economic Development Strategy Launching Building Stronger Together [2026-124](#)

Sponsors: Community & Economic Development

Approve and endorse the Building Stronger Together Economic Development Strategy and authorize its implementation.

Presented by Josh Olson, Director, Community and Economic Development. Discussion can be found on archived video.

Motion by McMurtrey, seconded by Xiong. Motion passed.

Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

Resolution: [B2026-047](#)

LEGISLATIVE UPDATE

Presented by Commissioner McGuire. Discussion can be found on archived video.

COUNTY CONNECTIONS

Presented by County Manager, Ling Becker. Discussion can be found on archived video.

OUTSIDE BOARD AND COMMITTEE REPORTS

Discussion can be found on archived video.

BOARD CHAIR UPDATE

No updates.

ADJOURNMENT

Chair Ortega declared the meeting adjourned at 10:15 a.m.



Board of Commissioners

Request for Board Action

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

Item Number: 2026-121

Meeting Date: 4/21/2026

Sponsor: Social Services

Title

Proclamation: Brian Theine's Retirement

Attachments

1. Proclamation

Proclamation

WHEREAS, Brian has provided dedicated service to Ramsey County residents for over 30 years in a variety of roles, ranging from frontline, resident-facing work to leading larger initiatives, serving as interim program administrator, and offering extensive insight into county processes and systems to better support those in need, all while maintaining an uplifting spirit and bringing joy to his colleagues; and

WHEREAS, Brian answered the call to serve individuals experiencing mental health needs by providing outpatient therapy at the Mental Health Center in St. Paul and later transitioned to the Assertive Community Treatment team, where he supported individuals requiring intensive, personalized community-based care to help them strive and achieve an enhanced quality of life; and

WHEREAS, Brian stepped into a supervisory role at Ramsey County Adult Urgent Care to share his expertise in mental health care through a 24-hour crisis response model, building out both the services provide and the physical location at the 402 University site making services more accessible for clients, further showing how to meet residents where they are at-in the community or onsite; and

WHEREAS, Brian most recently served as the Permanency Support Manager in Children and Family Services, providing support to supervisors, staff, families, and providers across foster care, licensure, adoption, and childcare licensing processes, and leading with compassion, advocacy, and most importantly heart; and

WHEREAS, Brian provided leadership in advancing key initiatives within Ramsey County Social Services, including the Human Rights Campaign Certification, the Quality Parenting Initiative, the development of the co-response crisis model, the establishment of Employee Resource Groups and the Social Services Race Equity Leadership Group, and efforts to increase foster homes tailored to meet the needs of LGBTQ youth (Safe Places); and

WHEREAS, Brian chooses to model the mission and values of Ramsey County each day both professionally and in his personal life; and

WHEREAS, Brian will now find himself in the morning listening to the birds sing as he sips his coffee on the porch, enjoying gardening in the afternoon, and his evenings out with friends at his favorite local restaurant Lynnette; and

WHEREAS, Brian will spend time traveling with friends and family both domestically-to ride go karts in Santa Claus, Indiana, internationally in Paris to keep his French language skills up to date, and Croatia to keep his legs young by bicycling up and down the Croatian coast; Now, Therefore, Be It

PROCLAIMED, The Ramsey County Board of Commissioners, do hereby honor and celebrate the retirement of Brian Theine, expressing the sincerest gratitude for three decades of exceptional service supporting individuals, staff, providers and families, and extend our best wishes for a joyful retirement filled with peace, happiness, and the flakiest French croissants.




Rafael Ortega, Board Chair, District 5



Tara Jebens-Singh, Commissioner, District 1



Mary Jo McGuire, Commissioner, District 2



Garrison McMurtrey, Commissioner, District 3



Rena Moran, Commissioner, District 4



Mai Chong Xiong, Commissioner, District 6



Kelly Miller, Commissioner, District 7



Ling Becker, County Manager

Item Number: 2026-125

Meeting Date: 4/21/2026

Sponsor: Property Tax, Records & Election Services

Title

Public Online Auction of 34 Tax-Forfeited Properties Utilizing MNBid

Recommendation

1. Authorize the County Manager to hold a public online auction of 34 properties, according to the terms and conditions set forth in the Notice of Sale of Tax-Forfeited Land, 2026-1.
2. Approve the appraised value of each parcel as listed on the Ramsey County Tax-Forfeited Land Auction List, 2026-1.
3. Certify that all parcels of land have been viewed and none of the parcels physically pertain to the provisions of Minnesota Statutes, sections 85.012, 92.461, 282.01, subdivision 8, and 282.018.
4. Authorize the County Manager to remove any parcel prior to auction where insufficient time exists for board approval of the removal from the auction and to bring it back to the board for ratification of the removal.

Background and Rationale

The Productive Properties (PRP) section of the department of Property Tax, Records and Election Services (PTRES) will hold a public online auction of 34 tax-forfeited properties consistent with Minnesota Statutes, section 282.01, subdivision 1. The 34 properties consist of 11 properties improved with structures, and 23 vacant lots. The public sale will be held via online auction and conducted by the Minnesota Department of Administration, Fleet & Surplus Division, using their MNBid website. The auction will open for bids on May 25, 2026, and will close on June 24, 2026.

PRP has prepared a Notice of Sale, stating the terms and conditions governing the public auction, and an Auction List, containing the list of properties for sale and general information pertaining to each property being offered for sale. If, for any reason, it is necessary to remove a parcel from the auction list, once it has been approved by the board, and there is insufficient time to obtain board approval prior to the auction, the County Manager will authorize removal of the parcel from the auction and bring it back to the board for ratification.

This public sale is guided by Section 10, Laws 2024, Chapter 113, section 1, subdivision 2, as amended. Some key Terms and Conditions are as follows:

- 1) The sale will be for no less than its appraised value and sold to the highest bidder;
- 2) The sale will be for cash only and not on contract-for-deed terms; and
- 3) If the property is a residential property with four or fewer residential units or a property that is unimproved with a structure, a person purchasing the property must intend to own and occupy the property as a residence or intend to use the property for a noncommercial personal use.

Any remaining unsold parcels will be offered for sale, over-the-counter, the next business day following the public auction at the PRP office, for their respective appraised value on a first-come-first-served basis.

County Goals (Check those advanced by Action)

Well-being Prosperity Opportunity Accountability

Racial Equity Impact

The tax forfeited land process is guided by statute and includes required steps be taken to be compliant within the law. This process includes an equity component that allows all individuals access to tax forfeited land. This is especially important because the majority of parcels up for auction are in densely populated and urban areas. Conducting an online auction reduces barriers for individuals and create equitable access for anyone interested in purchasing parcels through the online auction process. It also puts parcels back on the tax rolls, making them productive once again and potentially easing the tax burden on residents living in those communities.

Community Participation Level and Impact

Visibility and transparency are incredibly important to the team and that is why Productive Properties (formerly Tax Forfeited Land) will use multiple channels of communication to engage with the community. The community will be notified of online auctions by board action; publication in the official newspaper for Ramsey County legal notices; publication on the county’s website at ramseycounty.us/productiveproperties; via mailed notice letters to adjacent landowners for each auction property; and through the GovDelivery email subscription service.

- Inform
- Consult
- Involve
- Collaborate
- Empower

Fiscal Impact

Tax-forfeited land operations are funded through the sale of tax forfeit properties, with no reliance on the levy or impact on the overall county budget. Ramsey County will have a different process managing tax forfeited land revenue from sales than previous years. Due to new laws impacting tax forfeited land under Section 10, Laws 2024, Chapter 113, section 1, subdivision 2, as amended, the county is required to manage its surplus of funds from the sale of parcels, forfeiting between January 1, 2016 - December 31, 2024, as follows:

- The county will remit 75% of the online auction proceeds to the commissioner of management and budget until June 30, 2027 with the remaining being retained.
- From July 1, 2027 to June 30, 2029, the county will remit 85% of the proceeds from the online auction sales and the remaining will be retained.

Last Previous Action

None.

Attachments

1. Notice of Sale of Tax-Forfeited Land, 2026-1
2. Ramsey County Tax-Forfeited Land Auction List, 2026-1
3. Maps

Notice of Sale of Tax Forfeited Lands

RAMSEY COUNTY TAX FORFEITED LAND ONLINE SALES TERMS AND CONDITIONS

ramseycounty.us/productiveproperties

Please carefully review all the terms and conditions contained in this document. Some of the terms and conditions in this document will be included in the deed you receive if you are a successful bidder. You are encouraged to have a qualified attorney review this document.

ONLINE SALES: All tax forfeited land offered at an online auction is sold to the highest bidder for not less than the Minimum Bid price set forth on the **MARCH 13, 2026 Appraisal List**. The Minimum Bid price equals the total of the Appraised Value and any Special Assessments that have been certified after the date of Forfeiture.

The public sale will be held via online auction and conducted by the Minnesota Department of Administration, Fleet & Surplus Division, using their MNBid website. The auction will open for bids on **May 25, 2026**, and will close on **June 24, 2026**.

AUCTION REGISTRATION: All bidders must register by providing a Driver's License or other acceptable photo ID and registering through the State of Minnesota's MNBid site.

SALES OVER THE COUNTER: Any parcels for which no bid is received during the Online sale can be rebid for purchase beginning the next business day after the online auction closed, at 9:00 a.m. at the office of the Tax-Forfeit Land Section for not less than the Minimum Bid price set forth on the **MARCH 13, 2026 Appraisal List**. The Minimum Bid cannot be changed unless the parcel is re-appraised, or special assessments are changed by the local government, republished, and offered again at a subsequent auction.

PROHIBITED PURCHASERS OR BIDDERS: No person or entity, or entity controlled by such person, that (1) is an owner or taxpayer of real property situated in Ramsey County that has delinquent property taxes, (2) has held a rental license in Ramsey County and the license has been revoked within the last five years, or is currently the subject of a revocation proceeding, (3) currently has a contract for purchase of tax-forfeited lands for a structure that does not meet the requirements of a code compliance inspection report or home inspection report issued within the past year, and has not filed a certificate of code compliance with the Tax-Forfeited Land section or successfully finalized and closed-out all permits through the city in which the parcel is located, or (4) within the past five years, has had a contract for purchase of tax-forfeited lands cancelled, or currently subject to cancellation.

After a winning bid, but prior to closing, a search will be performed to determine if the winning bidder is a prohibited purchaser or bidder and closing of the sale will not take place until the search verifies the winning bidder is not a prohibited purchaser or bidder. **In the event a winning bid has been awarded to a prohibited bidder or purchaser, the property will be offered to the 2nd highest eligible bidder, and then the 3rd highest bidder, until all bidders have been exhausted. In the event all bidders have been exhausted, the property may be re-offered at a future auction, or placed on the over-the-counter sales list, at the sole discretion of Ramsey County.**

ADDITIONAL PROHIBITED PURCHASERS OR BIDDERS: None of the following individuals (either personally

Notice of Sale of Tax Forfeited Lands

or as an agent or attorney for any other person) may bid on and purchase a parcel of tax-forfeited land unless the parcel was owned by the individual before forfeiture: district court administrators, county auditors, treasurer, assessors or supervisors of assessments, land commissioners or assistant land commissioners for tax-forfeited lands, or any deputies or employees of any of the above individuals. (M.S. 282.016)

YOU MUST FOLLOW THE ALL INSTRUCTIONS OR ELSE YOU WILL NOT BE ABLE TO PARTICIPATE IN THE BIDDING PROCESS. NO EXCEPTIONS WILL BE MADE!

CLOSING PROCESS & PAYMENT TERMS: There are several steps required to close the sale after a property has been won at auction. This process follows:

1. Buyer wins high bid on an auction property
2. MNBID Surplus Services sends the Buyer an Award Letter, serving to notify the Buyer that they have won
3. **PAYMENT 1.** Within fourteen (14) business days from the date of the bid award, the buyer shall submit payment to “Surplus Services” by either mailing or physically dropping off a Cashier’s Check or Money Order made payable to “Surplus Services” at 5420 Old Highway 8, Arden Hills, MN 55112. Please contact mnsurplus.auction@state.mn.us or 651-639-4022 for assistance in completing this first payment. **THE AMOUNT OF THIS PAYMENT IS THE WINNING BID AMOUNT AS LISTED ON THE AWARD LETTER**
4. MNBID Surplus Services remits payment and contact information of winning bidders to the Ramsey County Productive Properties staff
5. Ramsey County staff will contact Buyer to schedule a closing with Ramsey County and provide Buyer with a cost sheet breaking down the additional costs to close. **PAYMENT 2.** At this closing, Buyer will fill out a simple Closing Information Form and provide certified funds made out to “Ramsey County” to pay for the additional statutory fees required upon the purchase of tax-forfeited property. At the closing with Ramsey County, the Buyer must provide funds for the following: 3% Assurance Fee; State Deed Recording Fee; Deed Preparation Fee; and Deed Tax. An example of expected costs can be found on the next page of these terms.
6. Once Ramsey County has received the Closing Information Form and Funds to Close, staff will send in a deed application to the Minnesota Department of Revenue. The state deed is generally returned to the county within 2-6 weeks and will be sent for recording. Once the deed has been recorded, Ramsey County staff will mail out the deed to the buyer.

BIDDER DISQUALIFICATION: In the event a bidder wins a property auction but fails to complete the closing requirements within the required timeframe, that winning bidder will not be eligible to purchase any other properties during this auction, and the property will be offered to the 2nd highest eligible bidder at their winning bid amount, and then the 3rd highest bidder, until all bidders have been exhausted. In the event all bidders have been exhausted, the property may be re-offered at a future auction, or placed on the over-the-counter sales list, at the sole discretion of Ramsey County.

PROPERTY TAX: Tax-forfeited property is removed from the county assessment tax rolls at time of forfeiture. Property is returned to the tax rolls immediately after sale, and the payment of property taxes will commence the year following the year of sale. For example, if the property is sold in 2026, payment of property taxes will commence in 2027. It is the Buyer’s responsibility to contact Ramsey County, or the city assessor where the property is located, to determine estimated future taxes payable.

FEES: At the closing of the sale, the following fees will be collected:

- Assurance Fee: 3% of the total sales price

Notice of Sale of Tax Forfeited Lands

- State Deed Recording Fee: \$51.00
- Deed Preparation Fee: \$25.00
- Deed Tax \$.0034 of the total sales price

EXAMPLE OF COSTS TO EXPECT BASED ON \$200,000.00 OFFER	
Purchase Price:	\$200,000.00
3% Assurance Fee:	\$6,000.00
Deed Preparation Fee:	\$25.00
Filing Fees:	\$51.00
State Deed Tax (Price x .0034)	\$680.00
TOTAL	\$206,756.00

SELLER NOT ABLE TO PAY CLOSING COSTS, SPECIALS, OR STATUTORY FEES: Ramsey County will not contribute funds toward payment for buyer’s additional closing costs, special assessments cancelled due to forfeiture, assurance fee or other statutory fees.

FORMER OWNERS: If you are a former owner of a parcel being auctioned, you must pay the Minimum Bid price or the amount of delinquency, whichever is more, pursuant to Minnesota Statutes, Section 282.01, Subd. 7.

***All sales are final, and no refunds or exchanges are permitted.**

***Ramsey County is not responsible for locating or determining property lines or boundaries.**

Notice of Sale of Tax Forfeited Lands

PROPERTY CONDITION: All property is sold "as is" and may not conform to local building and zoning ordinances. The county makes no warranty that the land is "buildable".

Purchasers are encouraged to contact the city where the property is located for information about building codes, zoning laws, or other municipal information that effects the property.

Purchaser acknowledges that Buyer(s) were able to obtain authorization from Ramsey County to perform soil testing at Buyer's own expense, before purchasing parcel or parcels. The sale will not be rescinded if soil problems of any type are discovered after the sale.

HAZARDOUS MATERIALS INDEMNIFICATION: The purchaser shall indemnify Ramsey County and/or the State of Minnesota for environmental contamination as a result of purchaser's use and occupancy of the property.

STATE DEED ORDERING: Conveyance of tax-forfeit property is made by State Deed on a form prepared by the Minnesota Attorney General and executed by the Minnesota Department of Revenue on behalf of the State of Minnesota. By law, a State Deed cannot be ordered until the full purchase price for the subject property has been received by the County Auditor. Therefore, to process an order for a State Deed, the full purchase price must be tendered.

TITLE: The County or the State of Minnesota does not warrant the condition of title. The buyer will receive a documentation of Purchase at the time of the sale and/or the Commissioner of Revenue will issue a deed from the State of Minnesota after full payment is made. Tax forfeiture will create a break in the chain of title. **SELLER CONVEYS TAX TITLE**, and the services of an attorney may be necessary to make the title marketable.

CODE COMPLIANCE CLAUSE: If a structure exists on the property that does not meet the requirements of a code compliance inspection report or home inspection report issued within the past year, then within twelve (12) months of the execution date the buyer, as a condition of the Contract for Deed, shall file with the Tax-Forfeited Land section of Ramsey County a certificate of code compliance, as required by the city in which the property is located. Buyer must provide seller with proof of compliance or the buyer will be in default of the Contract for Deed.

FOR ALL LAND NOT IN A PLATTED SUBDIVISION: There are restrictive covenants required for marginal lands and wetlands including lands in Auditor's Subdivisions (see Minnesota Statutes 2007, Section 103F.535, Subd. 1, and Minnesota Statutes 2007, Section 282.018, Subd. 2.)

SPECIAL ASSESSMENTS: Local improvements not yet assessed, and any special assessments levied after forfeiture, must be assumed by the purchaser. In addition, any remaining balance of cancelled special assessments that existed prior to the tax-forfeiture MAY BE REASSESSED by the municipality. It is the responsibility of the prospective purchaser to contact the city to determine special assessments that may have been canceled and may be subject to reassessment, and the city's terms for the payment of such assessments.

DEED CONDITIONS: The following terms and conditions will be included in the deed you receive from the State of Minnesota.

REVERTER: If the purchaser, their successor, or assigns, shall not comply with the above terms and conditions, title to the property shall automatically revert to the State of Minnesota. Compliance with the above terms and conditions shall be evidenced by a certificate of compliance recorded in the real

Notice of Sale of Tax Forfeited Lands

property records of Ramsey County.

“AS-IS” SALE: Buyer agrees that the property shall be sold and that buyer shall accept the property “as is, where is, with all faults”, with no right of set-off or reduction in the purchase price, and that such sale shall be without representation or warranty of any kind, express or implied, including without limitation, warranty of merchantability or fitness for a particular purpose, and seller does hereby disclaim and renounce any such representation or warranty. Buyer specifically acknowledges that buyer is not relying on any representations or warranties of any kind whatsoever, express, or implied, from seller, agent, other agents, or brokers as to the condition of or as to any matter concerning the property. Buyer further acknowledges and agrees that it is relying solely upon its own independent examination, inspection, study, and knowledge of the property and not upon any information or representations made to it by seller, its officers, directors, contractors, agents or employees or any person whomsoever. Buyer hereby expressly assumes all risks, liabilities, claims, damages, and costs (and agrees that seller shall not be liable for any special, direct, indirect, consequential, or other damages) resulting or arising from or related to the ownership, use, condition, location, maintenance, repair, or operation of the property. Buyer acknowledges that any condition of the property which buyer discovers prior to or after the closing date shall be at buyer’s sole expense, and buyer expressly waives and releases seller and seller’s agents, commissioners, employees, directors, officers and representatives from any claims, demands, losses, liabilities, damages, penalties, fines, liens, judgments, costs or expenses under federal law, state or other law, that buyer might otherwise have against seller or seller’s agents and/or representatives relating to the physical characteristics or condition of the property including the environmental condition of the property. Buyer acknowledges that the purchase price reflects the “as-is” nature of this sale and any faults, liabilities, defects, or other adverse matters that may be associated with the property. Buyer has had the opportunity to fully review the disclaimers and waivers set forth herein, with its counsel, and understand the significance and effect thereof. This provision will be included in the State Deed that conveys the property.

The above terms shall run with the land and shall be binding on the purchaser, and the purchaser’s successors and assigns.

ADDITIONAL INFORMATION: If you have additional questions regarding the sale or the terms and conditions of the sale, you may contact the Tax Forfeited Land section at:

Phone: (651) 266-2080

Email: TFL@co.ramsey.mn.us

In Person: 90 W. Plato Blvd., St. Paul, MN

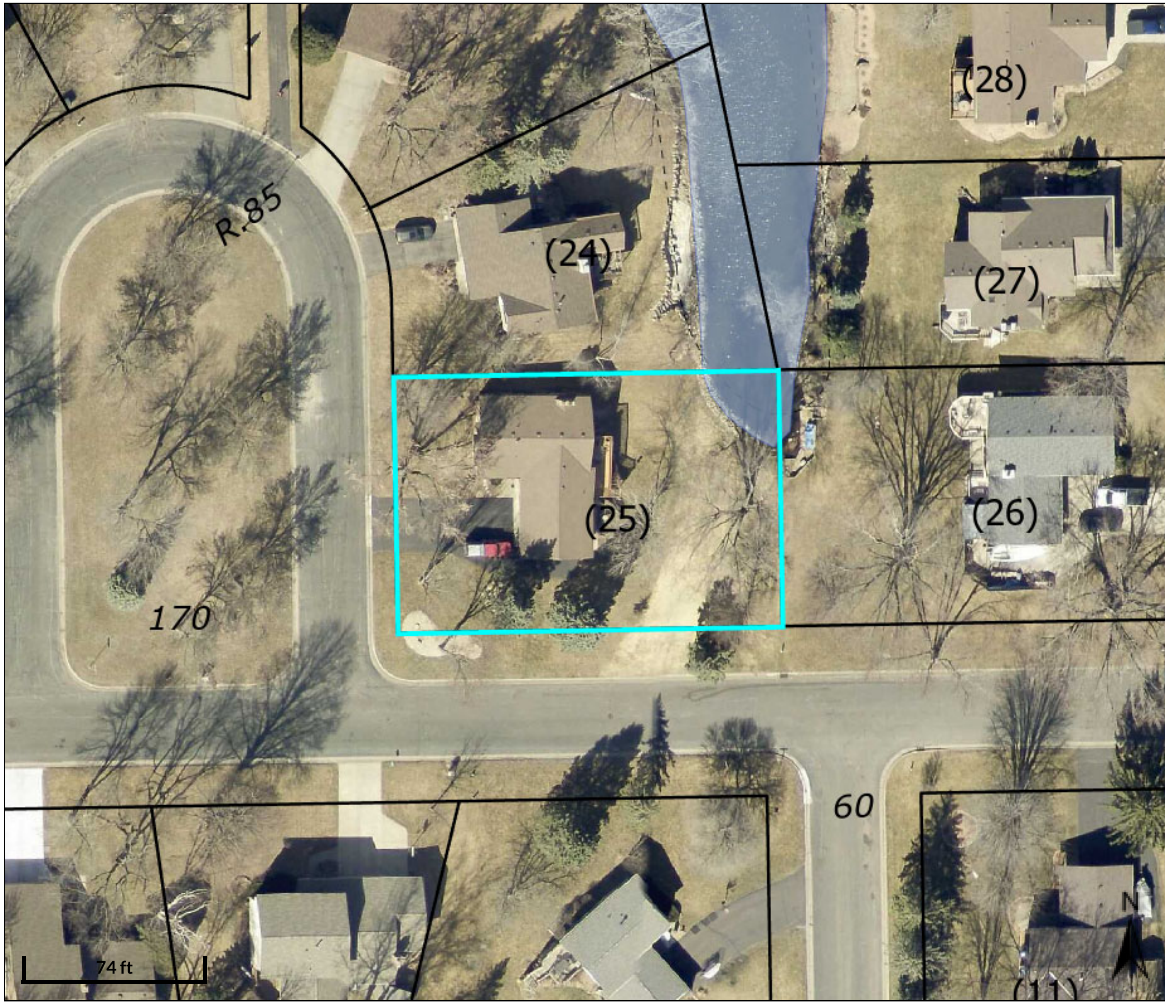
This Notice of Sale, the Resolution authorizing the sale, and the Auction List are on file in the office of the Ramsey County Auditor/Treasurer in the Property Tax, Records and Election Services Department and notice is hereby given in accordance with state statutes.

The County Manager has the authority to remove any parcel prior to sale where insufficient time exists for board approval of the removal from the auction and to bring it back to the County Board for ratification of the removal.

IN ORDER TO PROTECT YOUR LEGAL INTERESTS, WE RECOMMEND THAT YOU CONSULT WITH YOUR ATTORNEY REGARDING THE CONTRACT AND ON OTHER LEGAL MATTERS

Ramsey County Tax-Forfeited Land Auction List
2026-1
Dated: March 13, 2026





Parcel Number	Property Address	City	Property Type	Legal Description	Specials Before Forfeiture	Specials After Forfeiture	Appraised Value
COMMISSIONER DISTRICT 1							
01-30-23-21-0025	5888 Stephen Circle	Shoreview	Residential Improved	EVERGREEN SHORES LOT 41 BLK 1	\$ -	\$ 382.35	\$ 463,100.00
28-30-23-32-0032	1964 West County Road E2	Arden Hills	Residential Vacant	REGISTERED LAND SURVEY 496 TRACT D	\$ -	\$ -	\$ 6,100.00
COMMISSIONER DISTRICT 3							
19-29-22-12-0010	155 Wheelock Pkwy E	Saint Paul	Residential Vacant	DAWSON'S LAKE COMO & PHALEN,AV CALIFORNIA AVE VAC ADJ AND E 1/2 OF LOT 17 AND ALL OF LOT 16 BLK 1	\$ -	\$ 7,389.59	\$ 31,500.00
25-29-23-13-0072	331 Lawson Ave W	Saint Paul	Residential Vacant	AUERBACH & HAND'S ADDITION,TO E 1/2 OF W 1/2 OF LOTS 8 AND LOT 9 BLK 33	\$ 47,307.87	\$ 469.55	\$ 25,000.00
25-29-23-14-0056	0 Albemarle St.	Saint Paul	Residential Vacant	AUERBACH & HAND'S ADDITION,TO LOT 8 BLK 41	\$ 364.22	\$ 25.29	\$ 3,400.00
25-29-23-41-0182	877 Woodbridge St	Saint Paul	Residential Vacant	LEWIS SECOND ADDITION,TO ST PA LOT 1 BLK 12	\$ 86.58	\$ 216.23	\$ 25,000.00
25-29-23-41-0203	864 Marion St.	Saint Paul	Residential Vacant	LEWIS SECOND ADDITION,TO ST PA S 15 FT OF LOT 25 AND ALL OF LOT 24 BLK 12	\$ 36,132.00	\$ 422.53	\$ 25,000.00
25-29-23-42-0231	280 Stinson St	Saint Paul	Residential Improved	BEIFELDS SUB L 12-14 WLN&HAYW THE W 1/3 OF LOT 2 & ALL OF LOT 3 BLK 2	\$ 1,213.99	\$ 1,630.67	\$ 181,700.00
29-29-22-22-0152	422 Jessamine Ave E	Saint Paul	Residential Improved	BEAUPRE & KELLYS ADDITION W 2/3 OF LOT 1 BLK 18	\$ 15,198.00	\$ 3,768.80	\$ 74,600
30-29-22-33-0084	0 Sycamore St.	Saint Paul	Residential Vacant	LYTON'S ADDITION TO,ST. PAUL LOT 24 BLK 3	\$ -	\$ 38.41	\$ 2,700.00
35-29-23-11-0027	686 Minnehaha Ave W	Saint Paul	Residential Vacant	SYNDICATE NO. 4 ADDITION LOT 2 BLK 2	\$ 3,475.00	\$ 6,605.92	\$ 25,000.00
35-29-23-11-0097	677 Blair Ave	Saint Paul	Residential Vacant	DALE STREET ADDITION LOT 16	\$ 389.15	\$ 41.12	\$ 10,100.00
COMMISSIONER DISTRICT 4							
31-29-22-22-0047	633 Capitol Blvd	Saint Paul	Residential Improved	FLETCHER'S SUB. OF,BREWSTERS A EX W 5 FT FOR ALLEY LOT 9 BLK 6	\$ 11,398.55	\$ 3,068.33	\$ 62,100.00
35-29-23-14-0026	583 Dale St N	Saint Paul	Residential Improved	CHUTE BROTHERS DIVISION,NO. 3 EX S 80 FT LOTS 29 AND LOT 30	\$ 7,758.23	\$ 7,737.85	\$ 105,000.00
35-29-23-14-0128	642 Charles Ave	Saint Paul	Residential Vacant	CHUTE BROTHERS DIVISION,NO. 2 W 1/2 OF LOT 6	\$ 1,262.00	\$ 964.62	\$ 25,000.00
35-29-23-14-0138	526 St Albans St. N	Saint Paul	Residential Vacant	CHUTE BROTHERS DIVISION,NO. 2 S 34 FT OF LOTS 14 AND LOT 15	\$ 13,454.78	\$ 83.02	\$ 800.00
35-29-23-14-0184	688 Sherburne Ave	Saint Paul	Residential Vacant	SYNDICATE NO. 1 ADDITION LOT 3 BLK 2	\$ 15,695.78	\$ 38.61	\$ 25,000.00
35-29-23-14-0187	700 Sherburne Ave	Saint Paul	Residential Vacant	SYNDICATE NO. 1 ADDITION LOT 6 BLK 2	\$ 21,062.32	\$ 38.61	\$ 25,000.00
36-29-23-22-0065	534 Blair Ave	Saint Paul	Residential Improved	SMITHS SUB OF STINSNS DIV B 2 6 7 8 LOT 52 BLK 6	\$ 461.88	\$ 2,988.12	\$ 192,500.00
COMMISSIONER DISTRICT 5							
01-28-23-43-0040	272 Goodhue Street	Saint Paul	Residential Vacant	WINSLOW'S ADDITION E 1/2 OF LOT 2 BLK 3	\$ 644.00	\$ 65.37	\$ 40,000.00
07-28-22-11-0001	120 Delos St W	Saint Paul	Residential Improved	WEST ST PAUL BLKS 1 THRU 99 E 100 FT OF LOTS 1 AND LOT 2 BLK 29	\$ 1,068.38	\$ 2,451.97	\$ 162,300.00
07-28-22-41-0019	652 Hall Ave	Saint Paul	Residential Vacant	WHITE'S REARRANGEMENT OF,THE W EX E 75 FT LOT 6 BLK 122	\$ 5,065.21	\$ 1,588.63	\$ 15,700.00
32-29-22-14-0259	781 4th St E	Saint Paul	Residential Vacant	HIGHLAND ADDITION LOT 13 BLK 1	\$ 248.80	\$ 204.59	\$ 24,500.00
32-29-22-41-0152	702 Wilson Ave	Saint Paul	Residential Improved	WILLIUS SUB OF B57 LYMAN DAYTO LOT 21 BLK 57	\$ -	\$ 1,831.30	\$ 80,200.00
33-29-22-22-0064	879 6th St. E	Saint Paul	Residential Vacant	STINSON'S SUB OF B103 LYMAN DA LOT 16 BLK 103	\$ 39,510.90	\$ 636.59	\$ 22,300.00
33-29-22-32-0115	231 Maple St	Saint Paul	Residential Improved	WILDER & DODGE'S SUB OF B48 LY LOT 1 BLK 2	\$ 2,870.60	\$ 3,841.65	\$ 106,900.00
COMMISSIONER DISTRICT 6							
27-29-22-24-0004	0 Hazlewood St	Saint Paul	Residential Vacant	FISHER AMES SUB OF L1-2B1 AMES LOT 4	\$ 315.25	\$ 337.63	\$ 17,500.00
27-29-22-42-0091	899 Germain St.	Saint Paul	Residential Vacant	DENSLOWS RE PT B2&PT B3&PT B4 LOTS 1 AND LOT 2 BLK 2	\$ 456.80	\$ 162.04	\$ 45,000.00
28-29-22-32-0051	901 York Ave	Saint Paul	Residential Vacant	NELSON'S ADDITION LOT 18 BLK 5	\$ 1,162.47	\$ 666.75	\$ 25,000.00
33-29-22-13-0036	572 Earl St.	Saint Paul	Mixed/Resid/Com Improve	SKIDMORES ADDITION LOT 4 BLK 1	\$ 5,370.32	\$ 6,668.33	\$ 98,000.00
33-29-22-24-0018	0 4th St E	Saint Paul	Residential Vacant	W. A. DANA'S RE L1-12&17 B2 EX W 15 FT LOT 13 BLK 2 SKIDMORES ADD ...W A DANAS RE LOTS 13 AND LOT 14	\$ 3,647.75	\$ 205.99	\$ 40,800.00
33-29-22-24-0044	1035 Fremont Ave	Saint Paul	Residential Vacant	SKIDMORES ADDITION LOT 25 BLK 5	\$ 708.88	\$ 1,456.64	\$ 25,000.00
35-29-22-23-0053	0 Fremont Ave	Saint Paul	Residential Vacant	ROBERT L WARE'S EASTERN HGTS N 125 FT OF W 68 FT OF LOT 2 AND N 125 FT OF LOT 3 BLK 7	\$ -	\$ 349.23	\$ 9,600.00
COMMISSIONER DISTRICT 7							
12-29-22-21-0058	2423 14th Ave E	North Saint Paul	Residential Improved	FOURTH ADDITION TO NORTH,ST. P W 1/2 OF LOT 16 AND ALL OF LOTS 17 AND LOT 18 BLK 22	\$ -	\$ -	\$ 152,700.00



Overview



Legend

-  Tax Parcel
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Parcel ID<	013023210025	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	01/30/23	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property Address	5888 STEPHEN CIR SHOREVIEW	Classification	REPORTED;		PO BOX 64097
		Parcel Area	0.3447		SAINT PAUL MN 55164-0097
Tax Authority Group (TAG)	SHOREVIEW 621 R				
Brief Tax Description	EVERGREEN SHORES LOT 41 BLK 1				
	<i>(Note: Not to be used on legal documents)</i>				

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Parcel ID<	283023320032	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	28/30/23	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	1964 COUNTY ROAD	Classification	REPORTED;		PO BOX 64097
Address	E2 W ARDEN HILLS	Parcel Area	0.0468		SAINT PAUL MN 55164-0097
Tax Authority Group (TAG)	ARDEN HILLS 621 R				
Brief Tax Description	REGISTERED LAND SURVEY 496 TRACT D <i>(Note: Not to be used on legal documents)</i>				

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- Tax Parcel
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Parcel ID<	192922120010	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	19/29/22	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property Address	155 WHEELOCK PKWY E ST PAUL	Classification	REPORTED;		PO BOX 64097
		Parcel Area	0.2506		SAINT PAUL MN 55164-0097
Tax Authority Group (TAG)	ST PAUL 625 C				
Brief Tax Description	DAWSON'S LAKE COMO & PHALEN,AV CALIFORNIA AVE VAC ADJ AND E 1/2 OF LOT 17 AND ALL OF LOT 16 BLK 1				
	(Note: Not to be used on legal documents)				

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Parcel ID<	252923130072	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	25/29/23	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	331 LAWSON AVE	Classification	REPORTED;		PO BOX 64097
Address	W	Parcel Area	0.0636		SAINT PAUL MN 55164-0097
	ST PAUL				
Tax Authority Group (TAG)	ST PAUL 625 C				
Brief Tax Description	AUERBACH & HAND'S ADDITION, TO E 1/2 OF W 1/2 OF LOTS 8 AND LOT 9 BLK 33				
	<i>(Note: Not to be used on legal documents)</i>				

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Parcel ID<	252923140056	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	25/29/23	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	ALBEMARLE	Classification	REPORTED;		PO BOX 64097
Address	ST ST PAUL	Parcel Area	0.0598		SAINT PAUL MN 55164-0097
Tax Authority Group (TAG)	ST PAUL 625 C				
Brief Tax Description	AUERBACH & HAND'S ADDITION, TO LOT 8 BLK 41 <i>(Note: Not to be used on legal documents)</i>				

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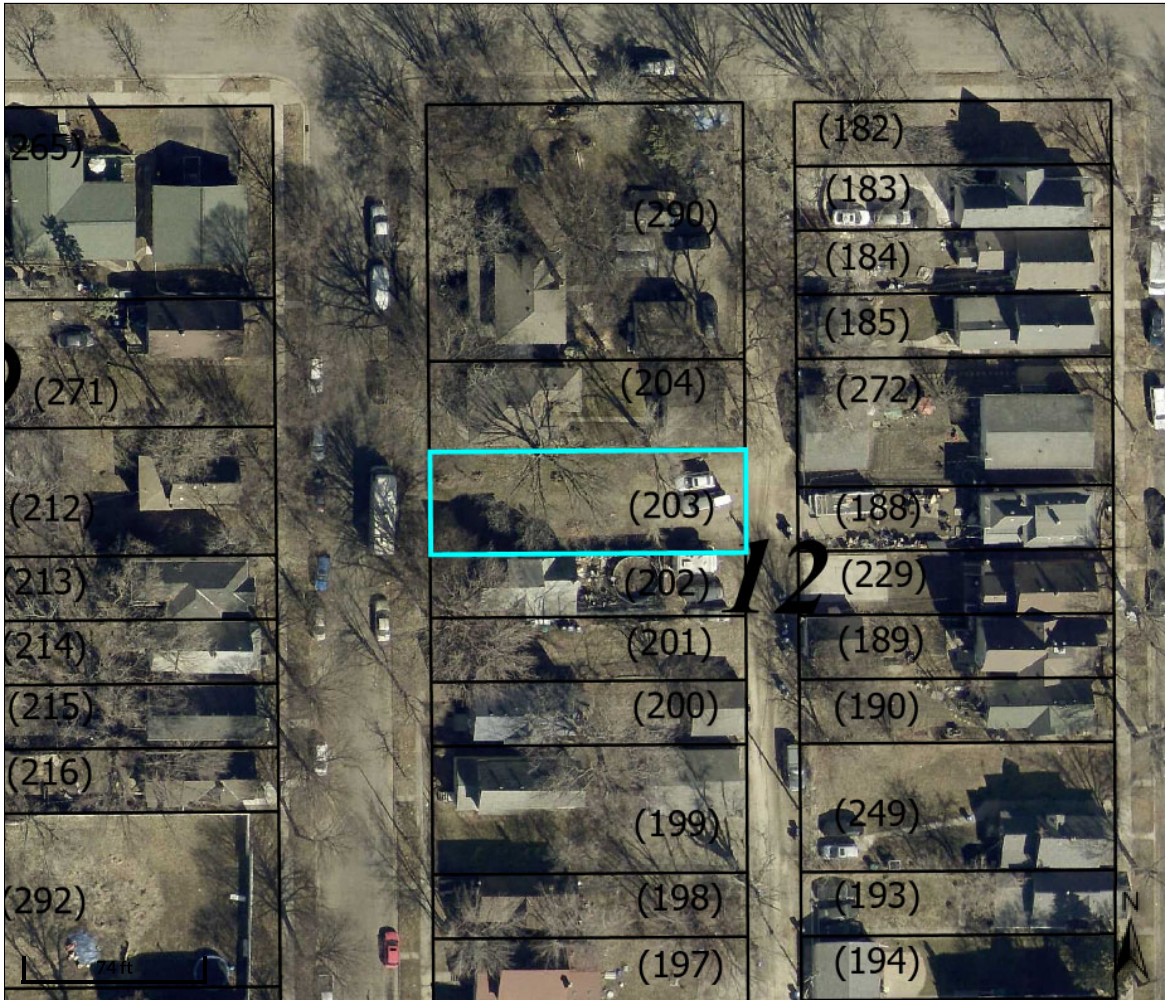
Legend

-  Tax Parcel
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Parcel ID<	252923410182	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	25/29/23	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	877	Classification	REPORTED;		PO BOX 64097
Address	WOODBRIIDGE ST ST PAUL	Parcel Area	0.0712		SAINT PAUL MN 55164-0097
Tax Authority Group (TAG)	ST PAUL 625 C				
Brief Tax Description	LEWIS SECOND ADDITION,TO ST PA LOT 1 BLK 12				
	<i>(Note: Not to be used on legal documents)</i>				

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Parcel ID<	252923410203	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	25/29/23	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	864 MARION	Classification	REPORTED;		PO BOX 64097
Address	ST ST PAUL	Parcel Area	0.1139		SAINT PAUL MN 55164-0097

Tax Authority Group (TAG) ST PAUL 625 C
Brief Tax Description LEWIS SECOND ADDITION,TO ST PA S 15 FT OF LOT 25 AND ALL OF LOT 24 BLK 12
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Parcel ID<	252923420231	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	25/29/23	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property Address	280 STINSON ST ST PAUL	Classification	REPORTED;		PO BOX 64097
		Parcel Area	0.1533		SAINT PAUL MN 55164-0097
Tax Authority Group (TAG)	ST PAUL 625 C				
Brief Tax Description	BEIFELDS SUB L 12-14 WLKN&HAYW THE W 1/3 OF LOT 2 & ALL OF LOT 3 BLK 2				
	<i>(Note: Not to be used on legal documents)</i>				

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Parcel ID<	292922220152	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	29/29/22	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	422 JESSAMINE	Classification	REPORTED;		PO BOX 64097
Address	AVE E ST PAUL	Parcel Area	0.2606		SAINT PAUL MN 55164-0097
Tax Authority Group (TAG)	ST PAUL 625 C				
Brief Tax Description	BEAUPRE & KELLYS ADDITION W 2/3 OF LOT 1 BLK 18 (Note: Not to be used on legal documents)				

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Parcel ID<	302922330084	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	30/29/22	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	SYCAMORE ST	Classification	REPORTED;		PO BOX 64097
Address	W	Parcel Area	0.0631		SAINT PAUL MN 55164-0097
	ST PAUL				
Tax Authority Group (TAG)	ST PAUL 625 C				
Brief Tax Description	LYTON'S ADDITION TO,ST. PAUL LOT 24 BLK 3				
	(Note: Not to be used on legal documents)				

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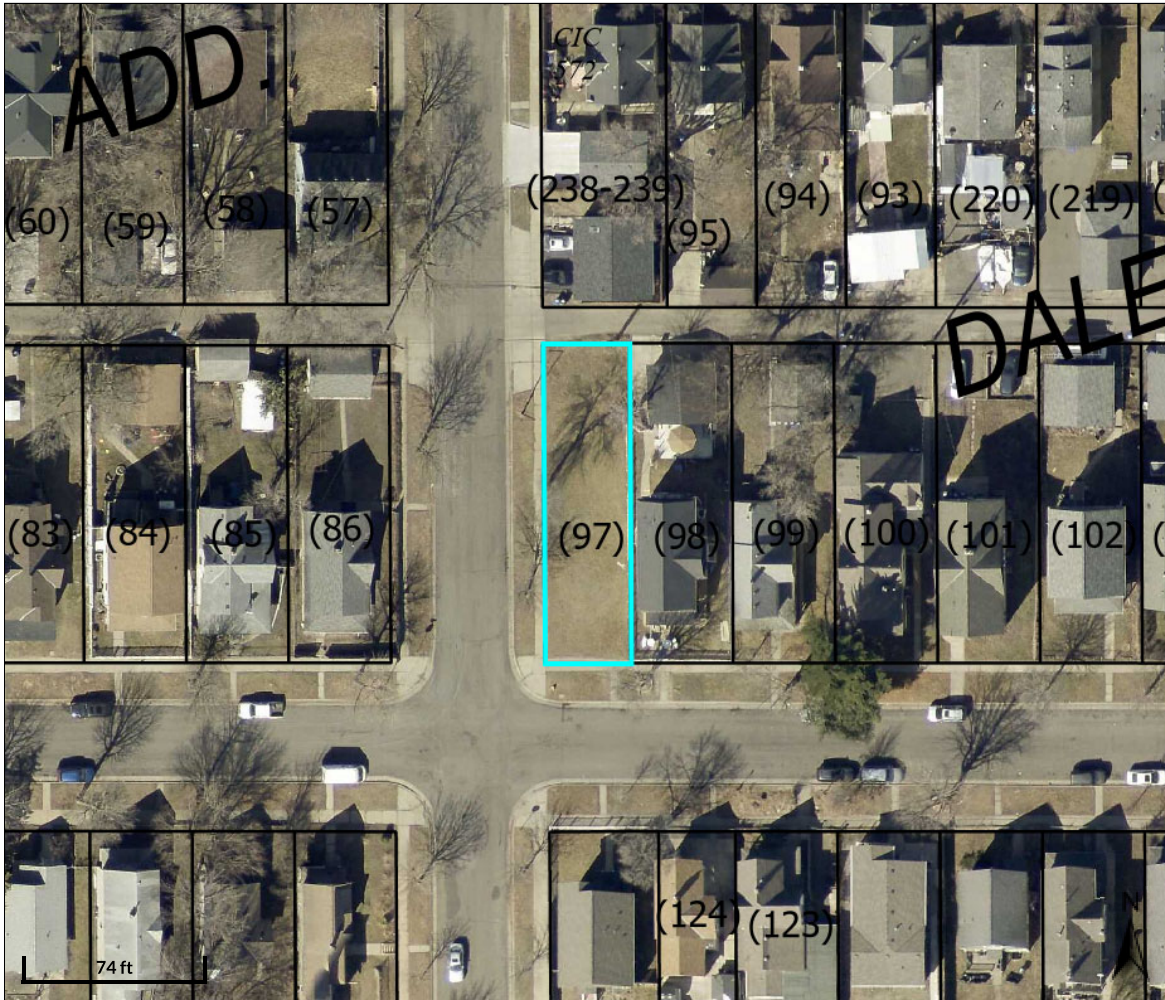
Legend

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Parcel ID<	352923110027	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	35/29/23	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	686 MINNEHAHA	Classification	REPORTED;		PO BOX 64097
Address	AVE W ST PAUL	Parcel Area	0.1139		SAINT PAUL MN 55164-0097
Tax Authority Group (TAG)	ST PAUL 625 C				
Brief Tax Description	SYNDICATE NO. 4 ADDITION LOT 2 BLK 2				
	(Note: Not to be used on legal documents)				

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Parcel ID<	352923110097	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	35/29/23	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property Address	677 BLAIR AVE ST PAUL	Classification	REPORTED;		PO BOX 64097
		Parcel Area	0.1004		SAINT PAUL MN 55164-0097

Tax Authority Group (TAG) ST PAUL 625 C
Brief Tax Description DALE STREET ADDITION LOT 16
(Note: Not to be used on legal documents)

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Parcel ID<	312922220047	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	31/29/22	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	633 CAPITOL	Classification	REPORTED;		PO BOX 64097
Address	BLVD ST PAUL	Parcel Area	0.1531		SAINT PAUL MN 55164-0097
Tax Authority Group (TAG)	ST PAUL 625 C				
Brief Tax Description	FLETCHER'S SUB. OF,BREWSTERS A EX W 5 FT FOR ALLEY LOT 9 BLK 6 <i>(Note: Not to be used on legal documents)</i>				

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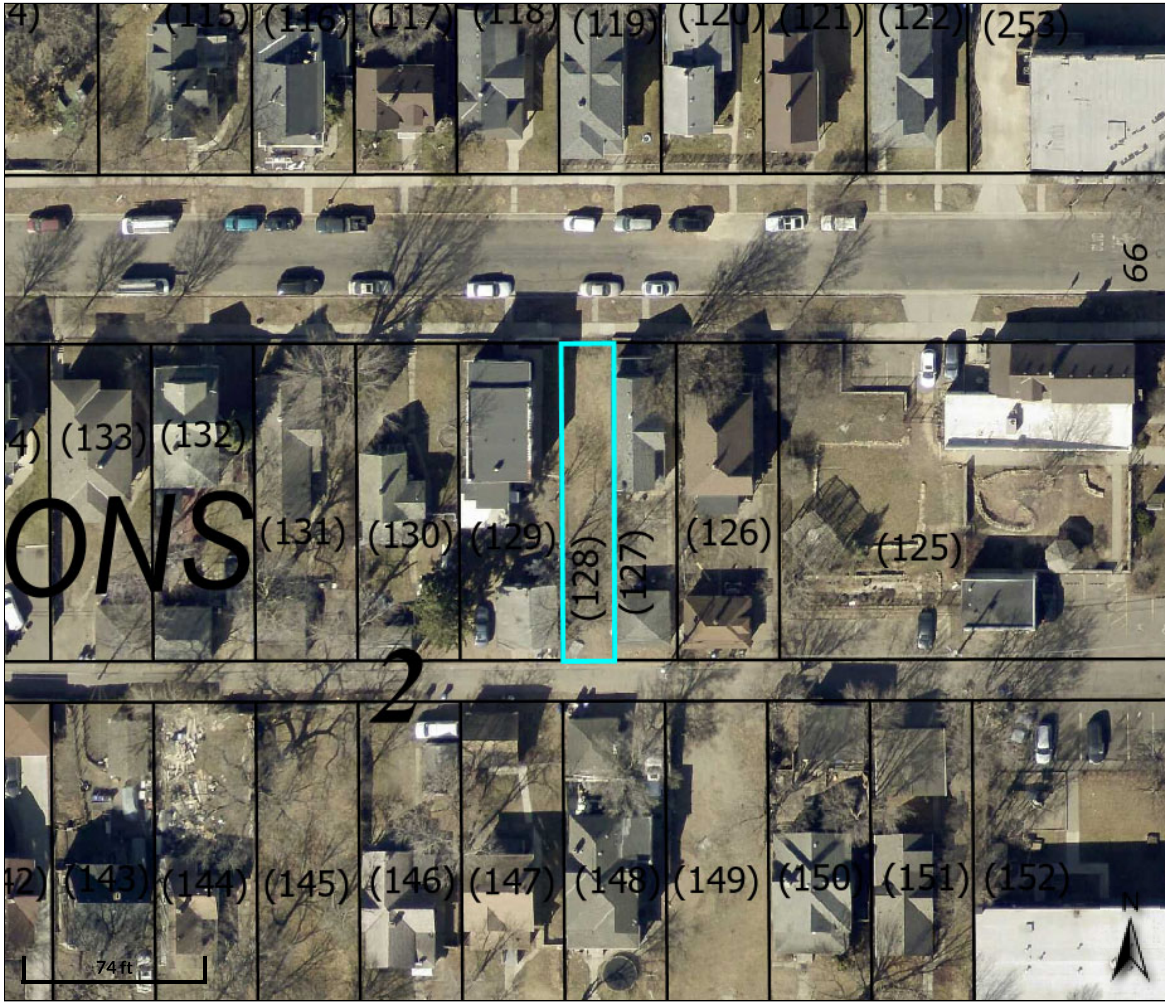
- Tax Parcel
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Parcel ID<	352923140026	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	35/29/23	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property Address	583 DALE ST N ST PAUL	Classification	REPORTED;		PO BOX 64097
		Parcel Area	0.0882		SAINT PAUL MN 55164-0097

Tax Authority Group (TAG) ST PAUL 625 C
Brief Tax Description CHUTE BROTHERS DIVISION,NO. 3 EX S 80 FT LOTS 29 AND LOT 30
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Parcel ID<	352923140128	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	35/29/23	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	642 CHARLES	Classification	REPORTED;		PO BOX 64097
Address	AVE	Parcel Area	0.0569		SAINT PAUL MN 55164-0097
	ST PAUL				
Tax Authority Group (TAG)	ST PAUL 625 C				
Brief Tax Description	CHUTE BROTHERS DIVISION,NO. 2 W 1/2 OF LOT 6				
	(Note: Not to be used on legal documents)				

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Parcel ID<	352923140138	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	35/29/23	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	526 ST ALBANS	Classification	REPORTED;		PO BOX 64097
Address	ST N ST PAUL	Parcel Area	0.0578		SAINT PAUL MN 55164-0097
Tax Authority Group (TAG)	ST PAUL 625 C				
Brief Tax Description	CHUTE BROTHERS DIVISION,NO. 2 S 34 FT OF LOTS 14 AND LOT 15 <i>(Note: Not to be used on legal documents)</i>				

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Parcel ID<	352923140184	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	35/29/23	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	688 SHERBURNE	Classification	REPORTED;		PO BOX 64097
Address	AVE	Parcel Area	0.0918		SAINT PAUL MN 55164-0097
	ST PAUL				
Tax Authority Group (TAG)	ST PAUL 625 C				
Brief Tax Description	SYNDICATE NO. 1 ADDITION LOT 3 BLK 2				
	<i>(Note: Not to be used on legal documents)</i>				

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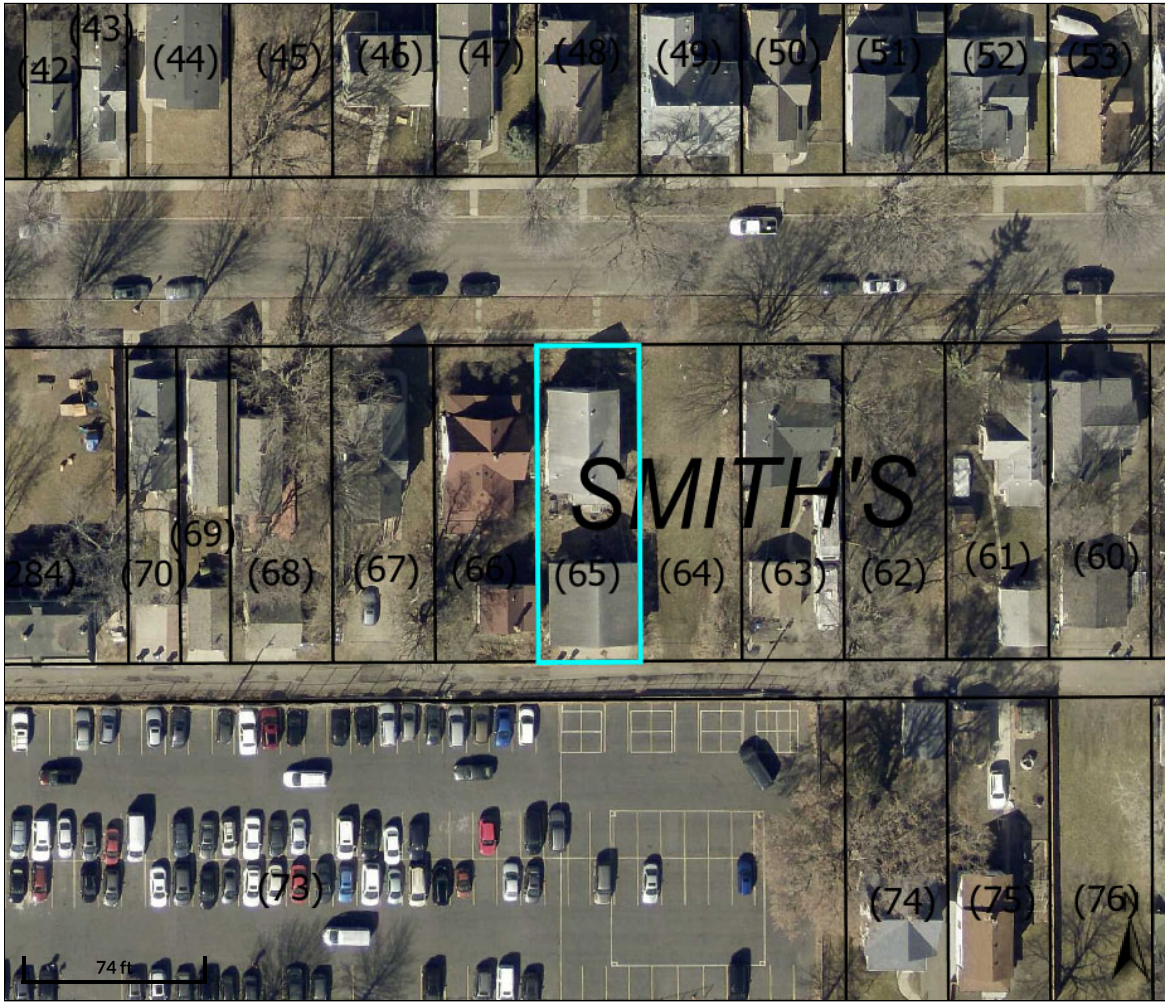
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Parcel ID<	352923140187	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	35/29/23	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	700 SHERBURNE	Classification	REPORTED;		PO BOX 64097
Address	AVE	Parcel Area	0.0918		SAINT PAUL MN 55164-0097
	ST PAUL				
Tax Authority Group (TAG)	ST PAUL 625 C				
Brief Tax Description	SYNDICATE NO. 1 ADDITION LOT 6 BLK 2				
	<i>(Note: Not to be used on legal documents)</i>				

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Parcel ID<	362923220065	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	36/29/23	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property Address	534 BLAIR AVE ST PAUL	Classification	REPORTED;		PO BOX 64097
		Parcel Area	0.1148		SAINT PAUL MN 55164-0097

Tax Authority Group (TAG) ST PAUL 625 C
Brief Tax Description SMITHS SUB OF STINSNS DIV B 2 6 7 8 LOT 52 BLK 6
(Note: Not to be used on legal documents)

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Overview



Legend

- Tax Parcel
- Ramsey County
- Waterbody
- Parcel Info

Parcel ID<	012823430040	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	01/28/23	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property Address	272 GOODHUE ST ST PAUL	Classification	REPORTED;		PO BOX 64097
		Parcel Area	0.1074		SAINT PAUL MN 55164-0097
Tax Authority Group (TAG)	ST PAUL 625 C				
Brief Tax Description	WINSLOW'S ADDITION E 1/2 OF LOT 2 BLK 3				
	(Note: Not to be used on legal documents)				

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Overview



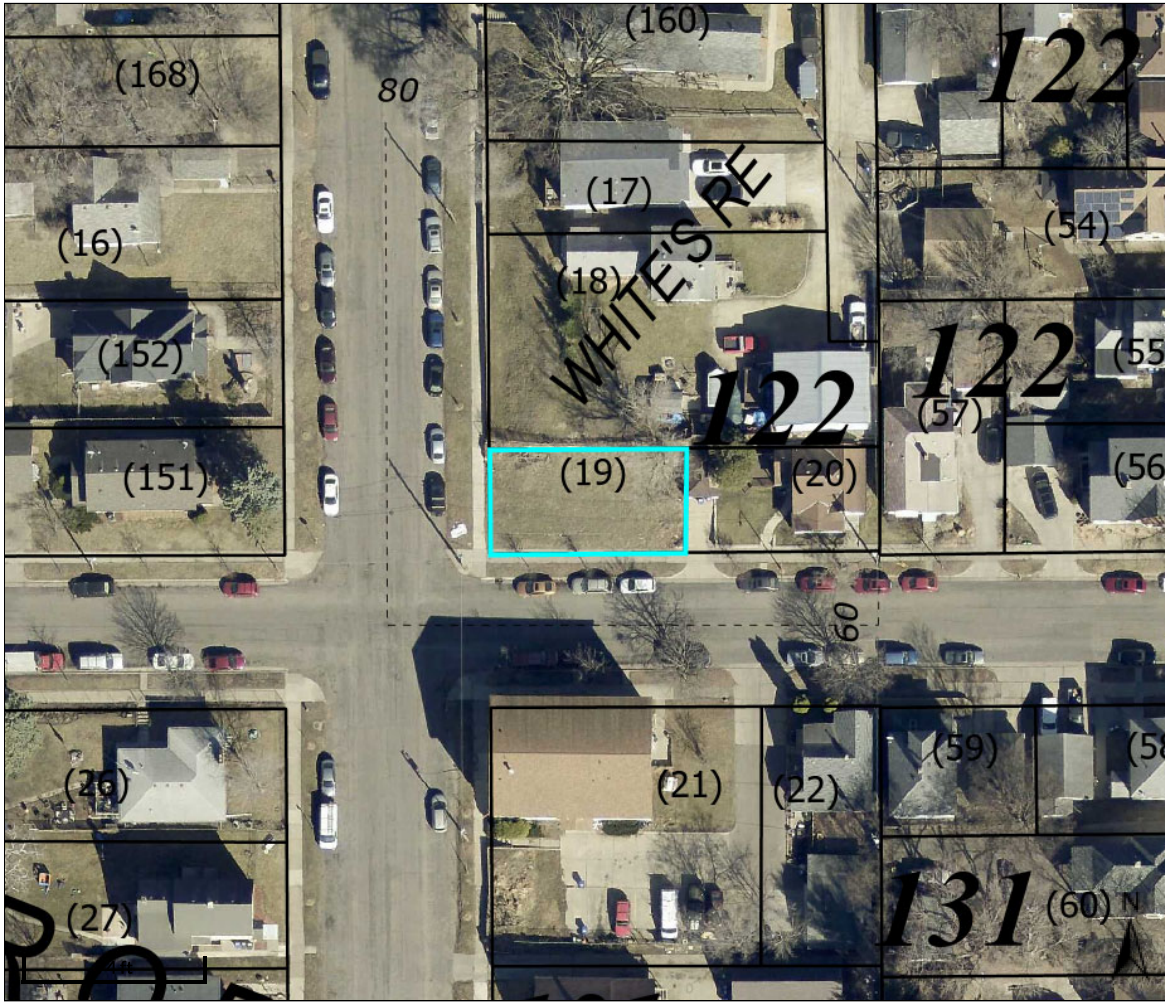
Legend

-  Tax Parcel
-  Ramsey County
-  Waterbody
-  Parcel Info

Parcel ID<	072822110001	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	07/28/22	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property Address	120 DELOS ST W ST PAUL	Classification	REPORTED;		PO BOX 64097
		Parcel Area	0.2296		SAINT PAUL MN 55164-0097
Tax Authority Group (TAG)	ST PAUL 625 L				
Brief Tax Description	WEST ST PAUL BLKS 1 THRU 99 E 100 FT OF LOTS 1 AND LOT 2 BLK 29				
	<i>(Note: Not to be used on legal documents)</i>				

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Overview



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-  Tax Parcel
-  Ramsey County
-  Waterbody
-  Parcel Info

Parcel ID<	072822410019	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	07/28/22	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	652 HALL AVE	Classification	REPORTED;		PO BOX 64097
Address	ST PAUL	Parcel Area	0.0706		SAINT PAUL MN 55164-0097

Tax Authority Group (TAG) ST PAUL 625 L
Brief Tax Description WHITE'S REARRANGEMENT OF,THE W EX E 75 FT LOT 6 BLK 122
(Note: Not to be used on legal documents)

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Overview



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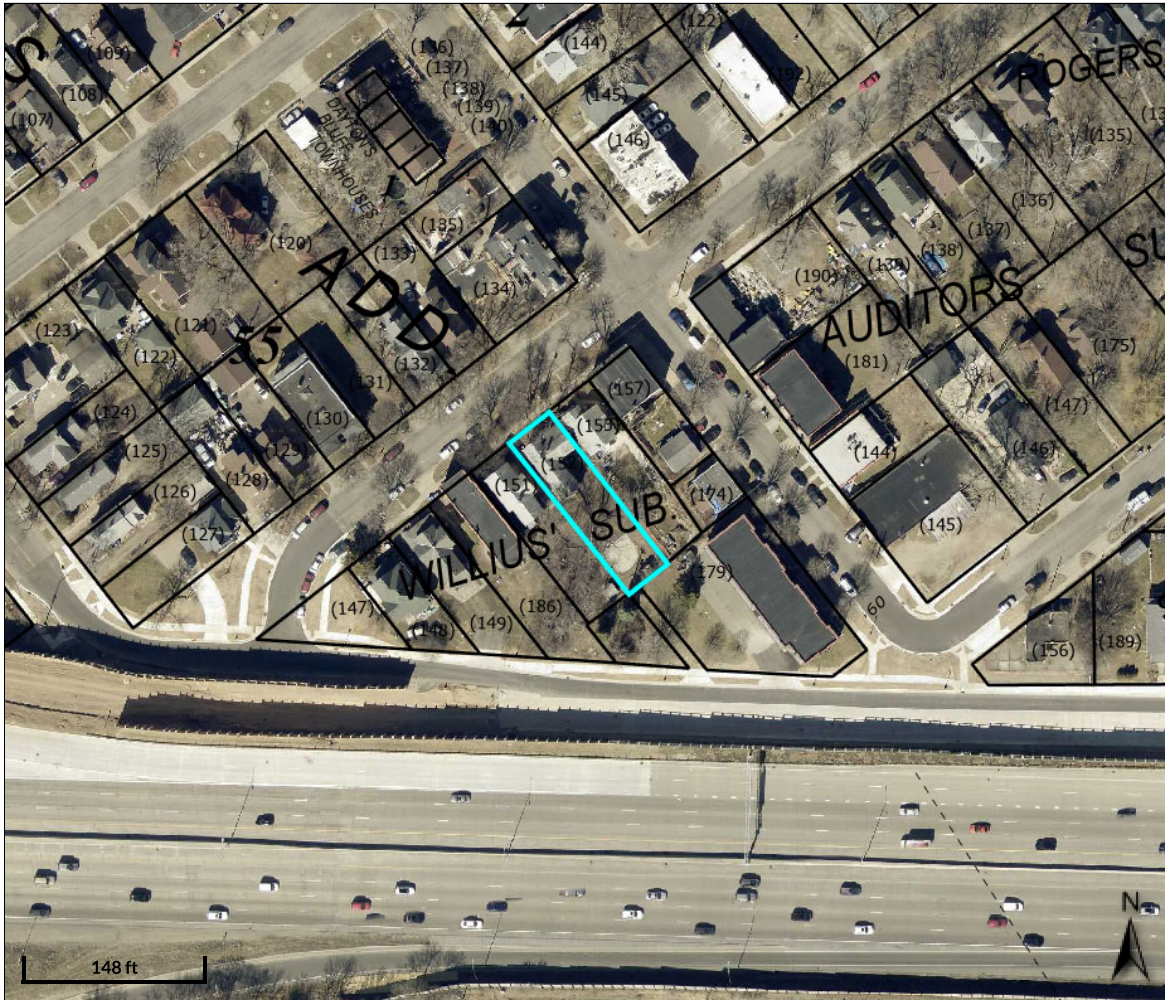
-  Tax Parcel
-  Ramsey County
-  Waterbody
-  Parcel Info

Parcel ID<	322922140259	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	32/29/22	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	781 4TH ST E	Classification	REPORTED;		PO BOX 64097
Address	ST PAUL	Parcel Area	0.1102		SAINT PAUL MN 55164-0097

Tax Authority Group (TAG) ST PAUL 625 C
Brief Tax Description HIGHLAND ADDITION LOT 13 BLK 1
(Note: Not to be used on legal documents)

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Overview



Legend

- Tax Parcel
- Ramsey County
- Waterbody
- Parcel Info

Parcel ID<	322922410152	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	32/29/22	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	702 WILSON	Classification	REPORTED;		PO BOX 64097
Address	AVE	Parcel Area	0.1377		SAINT PAUL MN 55164-0097
	ST PAUL				
Tax Authority Group (TAG)	ST PAUL 625 C				
Brief Tax Description	WILLIUS SUB OF B57 LYMAN DAYTO LOT 21 BLK 57				
	(Note: Not to be used on legal documents)				

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Overview



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-  Tax Parcel
-  Ramsey County
-  Waterbody
-  Parcel Info

Parcel ID<	332922220064	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	33/29/22	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	879 6TH ST E	Classification	REPORTED;		PO BOX 64097
Address	ST PAUL	Parcel Area	0.1129		SAINT PAUL MN 55164-0097

Tax Authority Group (TAG) ST PAUL 625 C
Brief Tax Description STINSON'S SUB OF B103 LYMAN DA LOT 16 BLK 103
(Note: Not to be used on legal documents)

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Overview



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- Tax Parcel
- Ramsey County
- Waterbody
- Parcel Info

Parcel ID<	332922320115	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	33/29/22	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property Address	231 MAPLE ST ST PAUL	Classification	REPORTED;		PO BOX 64097
		Parcel Area	0.1111		SAINT PAUL MN 55164-0097

Tax Authority Group (TAG) ST PAUL 625 C
Brief Tax Description WILDER & DODGE'S SUB OF B48 LY LOT 1 BLK 2
(Note: Not to be used on legal documents)

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Overview



Legend

- Tax Parcel
- Ramsey County
- Waterbody
- Parcel Info

Parcel ID<	272922240004	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	27/29/22	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	HAZELWOOD	Classification	REPORTED;		PO BOX 64097
Address	ST ST PAUL	Parcel Area	0.1607		SAINT PAUL MN 55164-0097
Tax Authority Group (TAG)	ST PAUL 625 MNB				
Brief Tax Description	FISHER AMES SUB OF L1-2B1 AMES LOT 4				
	(Note: Not to be used on legal documents)				

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Overview



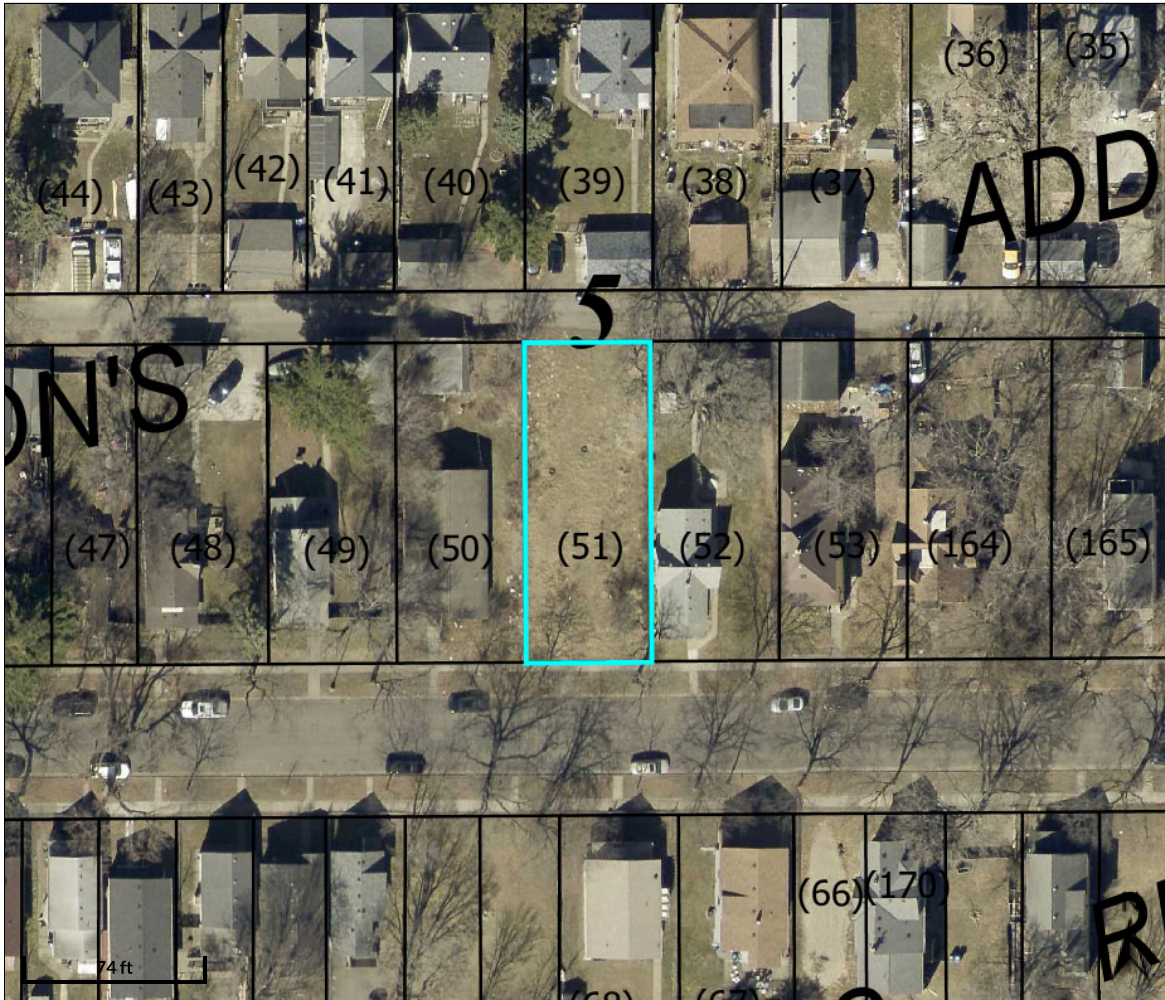
Legend

- Tax Parcel
- Ramsey County
- Waterbody
- Parcel Info

Parcel ID<	272922420091	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	27/29/22	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	899 GERMAIN	Classification	REPORTED;		PO BOX 64097
Address	ST ST PAUL	Parcel Area	0.2663		SAINT PAUL MN 55164-0097
Tax Authority Group (TAG)	ST PAUL 625 MNB				
Brief Tax Description	DENSLAWS RE PT B2&PT B3&PT B4 LOTS 1 AND LOT 2 BLK 2				
	(Note: Not to be used on legal documents)				

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Overview



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-  Tax Parcel
-  Ramsey County
-  Waterbody
-  Parcel Info

Parcel ID<	282922320051	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	28/29/22	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	901 YORK AVE	Classification	REPORTED;		PO BOX 64097
Address	ST PAUL	Parcel Area	0.1435		SAINT PAUL MN 55164-0097

Tax Authority Group (TAG) ST PAUL 625 C
Brief Tax Description NELSON'S ADDITION LOT 18 BLK 5
(Note: Not to be used on legal documents)

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Overview



Legend

- Tax Parcel
- Ramsey County
- Waterbody
- Parcel Info

Parcel ID<	332922130036	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	33/29/22	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property Address	572 EARL ST ST PAUL	Classification	REPORTED;		PO BOX 64097
		Parcel Area	0.136		SAINT PAUL MN 55164-0097

Tax Authority Group (TAG) ST PAUL 625 MNB
Brief Tax Description SKIDMORES ADDITION LOT 4 BLK 1
(Note: Not to be used on legal documents)

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Overview



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- Tax Parcel
- Ramsey County
- Waterbody
- Parcel Info

Parcel ID<	332922240018	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	33/29/22	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	4TH ST E	Classification	REPORTED;		PO BOX 64097
Address	ST PAUL	Parcel Area	0.2711		SAINT PAUL MN 55164-0097
Tax Authority Group (TAG)	ST PAUL 625 MNB				
Brief Tax Description	W. A. DANA'S RE L1-12&17 B2 EX W 15 FT LOT 13 BLK 2 SKIDMORES ADD ...W A DANAS RE LOTS 13 AND LOT 14				
	(Note: Not to be used on legal documents)				

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Overview



Legend

- Tax Parcel
- Ramsey County
- Waterbody
- Parcel Info

Parcel ID<	332922240044	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	33/29/22	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	1035 FREMONT	Classification	REPORTED;		PO BOX 64097
Address	AVE	Parcel Area	0.1139		SAINT PAUL MN 55164-0097
	ST PAUL				
Tax Authority Group (TAG)	ST PAUL 625 MNB				
Brief Tax Description	SKIDMORES ADDITION LOT 25 BLK 5				
	(Note: Not to be used on legal documents)				

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Overview



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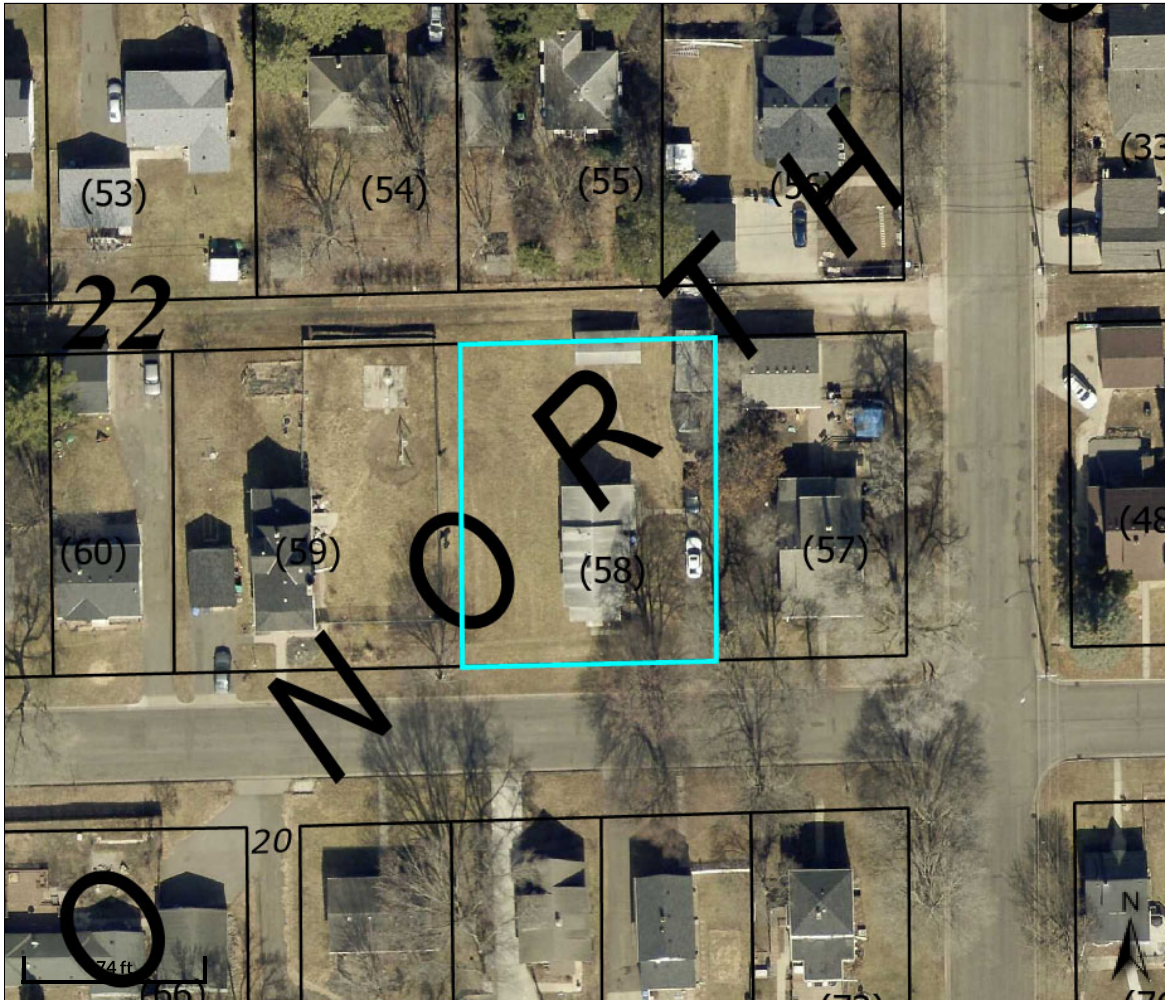
-  Tax Parcel
-  Ramsey County
-  Waterbody
-  Parcel Info

Parcel ID<	352922230053	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	35/29/22	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property Address	FREMONT AVE ST PAUL	Classification	REPORTED;		PO BOX 64097
		Parcel Area	0.5739		SAINT PAUL MN 55164-0097

Tax Authority Group (TAG) ST PAUL 625 MBC
Brief Tax Description ROBERT L WARE'S EASTERN HGTS N 125 FT OF W 68 FT OF LOT 2 AND N 125 FT OF LOT 3 BLK 7
(Note: Not to be used on legal documents)

Date created: 3/18/2026
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Overview



Legend

-  Tax Parcel
-  Ramsey County
-  Waterbody
-  Parcel Info

Parcel ID<	122922210058	Alternate ID	n/a	Owner	STATE OF MN TRUST
Sec/Twp/Rng	12/29/22	Tax	5E TAX FORFEITURE NOT	Address	EXEMPT
Property	2423 14TH	Classification	REPORTED;		PO BOX 64097
Address	AVE E NORTH ST PAUL	Parcel Area	0.287		SAINT PAUL MN 55164-0097

Tax Authority Group (TAG) N ST PAUL 622 MNB
Brief Tax Description FOURTH ADDITION TO NORTH,ST. P W 1/2 OF LOT 16 AND ALL OF LOTS 17 AND LOT 18 BLK 22
(Note: Not to be used on legal documents)

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Board of Commissioners

Request for Board Action

Item Number: 2026-100

Meeting Date: 4/21/2026

Sponsor: Property Management

Title

Sale of the Ramsey County East Kellogg Property to LSB D Acquisitions, LLC

Recommendation

1. Approve the sale of, and Purchase and Sale Agreement for, the Ramsey County East Kellogg property (PID 062822110029), and all or any portions of the surrounding county land parcels (PIDs 062822110030, 062822110034, 062822110046, 06282214005, and 062822140011), with LSB D Acquisitions, LLC, in the amount of \$4,000,000.
2. Authorize the County Manager to receipt proceeds from the sale of the Ramsey County East Kellogg property into the Capital Improvement Plan Holding Project.
3. Authorize the County Manager to approve and execute the Purchase and Sale Agreement and non-substantive amendments thereto, settlements, closing documents, and other related real estate documentation associated with the disposition of the Ramsey County East Kellogg property, in a form approved by the Ramsey County Attorney's Office.
4. Authorize the County Manager to execute amendments that do not have a financial impact on the disposition of the Ramsey County East Kellogg property.
5. Authorize the County Manager to reallocate up to \$180,000 from the remaining Ramsey County East Kellogg Building Improvement Project budget to the Ramsey County Metro Square Building Improvement Project budget for costs associated with the relocation of all building equipment, tools, and supplies necessary to completely vacate the building for the sale.

Background and Rationale

In late 2019 the decision was made to consolidate staff from the 160 East Kellogg Boulevard building into the Ramsey County Government Center (previously known as Metro Square) in downtown Saint Paul. External leases with several tenants at Metro Square were allowed to expire in 2022 and 2023, followed by major renovation of those spaces in 2023-2025 to accommodate the county staff relocation in early 2026.

On May 29, 2024, the Ramsey County East Kellogg Boulevard property was listed for sale through real estate broker CBRE. Numerous parties were interested in and toured the property, and several offers were received on the property between late 2024 and early 2026.

Ramsey County Board of Commissioners closed meetings were held to consider these offers and to develop the framework for a counteroffer for the sale of the property. The terms for pursuing a sale of the facility to LSB D Acquisitions, LLC, were subsequently established. A letter of intent was successfully negotiated in March 2026, and the purchase and sale agreement followed. Following a due diligence period, the sale is expected to close in late 2027. The building will be converted for residential use with 200 affordable rental units planned.

With the sale of the facility, approved Building Improvement funds in reserve for the building, up to \$180,000, will no longer be required for their original purposes. Reallocation of these funds to the Property Management Government Center Building Improvement Project budget will contribute to covering the costs associated with

the relocation of building equipment, tools, and supplies, and to ensuring that the building is completely vacated prior to the sale. There are no remaining projects associated with the East Kellogg property under the Capital Improvement Program.

County Goals (Check those advanced by Action)

- Well-being
- Prosperity
- Opportunity
- Accountability

Racial Equity Impact

The Ramsey County Board has adopted the Economic Competitiveness and Inclusion Plan that provides a guide for a comprehensive economic development strategy, centered on equitable growth and strengthening economic competitiveness. This strategy prioritizes inclusion in future investments and other actions related to housing, job creation, workforce development and place-based investments -

<https://www.ramseycountymn.gov/your-government/projects-initiatives/economic-development-initiatives/economic-competitiveness-inclusion-plan>.

LSBD Acquisitions, LLC plans to convert the building to an estimated 200 affordable residential rental units. Their plan is for 1-, 2-, and 3-bedroom units priced between 30 and 70% AMI. Demand for housing at all levels is high in Saint Paul and Ramsey County. The plans for this property are consistent with the vision, mission, goals of the county - increasing the number of residential rental units and providing units of various sizes and at a range of affordability levels.

Community Participation Level and Impact

There is no community engagement associated with this property sale.

- Inform
- Consult
- Involve
- Collaborate
- Empower

Fiscal Impact

The disposition of the property will result in \$4,000,000 of revenue not accounted for in the county’s 2027 Capital Improvement Plan. Revenue received from the disposition will be deposited into a Holding Project in the county’s Capital Improvement Fund. Future requests for use of the funds will be presented to the Ramsey County Board of Commissioners for consideration.

Building improvement funds in reserve for the building, up to \$180,000, will no longer be required for their original purposes. These funds will be transferred to the Property Management Government Center Building Improvement Project budget for costs associated with the relocation of all building equipment, tools, and supplies necessary to completely vacate the building for the sale.

Last Previous Action

On February 17, 2026, the Ramsey County Board of Commissioners held a closed meeting to develop or consider offers or counteroffers for the purchase or sale of real property located at 160 East Kellogg Boulevard, known as the Ramsey County East Kellogg property, in Saint Paul, Minnesota (Resolution B2026-034).

On May 23, 2023, the Ramsey County Board of Commissioners authorized the County Manager to create a Holding Project in the Capital Projects Fund, related to the sale of the Ramsey County Care Center (Resolution B2023-079).

Attachments

1. Purchase and Sale Agreement with LSBD Acquisitions, LLC

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT (this “Agreement”) is made as of [_____], 2026 (the “Effective Date”), by and between RAMSEY COUNTY, a political subdivision of the State of Minnesota (“Seller”), and LSBD ACQUISITIONS, LLC, a Minnesota limited liability company (“Buyer”).

In consideration of this Agreement, Seller and Buyer agree as follows:

1. Sale of Property. Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the following property (collectively, “Property”):
 - 1.1. Real Property. The real property located at 160 E Kellogg Blvd, St Paul, MN 55101, having Ramsey County parcel numbers 062822110029, 062822110034, 062822140005, 062822110030, 06282214011 and 062822110046, as described on **Exhibit A** attached hereto, and as depicted approximately on **Exhibit B** (the legal description of which shall conform to the Title Evidence, as defined in Section 6.1 below) (the “Land”), together with all easements and rights benefiting or appurtenant to the Land and all buildings, fixtures and improvements located thereon as of the Effective Date (collectively, the “Real Property”).
 - 1.2. Contracts, Permits, Development Plans, Warranties, and Records. Seller’s interests in the following items relating to the Real Property: (a) any and all contracts and agreements (the “Contracts”), permits, development rights, utility rights, water rights, entitlements and licenses (the “Permits”), in each case, to the extent Buyer informs Seller that Buyer elects to assume such Contracts or Permits (such Contracts or Permits being the “Assumed Contracts and Permits”); (b) any and all development agreements, site plans, surveys and any other documents pertaining to development or potential development of the Real Property (the “Development Plans”); (c) any and all warranties and guaranties (the “Warranties”); and (d) all business records, including real estate taxes, assessments, insurance, and any records relating to any improvements to the Real Property (the “Records”). Seller shall terminate any Contracts or Permits that Buyer does not elect to assume at or before Closing at Seller’s sole cost and expense.
 - 1.3. Personal Property Excluded. All equipment, furniture, furnishings, appliances, supplies, tools, signs, and other personal property located on or otherwise used in connection with the Property and owned by Seller (collectively, the “Personal Property”) shall not be included in the Property and shall not be sold to Buyer pursuant to this Agreement. Prior to Closing, Seller shall remove all Personal Property from the Real Property at Seller’s sole cost and expense.
2. Purchase Price and Manner of Payment. The total purchase price (the “Purchase Price”) to be paid for the Property shall be Four Million and No/100 Dollars (\$4,000,000.00). The Purchase Price shall be payable as follows:

- 2.1. Within three (3) business days of the Effective Date, Buyer shall deposit One Hundred Thousand and No/100 Dollars (\$100,000.00) as earnest money (the "Initial Earnest Money"), which Initial Earnest Money shall be held by Stewart Title Guaranty Company, Minnesota Commercial Division, 333 South 7th Street, Suite 2420, Minneapolis, MN 55402 ("Escrow Agent") in accordance with an escrow agreement by and among Seller, Buyer and Escrow Agent, the form of which is attached to this Agreement as **Exhibit C** (the "Escrow Agreement"). Fifty Thousand and No/100 Dollars (\$50,000.00) of the Initial Earnest Money shall become nonrefundable to Buyer upon the expiration of the Inspection Period, except as otherwise provided in Sections 6, 10 or 16 hereof. The remaining Fifty Thousand and No/100 Dollars (\$50,000.00) of the Initial Earnest Money shall become nonrefundable to Buyer upon the expiration of the Financing Commitment Period, except as otherwise provided in Sections 6, 10 or 16 hereof. The Initial Earnest Money shall be credited against the Purchase Price at Closing.
 - 2.2. Within three (3) business days after the expiration of the Inspection Period, Buyer shall deposit an additional Fifty Thousand and No/100 Dollars (\$50,000.00) as earnest money (the "First Additional Earnest Money"), which First Additional Earnest Money shall be held by Escrow Agent and be refundable to Buyer until Closing. The First Additional Earnest Money shall be credited against the Purchase Price at Closing.
 - 2.3. Within three (3) business days after the expiration of the Financing Commitment Period, Buyer shall deposit an additional Fifty Thousand and No/100 Dollars (\$50,000.00) as earnest money (the "Second Additional Earnest Money", and collectively with the Initial Earnest Money and the First Additional Earnest Money, the "Earnest Money"), which Second Additional Earnest Money shall be held by Escrow Agent and be refundable to Buyer until Closing. The Second Additional Earnest Money shall be credited against the Purchase Price at Closing.
 - 2.4. The balance of the Purchase Price in cash by wire transfer of funds on the Closing Date, subject to adjustments and prorations as set forth in this Agreement.
3. Contingencies. The obligations of Buyer under this Agreement are contingent upon each of the following:
- 3.1. Seller Performance. Seller shall have timely performed all its obligations under this Agreement.
 - 3.2. Representations and Warranties. The representations and warranties of Seller contained in this Agreement must be true now and on the Closing Date as if made on the Closing Date.
 - 3.3. Title. Title, including without limitation the legal description of the Real Property, shall have been found acceptable, or been made acceptable, in accordance with the requirements and terms of Section 6 below.

3.4. Access and Inspection; Rights and Obligations. Buyer shall have an inspection period (the "Inspection Period") commencing on the Effective Date and ending at 11:59 p.m. Central Time on the date that is one hundred eighty (180) days after the Effective Date to undertake such studies, tests and investigations it deems necessary or advisable with respect to the Property. Seller shall allow Buyer, and Buyer's agents, access to the Real Property without charge for the purpose of Buyer's investigation and testing the same. Buyer shall provide Seller with notice of at least two business days of Buyer's need to enter on the property for this limited purpose. For purposes of this notice, an email to the Director of Ramsey County Property Management at jean.krueger@ramseycountymn.gov shall be sufficient notice to the Seller. Any soils, or structures that are disturbed by Buyer's tests, examinations, or studies shall be repaired and restored to the condition existing immediately prior to Buyer's disturbance by Buyer prior to Buyer quitting the Property following the completion of Buyer's test, examinations or studies of the Property. Buyer shall pay all costs and expenses of such tests and studies of the Property and shall indemnify Seller for any and all claims of bodily injury or damage to property (including the Property itself) arising out of Buyer's inspections of the Property, except for any matters arising from the negligence or willful misconduct of Seller or its representatives or the discovery of any pre-existing condition at the Property. Buyer shall also indemnify Seller against any unpaid contractors, subcontractors, materials, or supplies provided by persons or entities employed or contracted by Buyer to perform inspections of the Property, and Buyer's indemnity of Seller shall survive Closing or any earlier termination of this Contract for a period of one (1) year. Seller shall make available to Buyer and Buyer's Agents without charge all records, permits and correspondence in Seller's possession relating to Hazardous Substances (defined in Section 8.5 below) affecting the Real Property; and Buyer shall have the right to interview Seller or employees of Seller if it is demonstrated by the Buyer to the satisfaction of the Seller that such employees have knowledge of such matters. On or before the expiration of the Inspection Period: (a) Buyer shall be satisfied with the results of all tests and investigations performed by it; (b) at Buyer's sole cost and expense, Buyer shall have obtained and be satisfied with, in Buyer's sole discretion, a Phase I Environmental Site Assessment of the Real Property (and a Phase II Environmental Site Assessment of the Real Property, if needed), geotechnical soil testing of the Real Property, and any and all additional environmental investigations and reports that Buyer deems appropriate; and (c) Buyer shall have investigated, reviewed and been satisfied with all land use, density, site plan, building code, and governmental restrictions or requirements in place at the Real Property and received all related governmental approvals Buyer deems necessary for its intended use of the Property, except as to matters addressed under other paragraphs of this Section 3. After the expiration of the Inspection Period, Buyer and its agents shall, with proper notice as set forth at 3.4 to Seller and subject to the same rights and obligations as set forth thereof, have continued reasonable access to the Property to perform any studies, tests and investigations Buyer deems necessary.

- 3.5. Document Review. Seller shall have provided Buyer, on or before the Effective Date, copies of all Contracts, Permits, Development Plans, Warranties, Records and all documentation referred to in this Section 3 in Seller's possession, including such documentation described on **Exhibit D** attached hereto, and Buyer shall have determined that it is satisfied with its review and analysis of such matters. On or before the Closing Date, Seller, at its sole cost and expense, shall terminate any Contracts or Permits that Buyer does not elect to assume.
- 3.6. Financing Approvals. Buyer shall have a financing commitment period (the "Financing Commitment Period") commencing on the Effective Date and ending at 11:59 p.m. Central Time on the date that is three hundred sixty-five (365) days after the Effective Date to be satisfied, in Buyer's sole discretion and judgement, that Buyer has obtained all final governmental and financing approvals necessary to make use of the Real Property in the manner which Buyer intends, however Buyer's discretion and judgement used in determining satisfaction in securing such approvals must account for Buyer's intent to build multi-family residential development at the Property, and including, but not limited to, final approvals from the City of St. Paul, the Minnesota State Historic Preservation Office, the National Park Service, the Minnesota Department of Management and Budget, and including part 1 and part 2 historical approvals, an inducement resolution and allocation for the issuance of tax-exempt bonds from a local issuer, and an allocation of "4%" federal low income housing tax credits. Seller shall cooperate in all reasonable respects with Buyer in the application process for the government and financing mechanisms (at no cost to Seller), and shall execute such applications and other documents as may be reasonably required in connection therewith.
- 3.7. Land Use Approvals. Prior to the expiration of the Financing Commitment Period, Buyer, at its sole cost and expense, shall have obtained all governmental approvals Buyer deems necessary to make use of the Real Property in the manner which Buyer intends, however Buyer's discretion and judgement in determining satisfaction in securing such approvals must account for Buyer's intent to build multi-family residential development at the Property, and subject only to conditions as are acceptable to Buyer in its sole discretion, including without limitation any applicable zoning, density, site plan, land use and construction approvals (collectively, "Land Use Approvals"). Seller shall reasonably cooperate with Buyer in the application process and shall execute such applications and other documents as may be reasonably required in connection therewith, at no cost to Seller.

If any contingency has not been satisfied on or before the Closing Date, as may be extended by Buyer, or at such earlier time as set forth above, then this Agreement may be terminated by notice from Buyer to Seller and the Earnest Money that remains refundable pursuant to Section 2 hereof, and any interest accrued thereon, shall be refunded to Buyer, and neither party will have any further rights or obligations regarding this Agreement or the Real Property. All the contingencies are specifically for the benefit of

the Buyer, and the Buyer shall have the right to waive any contingency by written notice to Seller.

4. Closing. The closing of the purchase and sale contemplated by this Agreement (the "Closing") shall occur on or before four hundred twenty (420) days after the Effective Date (the "Closing Date"). The Closing shall take place through escrow deliveries to Escrow Agent. Buyer shall have the option, in its sole discretion, to extend the Closing Date by one hundred twenty (120) days by providing written notice of such election to Seller on or before Closing Date ("Extension Option"). If Buyer exercises the Extension Option, Buyer shall deposit with Escrow Agent the sum of Fifty Thousand and No/100 (\$50,000.00) (the "Extension Fee"). The Extension Fee shall be nonrefundable to Buyer upon deposit, except as otherwise provided in Sections 6, 10 or 16 hereof, and shall be credited against the Purchase Price at Closing.
- 4.1. Seller's Closing Documents. On the Closing Date, Seller shall execute and deliver to Buyer the following (collectively, "Seller's Closing Documents"), all in form and content reasonably satisfactory to Buyer:
 - 4.1.1. Deed. A Limited Warranty Deed conveying the Real Property to Buyer, free and clear of all encumbrances, except the Permitted Encumbrances (hereafter defined) (the "Deed").
 - 4.1.2. Bill of Sale. If any personal property is conveyed as part of the Property, a Warranty Bill of Sale, or such other instrument necessary to convey such personal property to Buyer, free and clear of all encumbrances.
 - 4.1.3. Assignment of Contracts, Permits, Development Plans, Warranties and Records. An Assignment of Contracts, Permits, Development Plans, Warranties and Records conveying Seller's interest in the Assumed Contracts and Permits, Development Plans, Warranties and Records to Buyer together with the consent of all parties having a right to consent to such assignment.
 - 4.1.4. Bring-Down Certificate. A certificate signed by Seller stating that all of the representations and warranties made by Seller in Section 8 are true and correct as of the Closing Date.
 - 4.1.5. Original Documents; Keys. To the extent in Seller's possession, originals of the Assumed Contracts and Permits, Development Plans, Warranties and Records for the Real Property. In addition, all keys, codes and other means of access to the Property shall be transferred to Buyer.
 - 4.1.6. Seller's Affidavit. An affidavit by Seller indicating that on the Closing Date, there are no outstanding, unsatisfied judgments, tax liens, or bankruptcies against or involving Seller or the Real Property; that there has been no skill, labor, or material furnished to the Real Property for which payment has not been made or for which mechanics' liens could be filed; and that there are no unrecorded interests in the Real Property,

including any leases, and such other documents as may be reasonably required by Stewart Title Guaranty Company (“Title”) to record the Deed and issue the Title Policy to Buyer.

- 4.1.7. FIRPTA Affidavit. A non-foreign affidavit, properly executed by Seller, containing such information as is required by IRC Section 1445(b)(2) and its regulations.
- 4.1.8. IRS Forms. A Designation Agreement designating the “reporting person” for purposes of completing Internal Revenue Form 1099 and, if applicable, Internal Revenue Form 8594.
- 4.1.9. Evidence of Seller’s Authority. Evidence reasonably satisfactory to Title reflecting the valid authorization of the person(s) who has(have) signed all closing documents on Seller’s behalf.
- 4.1.10. Well Certificate. A statement in the Deed signed by Seller warranting that there are no “Wells” on the Property within the meaning of Minn. Stat. § 103I or if there are “Wells,” a Well Certificate in the form required by law.
- 4.1.11. Documents Required by Jurisdiction. Seller shall provide any executed documents that may be required in the jurisdiction where the Property is located in order for the Deed to be recorded properly on the Closing Date.
- 4.1.12. Other Documents. All other documents determined by Buyer or Title to be necessary to transfer the Property to Buyer free and clear of all encumbrances, except the Permitted Encumbrances.
- 4.2. Buyer’s Closing Documents. On the Closing Date, Buyer will execute and deliver to Seller the following (collectively, “Buyer’s Closing Documents”):
 - 4.2.1. Purchase Price. Funds representing the balance of Purchase Price, by wire transfer of immediately available funds.
 - 4.2.2. IRS Form. A Designation Agreement designating the “reporting person” for purposes of completing Internal Revenue Form 1099 and, if applicable, Internal Revenue Form 8594.
 - 4.2.3. eCRV. An electronic certificate of real estate value in form acceptable to Title and Seller.
5. Prorations. Seller and Buyer agree to the following prorations and allocation of costs regarding this Agreement:
 - 5.1. Title Insurance and Closing Fee. Seller shall pay the costs of curing all title Objections (hereinafter defined) and Mandatory Removal Items for which Seller is responsible under Section 6 hereof, and any fees charged by Title for any

escrow required in connection with curing Buyer's Objections and releasing Mandatory Removal Items. Buyer shall pay all costs of obtaining the Title Evidence, the issuance of the Title Policies and any endorsements thereto requested by Buyer that are not required to cure Objections pursuant to Section 6 hereof. Seller and Buyer will each pay one-half of any closing fee or charge imposed by any closing agent, Title, or Escrow Agent.

- 5.2. Service Contracts. All prepayments made or payments due under any continuing service contracts affecting the Property, if any, including water, sewer, electric, gas, cable and utility bills, garbage removal and maintenance agreements shall be adjusted and apportioned as of the Closing and thereafter assumed by Buyer. Whenever feasible an actual meter reading shall be taken except Seller shall cause final water meter reading to be taken and final water bill shall be paid by Seller immediately before Closing. Seller shall receive a credit at Closing for any utility deposit made by Seller and assigned to Buyer, provided that Seller reserves the option to recover any of its utility deposits in lieu of assigning them to Buyer and receiving a credit therefor.
 - 5.3. Deed Tax. Seller shall pay all costs, including recording costs and transfer taxes, associated with the Deed.
 - 5.4. Real Estate Taxes and Special Assessments. All real estate taxes and special assessments payable and applicable for the years prior to the year in which the Closing occurs shall be paid by Seller. Real estate taxes and any special assessments payable for the year in which Closing occurs shall be prorated based upon a calendar year based upon the Closing Date. Seller shall pay the balance of all levied or pending special assessments against the Property at or prior to Closing.
 - 5.5. Attorney's Fees. Each of the parties will pay its own attorney's fees, except that a party defaulting under this Agreement or any Closing Document will pay the reasonable attorneys' fees and court costs incurred by the nondefaulting party to enforce its rights hereunder.
 - 5.6. Other Costs. All operating costs, if any, of the Property shall be allocated between Seller and Buyer as of the Closing Date, so that Seller pays that part of operating costs payable before the Closing Date, and Buyer pays that part of operating costs payable from and after the Closing Date.
6. Title Examination. Title Examination will be conducted as follows:
- 6.1. Title Evidence. On or before the Effective Date, Seller shall furnish Buyer with full and complete copies of all title commitments, title policies, exception documents and surveys pertaining to the Real Property in Seller's possession. Buyer may obtain: (a) a commitment ("Title Commitment") from Title for a current ALTA form Owner's Policy of Title Insurance insuring title to the Real Property, deleting standard exceptions and including affirmative insurance

regarding zoning, contiguity, appurtenant easements and such other matters as may be identified by Buyer, in the amount of the Purchase Price, issued by Title (the "Title Policy"); (b) UCC searches against Seller by name and the Real Property ("UCC Searches"), and/or (c) an ALTA/NSPS Land Title Survey (the "Survey," and together with the Title Commitment and the UCC Searches, the "Title Evidence") prepared by a registered land surveyor and certified to Buyer and Buyer's financing parties, if any, showing the Real Property and location of all buildings and easements thereon and such other information and containing such matters as Buyer or Buyer's lender shall reasonably request.

6.2. Buyer's Objections. Within fifteen (15) days after Buyer's receipt of the last of the Title Evidence, Buyer may make written objections ("Objections") to the form and/or contents of the Title Evidence. Buyer's failure to make Objections within such time period will constitute waiver of Objections; provided, however, that Buyer may make further Objections to matters disclosed by any updated Title Evidence that were not disclosed by prior Title Evidence, within fifteen (15) days of Buyer's receipt of such updated Title Evidence. Any matter shown on such Title Evidence and not objected to by Buyer shall be a "Permitted Encumbrance" hereunder; provided, however, no Mandatory Removal Item will be considered a Permitted Encumbrance. Seller will have until thirty (30) days after receipt of the Objections to cure the same; provided that Seller shall have no obligation to cure any Objections. If Seller (a) elects not to cure any or all Objections; or (b) elects to cure the Objections but does not cure the Objections within thirty (30) days after receipt thereof, then Buyer, at its sole discretion, shall have the option to (i) terminate this Agreement and receive a refund of the Earnest Money, Extension Fee and the interest accrued and unpaid thereon, if any, (ii) withhold from the Purchase Price an amount, which, in the reasonable judgment of Title, is sufficient to cure any Objections that can be satisfied by the payment of money, provided Buyer and Seller mutually agree to the amount, or (iii) waive the Objections and proceed to Closing. Buyer need not object to any monetary encumbrances, delinquent real property taxes or assessments, or mechanic's or materialmen liens (collectively, "Mandatory Removal Items"). All Mandatory Removal Items shall be satisfied by Seller at Seller's sole cost and expense on or before the Closing Date. Repayment of all of Seller's debt financing and payment of any fees, costs, or expenses associated therewith, including, without limitation, any yield maintenance or prepayment fees and penalties, are Mandatory Removal Items and are the sole responsibility of the Seller.

6.3. Title Policy. At Closing, and as a condition to Buyer's obligations under this Agreement, Title shall issue to Buyer an ALTA extended coverage owner's title policy in such amount as reasonably determined by Buyer and to each of Buyer's lenders, if applicable, an ALTA extended coverage loan policy, in such amounts and with all available endorsements reasonably requested by such lender, subject only to the Permitted Encumbrances (the "Title Policies").

7. Executory Period; Operation Prior to Closing. During the period from the date of Seller's acceptance of this Agreement to the Closing Date (the "Executory Period"), Seller shall

operate and maintain the Property in the ordinary course of business in accordance with prudent, reasonable business standards, including the maintenance of adequate property and liability insurance. Seller shall execute no contracts, leases or other agreements regarding the Property during the Executory Period that are not terminable on or before the Closing Date, without the prior written consent of Buyer, which consent may be withheld by Buyer at its sole discretion. Seller will not, without the prior written consent of Buyer, permit any material structural modifications or additions to the Property or any part thereof. Seller shall not commence or complete major repairs, alterations or other work and shall not issue any notices of commencement related thereto. Seller shall have the right to make reasonable minor repairs necessary to maintain the property to ensure the property is kept in good condition prior to the closing date. Seller shall not, and shall not cause or permit any third party to, remove dirt, gravel, minerals or timber from the Property or materially alter the condition of the Property during the Executory Period without the prior written consent of Buyer, which consent may be withheld by Buyer at its sole discretion. Seller shall cooperate with (i) the submission of all land use and other applications, and (ii) all plats, easements, and other agreements requested by Buyer in connection with Buyer's proposed redevelopment of the Property.

8. Representations and Warranties by Seller. Seller represents and warrants to Buyer as follows:
 - 8.1. Existence; Authority. Seller has the requisite power and authority to enter into and perform this Agreement and Seller's Closing Documents; such documents are valid and binding obligations of Seller, and are enforceable in accordance with their terms.
 - 8.2. Leases. The Property is not subject to any leases, possessory rights or squatter's rights in favor of any third party.
 - 8.3. Due Diligence Materials. Seller has made available to Buyer a correct and complete copy of all Due Diligence Materials and all Contracts and Permits, and has terminated or will terminate all contracts relating to the Property on or before the Closing Date as directed by Buyer. Other than the Due Diligence Materials and Contracts, there are no other contracts or agreements affecting the Property. No default or breach exists under any of the Due Diligence Materials or Contracts and Permits.
 - 8.4. Operations. Except as to Saint Paul Downtown Improvement District assessments, of which the Seller is aware, the Seller has received no notice of actual or threatened special assessments or reassessments of the Real Property. The Property is, and to Seller's best knowledge has been, used in compliance with all governmental permits. All permits necessary for the present ownership and use of the Property, if any, have been obtained and are in full force and effect and no default exists thereunder. Seller is not in default concerning any of its obligations or liabilities regarding the Real Property.

- 8.5. No Defect or Deficiency. Seller has no notice of any defect or deficiency. If such notice is received by Seller prior to Closing, Seller shall promptly inform Buyer of the notice. All utilities and public or quasi-public improvements upon the Land required for the normal operation of the Property are installed, are in good working order, are adequate to service the Property and are paid currently. There are no violations of any law, regulation, ordinance, order or other requirement of any governmental authority having jurisdiction over or affecting all or any part of the Property.
- 8.6. Environmental Laws. To the best of Seller's knowledge, no toxic or hazardous substances or wastes, pollutants or contaminants (including, without limitation, asbestos, urea formaldehyde, the group of organic compounds known as polychlorinated biphenyls, petroleum products including gasoline, fuel oil, crude oil and various constituents of such products, and any hazardous substance as defined in any state, local or federal law, regulation, rule, policy or order relating to the protection of the environment) (collectively, "Hazardous Substance") have been generated, treated, stored, transferred from, released or disposed of, or otherwise placed, deposited in or located on the Real Property, nor has any activity been undertaken on the Property that would cause or contribute to the Real Property becoming a treatment, storage or disposal facility within the meaning of, or otherwise bring the Real Property within the ambit of, any state, local or federal law, regulation, rule, policy or order relating to the protection of the environment. To the best of Seller's knowledge, there has been no discharge, release or threatened release of Hazardous Substances from the Real Property. To the best of Seller's knowledge, there are no Hazardous Substances or other conditions in or on the Real Property caused by the Seller that may support a claim or cause of action under any state, local or federal law, regulation, rule, policy or order relating to the protection of the environment. The Real Property is not now, and to the best knowledge of Seller never has been, listed on any list of sites contaminated with Hazardous Substances, nor used as landfill, dump, disposal, treatment or storage site for Hazardous Substances.
- 8.7. FIRPTA and OFAC. Seller is not a "foreign person", "foreign partnership", "foreign trust" or "foreign estate", as those terms are defined in Section 1445 of the Internal Revenue Code. Seller is not acting, directly or indirectly for, or on behalf of, any person, group, entity or nation named by any Executive Order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism) or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person," or other banned or blocked person, entity, or nation pursuant to any law that is enforced or administered by the Office of Foreign Assets Control and Seller is not engaging in the transaction contemplated by this Agreement, directly or indirectly, on behalf of, or instigating or facilitating the transaction contemplated by this Agreement, directly or indirectly, on behalf of, any such person, group, entity or nation. Seller is not engaging in the transaction contemplated by this Agreement, directly or indirectly, in violation of any laws relating to drug trafficking, money laundering

or predicate crimes to money laundering. None of the funds of Seller have been or will be derived from any unlawful activity with the result that the investment of direct or indirect equity owners in Seller is prohibited by law or that the transaction contemplated by this Agreement, or this Agreement is or will be in violation of any law. Seller has and will continue to implement procedures, and has consistently and will continue to consistently apply those procedures, to ensure the foregoing representations and warranties remain true and correct at all times prior to Closing.

- 8.8. Wells and Individual Sewage Treatment Systems. To the best of Seller's knowledge, there are no open wells on the Real Property or present or past sewage treatment systems on the Real Property.
- 8.9. Storage Tanks. To the best of Seller's knowledge, no underground tanks are located in or about the Real Property; or, have been located under, in or about the Real Property and have subsequently been removed or filled. To the extent storage tanks exist on or under the Real Property, such storage tanks have been duly registered with all appropriate regulatory and governmental bodies, and otherwise are in compliance with applicable federal, state and local statutes, regulations, ordinances and other regulatory requirements. The Seller is aware of an above ground day tank associated with a generator.
- 8.10. Reports. Seller has delivered to Buyer copies of all environmental reports and studies relating to the Real Property in the possession or control of Seller.
- 8.11. No Conflict or Lien. Neither the execution or delivery of this Agreement nor the consummation of the transaction as contemplated herein will conflict with or result in a breach of any contract, license or undertaking to which Seller is a party or by which any of its property is bound, or constitute a default thereunder or, except as contemplated herein, result in the creation of any lien or encumbrance upon the Property.
- 8.12. No Proceedings. There is no action, litigation, investigation, condemnation or proceeding of any kind pending or, to the best of Seller's knowledge, threatened against Seller or any portion of the Property, including without limitation (i) any legal or administrative proceeding which would adversely affect Seller's right to convey the Real Property to Buyer as contemplated in this Agreement, and (ii) any condemnation or eminent domain proceedings with respect to the Real Property. There are no legal or administrative proceedings pending or, to the best of Seller's knowledge, threatened affecting the Real Property.
- 8.13. Private Restrictions. There are no and will be no private restrictions that affect the uses which may be made of the Real Property by Buyer, including, but not limited to, the size or cost of any building or structures to be placed on the Real Property, limitations on use or restrictions in regard to fences, roofs, garages and heights of buildings or structures to be placed on the Real Property, or agreements

that subject any architectural or development plans to an association or other non-governmental person, group or organization.

All representations and warranties made by Seller in this Section 8 shall be true, correct, complete and not misleading as of the Effective Date and the Closing Date. For a period of one (1) year after Closing, Seller will indemnify Buyer, its successors and assigns, against, and will hold Buyer, its successors and assigns, harmless from, any expenses or damages, including reasonable attorneys' fees, that Buyer incurs because of the breach of any of the above representations and warranties, whether such breach is discovered before or after Closing. Consummation of this Agreement by Buyer with knowledge of any such breach by Seller will not constitute a waiver or release by Buyer of any claims due to such breach.

9. Indemnity. In the event that a lien, claim, or cause of action or any litigation should presently exist or arise, including without limitation any litigation resulting from any activities upon the Property by Seller, or any third party's claim for unpaid material, services, property damage or personal injury arising out of or resulting from any activities upon the Property by Seller or their agents or employees other than matters adjusted at Closing and for which Buyer received a credit at Closing, Seller shall defend, or cause to be defended, Buyer and any affiliate, employee, officer, member or partner of Buyer, and the Property against any such claim or cause of action and hold Buyer and any affiliate, employee, officer, member or Partner of Buyer harmless from and against any and all loss, cost or expense, including, but not limited to reasonable attorneys' fees and costs related thereto. In the event that a lien, claim, or cause of action or any litigation should arise, including without limitation any tenant litigation or any third party's claim for unpaid material, services, property damage or personal injury arising out of or resulting from any activities upon the Property by Buyer or its agents or employees, Buyer shall defend, or cause to be defended, Seller, and any affiliate, employee, partner, officer or director of Seller, against any such claim or cause of action and hold Seller, and any affiliate, employee, agent, partner, officer or director of Seller, harmless from and against any and all loss, cost or expense, including, but not limited to reasonable attorneys' fees and costs related thereto. The indemnities and obligations set forth in this Section 9 shall survive the Closing for a period of twelve (12) months.
10. Casualty; Condemnation. If all or any part of the Property is substantially damaged by fire, casualty, the elements or any other cause, Seller shall immediately give notice to Buyer, and Buyer shall have the right to terminate this Agreement and receive back all Earnest Money and the Extension Fee by giving notice within thirty (30) days after Seller's notice. If Buyer shall fail to give the notice, then the parties shall proceed to Closing, and Seller shall assign to Buyer all rights to insurance proceeds resulting from such event, and Buyer shall receive a credit at Closing for the amount of any deductible under the applicable insurance policy. If eminent domain proceedings consisting of fee ownership or substantial permanent easements takings affecting the use of the property as intended by the Buyer are threatened or commenced against all or any part of the Property (including without limitation any takings that could create an absence of reasonable access to the Property; and/or result in a reduction in the number of multifamily housing units which may be developed on the Property), Seller shall

immediately give notice to Buyer, and Buyer shall have the right to terminate this Agreement and receive back all Earnest Money and the Extension Fee by giving notice within thirty (30) days after Seller's notice. If Buyer shall fail to give the notice, then the parties shall proceed to Closing, and Seller shall assign to Buyer all rights to appear in and receive any award from such proceedings.

11. Broker's Commission. Except for CBRE (the "Broker"), each of Seller and Buyer represent to each other that they have dealt with no other brokers, finders or the like in connection with the transactions contemplated by this Agreement, and no other broker or person is entitled to any commission or finder's fee in connection with such transactions. Seller shall pay any commission, fee or other amounts due to Broker in connection with the transactions contemplated hereby. Seller and Buyer agree to indemnify and hold each other harmless from all claims, damages, costs or expenses of or for any other such fees or commissions resulting from their actions or agreements regarding the execution or performance of this Agreement, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorneys' fees.
12. Assignment. Buyer shall not assign this Agreement without disclosing the proposed assignee to the Seller and submitting for review the proposed assignment. No assignment shall be deemed approved by the Seller without Seller's written approval after review. Notwithstanding the foregoing, Buyer may assign its rights under this Agreement to an affiliate of Buyer or an entity under common control with Buyer without Seller's consent. However, such an assignment must contain language the Assignee is only permitted to develop a multi-family residential development at the Property.
13. Survival. All of the terms of this Agreement and warranties and representations herein contained shall survive and be enforceable after the Closing for a period of one (1) year.
14. Notices. Any notice required to be given hereunder shall be deemed duly given: (i) on the date of personal delivery; (ii) one day following dispatch by Federal Express or equivalent or mailing certified or registered mail, postage prepaid, return receipt requested, to the respective addresses of the parties set out below; or (iii) on the date the e-mail was sent to the respective e-mail addresses of the parties set out below, properly addressed as follows:

If to Buyer:

LSBD Acquisitions, LLC
550 Broadway Street
St. Paul, Minnesota 55101
Attention: Michael Hudson and William Boulay
E-mail: mike@broadwaystreetdev.com and
willy@broadwaystreetdev.com

With Copy to: Winthrop & Weinstine, P.A.
225 South Sixth Street, Suite 3500
Minneapolis, Minnesota 55402
Attention: Scott D. Jahnke
E-mail: sjahnke@winthrop.com

If to Seller: Ramsey County Property Management
121 7th Place East, Suite #2200
Saint Paul, MN 55101
Attention: Jean Krueger
E-mail: jean.krueger@ramseycountymn.gov

With Copy to: Office of the Ramsey County Attorney
360 Wabasha Street North, Suite #100
Saint Paul, MN 55102
Attention: Scott Schwahn
E-mail: larry.schwahn@ramseycountymn.gov

Any party may change its address for the service of notice by giving notice of such change ten (10) days prior to the effective date of such change.

15. Miscellaneous. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement, and no waiver of any of its terms will be effective unless in a writing executed by the parties. This Agreement binds and benefits the parties and their successors and assigns. This Agreement has been made under the laws of the State of Minnesota and such laws will control its interpretation. Time shall be of the essence of this Agreement. The term "business day" shall mean Monday through Friday except Federal holidays. If any time period or date for performance under this Agreement ends on a day other than a business day, then the time period or date for performance shall be extended until the next business day. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement. Any party may execute this Agreement and deliver it by email transmission and such Agreement and signature sent by email shall be treated as an original Agreement.
16. Remedies. If Buyer materially defaults under this Agreement, Seller shall have the right to provide written notice to Buyer of such default. If Buyer fails to cure such default within thirty (30) days of the date of such notice and Seller does not waive such default, this Agreement will terminate, and upon such termination Seller will retain any Earnest Money and Extension Fee deposited with Escrow Agent prior to such termination as liquidated damages, time being of the essence of this Agreement. The parties agree that (i) actual damages would be difficult or impossible to ascertain in the event of such default and (ii) any Earnest Money and Extension Fee deposited with Escrow Agent prior

to termination is a fair and reasonable estimate of the probable loss which would be sustained by Seller by reason of such default and is not a penalty or forfeiture. The termination of this Agreement and retention of any Earnest Money and Extension Fee deposited with Escrow Agent prior to such termination will be the sole remedy available to Seller for such default by Buyer, and Buyer will not be liable for damages or specific performance. If Seller defaults under this Agreement, Buyer shall be entitled to (i) specific performance of this Agreement and recovery of its costs incurred in pursuing the same, including reasonable attorneys' fees or (ii) a refund of all amounts paid or deposited under this Agreement (including any Earnest Money and Extension Fee), and also to seek and recover from Seller damages for nonperformance of this Agreement, in which event Buyer shall recover as damages from Seller all of Buyer's out-of-pocket costs and fees, including without limitation, reasonable attorneys' fees, accountants' fees and other consultants' fees incurred by Buyer in preparing and negotiating this Agreement, preparing for the Closing, obtaining financing commitments, investigating the status, title, and condition of the Property, and other similar and reasonable costs and expenses, in an event not to exceed Five Hundred Thousand and No/100 Dollars (\$500,000.00). Notwithstanding anything herein to the contrary, in the event specific performance is not available to Buyer because Seller has conveyed all or a portion of the Property to a third-party, the foregoing cap on Buyer's damages shall not apply.

17. As Is, Where is Sale. Buyer acknowledges and agrees that it has been, or will prior to the date hereof, be given a full opportunity to investigate every aspect of physical condition, title, contracts and other matters of significance. Buyer specifically acknowledges and agrees the real property and its assets are being sold in an "AS IS, WHERE IS" condition as of the date of this Agreement and as of the Closing.

[SIGNATURE PAGE TO FOLLOW]

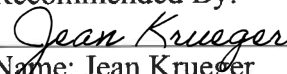
Seller and Buyer have executed this Agreement as of the date first written above.

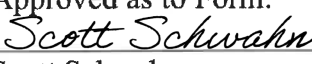
SELLER:

RAMSEY COUNTY

By: _____
Name: Raphael Ortega
Its: Chair, Ramsey County Board of Commissioners

By: _____
Name: Jason Yang
Its: Chief Clerk

Recommended By:

Name: Jean Krueger
Director of Property Management

Approved as to Form:

Scott Schwahn
Senior Assistant Ramsey County Attorney

BUYER:

LSBD ACQUISITIONS, LLC,
a Minnesota limited liability company

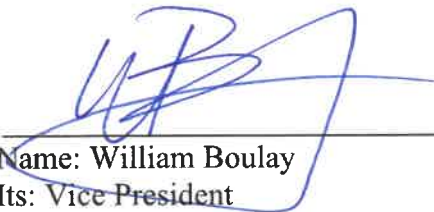
By: 
Name: William Boulay
Its: Vice President

EXHIBIT A

Legal Description Tract B:

Parcel 1:

That part of Lots 3, 4, 5 and 6 in Block 37, Lots 1, 2 and 6 in Block 38, Lots 1, 2, 3, 4, 5 and 6, Block 39, Robert Street, vacated Minnesota Street and vacated Water Street adjoining said Lots and Blocks in St. Paul Proper, all being bounded in Ramsey County, Minnesota and described as follows:

Beginning at a point on the Northerly line of Lot 6 in said Block 39, distant 51.55 feet West of the Northeast corner thereof; thence South 51 degrees 08 minutes 17 seconds West a distance of 264.84 feet; thence Southwesterly along a tangent curve concave to the Northwest, having a radius of 1,781 feet, a distance of 282.25 feet (through an angle of 9 degrees 04 minutes 49 seconds); thence South 60 degrees 13 minutes 06 seconds West a distance of 55.39 feet, more or less, to a line drawn South 29 degrees 45 minutes 40 seconds East through a point in the Northwesterly line of said Block 38, distant 80.80 feet Northeasterly from the most Westerly corner of said Block 38; thence North 29 degrees 45 minutes 40 seconds West a distance of 13.52 feet, more or less, to an iron stake; thence South 60 degrees 14 minutes 34 seconds West a distance of 323.36 feet to an iron stake; thence Southeasterly parallel with the East line of Lot 3 in said Block 37 to a point on a line parallel with and distant 26.86 feet Southeasterly of the Southeasterly line of said Block 37, as measured along a line parallel with the Southeasterly extension of the East line of vacated Minnesota Street; thence Northeasterly parallel with said Southeasterly line of Block 37 and the Northeasterly extension thereof a distance of 254 feet, more or less, to a point on the Southeasterly extension of the East line of vacated Minnesota Street, distant 26.86 feet Southeasterly from the Southwesterly corner of said Block 38; thence Northeasterly along a curve to the left, having a radius of 3,342.61 feet, and tangent to a line which passes through the last mentioned point and bears North 62 degrees 18 minutes East, for a distance of 306.95 feet; thence North 57 degrees 02 minutes East a distance of 7.86 feet; thence along a curve to the left, having a radius of 594.8 feet, and tangent to the last described course, a distance of 12.79 feet to a point on the Westerly line of Robert Street; thence North 33 degrees 58 minutes West, along said Westerly line of Robert Street, a distance of 4 feet; thence North 53 degrees 09 minutes East a distance of 55.06 feet to a point on the Easterly line of Robert Street; thence South 33 degrees 58 minutes East, along said Easterly line of Robert Street, a distance of 4 feet; thence Northeasterly along a curve to the left having a radius of 594.8 feet, and tangent to a line which passes through the last mentioned point and bears North 50 degrees 30 minutes East, for a distance of 6.41 feet; thence North 49 degrees 53 minutes East a distance of 84.32 feet, more or less, to a point on the Southeasterly line of said Block 39, distant 245.56 feet Southwesterly from the Southeast corner thereof; thence Northeasterly along a straight line to a point on the Northerly line of Lot 6 in Block 39, distant 22.3 feet West of the Northeasterly corner thereof; thence Westerly along said Northerly line of Block 39 a distance of 29.25 feet, more or less, to the point of beginning.

EXCEPT that part of the above described property acquired in fee title by the State of Minnesota in Final Certificate filed as Document No. 2552914.

For the purpose of this description the Southeasterly line of said Block 39 is assumed to bear South 60 degrees 10 minutes West,

Parcel 2:

All that part of Blocks 38 and 39, and abutting portions of vacated Water Street, St. Paul Proper, Ramsey County Minnesota lying Northerly of the following described line:

Beginning at a point on the Northerly line of Lot 6 in said Block 39, 51.55 feet West of the Northeast corner thereof; thence South 51 degrees, 8 minutes, 17 seconds West a distance of 264.84 feet; thence Southwesterly along a tangent curve concave to the Northwest, having a radius of 1781 feet, a distance of 282.25 feet (through an angle of 9 degrees, 4 minutes, 49 seconds); thence South 60 degrees 13 minutes 6 seconds West a distance of 55.39 feet, more or less, to a line drawn South 29 degrees 45 minutes 40 seconds East through a point in the Northwesterly line of said Block 38, distant 80.80 feet Northeasterly from the most Westerly corner of said Block 38; thence North 29 degrees 45 minutes 40 seconds West, a distance of 119.45 feet, more or less, to the Northwesterly line of said Block 38 and there ending.

Also that part of East Second Street, vacated according to the City of St. Paul Council File No. 92125, abutting Lots 1 and 2, said Block 39.

EXCEPT that part of the above described property acquired in fee title by the State of Minnesota in Final Certificate filed as Document No. 2552914.

For the purposes of this description the Southeasterly line of said Block 39 bears South 60 degrees 10 minutes West.

Parcels 1 and 2 of Tract B are Abstract Properties

Tax Parcels 06-28-22-11-0034, 06-28-22-11-0046 and 06-28-22-14-0011

Tract C:

Parcel 1:

That part of Lot 1, Block 31, St. Paul Proper, Ramsey County, Minnesota, described as follows: Commencing at a point on the Southerly line of Third Street, as opened by the City of St. Paul, and 164 feet Easterly from the Easterly line of Robert Street; thence Southeasterly at right angles to the old line of Third Street, 100 feet more or less to the Northerly line of an alley running through said Block 31; thence running Northeasterly along the Northerly line of said alley and parallel to Third Street, 22 feet, to a point; thence Northwesterly and parallel to the first mentioned line, 100 feet to the Southerly line of Third Street as now opened and used; thence Southwesterly along the Southerly line of said Third Street as now opened and used, 22 feet to the place of beginning; which lies Southeasterly of the following described lines:

Commencing at the Northeasterly corner of Lot 3, Block 31 in St. Paul Proper, Ramsey County, Minnesota; thence in a Northwesterly direction across a 20 foot platted alley and along the Northeasterly line of Lot 2, Block 31 in St. Paul Proper a distance of 54.57 feet Northwesterly from the said Northeasterly corner of said Lot 3; thence deflecting to the right 74 degrees 19 minutes along the new established line of Kellogg Blvd. to the Easterly line of said Lot 1.

Parcel 2:

All that part of Lot 7, Auditor's Subdivision No. 35, St. Paul., Minn. Ramsey County, Minnesota, which lies southeasterly of the following described lines:

Commencing at the most Westerly corner of Lot 8, Auditor's Subdivision No. 35, St. Paul, Minn.; thence in a northwesterly direction across a 20 foot platted alley and along the Southwesterly line of Lot 7, Auditor's Subdivision No. 35 a distance of 54.57 feet northwesterly from the said Westerly corner of Lot 8; thence deflecting to the right 74 degrees 19 minutes along the new established line of Kellogg Blvd. to the Easterly line of said Lot 7, Auditor's Subdivision No. 35.

Parcel 3:

That part of Lot 1, Auditor's Subdivision No. 35, which lies Southeasterly and Southwesterly of the following described lines:

Commencing at the most Westerly corner of Lot 8, Auditor's Subdivision No. 35, St. Paul, Minn.; thence in a Northwesterly direction across a 20 foot platted alley and along the Southwesterly line of Lot 7, Auditors Subdivision No. 35, a distance of 54.57 feet Northwesterly from the said Westerly corner of Lot 8; thence deflecting to the right 74 degrees 19 minutes along the new established line of Kellogg Blvd. to a point on the West line of said Lot 1, Auditor's Subdivision No. 35 which is the point of beginning of the lines to be described; thence continuing along the last described to a point which is situated 241.60 feet from the Southwesterly line of said Lot 7 measured along the said last described line; thence deflecting to the right 97 degrees 04 minutes a distance of 85.00 feet along the new established Southwesterly line of Jackson Street to the South line of said Lot 1; thence continuing along the said line across the alley to the Northwesterly line of Lot 8, Auditor's Subdivision No. 35.

Parcels 1, 2 and 3 of Tract C are Torrens Property

Being registered land as is evidenced by Certificate of Title No. 342256.

Part of Tax Parcel 06-28-22-11-0029

Tract D:

Parcel 1:

Lots 8 and 9 of Auditor's Subdivision No. 35, St. Paul, Ramsey County, Minnesota. (consisting of a portion of Block No. 31 of the recorded plat of St. Paul Proper), including a strip of land 17 feet in width adjacent to and extending along a portion of the Southerly line of said Lot 8 which formerly formed the Northerly boundary line of Second Street in said City, which said strip of land formerly formed a part of said Second Street, said part being now vacated; which said strip is designated and described as follows:

Commencing at the Southwesterly corner of said Lot 8 as designated on said Auditor's Subdivision No. 35, St. Paul, Minn.; thence Southerly along the Westerly boundary line of said Lot 8 producing a distance of 17 feet; thence Easterly and parallel to the southerly line of said Lot 8, a distance of 160 feet; thence to the right 13 degrees a distance of 23 feet; thence to the left 70 degrees 30 minutes a distance of 15 feet; thence Westerly along the said Southerly boundary line of said Lot 8, a distance of 30 feet to the angle in the said Southerly boundary line; thence Westerly along said Southerly boundary line, a distance of 165.97 feet to the point of beginning excepting however, from said Lots 8 and 9, those portions thereof lying Southeasterly of a line described and defined as follows:

Commencing at a point in the Northeasterly end line of said Lot 8, distant 3 feet Northwesterly from the most Easterly corner of said Lot 8 and then extending Westerly 90.55 feet to a point in the Southwesterly end line of said Lot 9, distant 2 1/2 feet Southwesterly from the most Westerly corner of said Lot 9; Together also with the Southerly One-Half (SLY 1/2) of vacated alley accruing to Lot 8.

Parcel 2:

All those portions of Lots 8 and 9 of Auditor's Subdivision No. 35, St. Paul, Minnesota which lie southeasterly of a line

described and defined as follows:

Commencing at a point in the Northeasterly end of a line of said Lot 8, distant 3 feet Northwesterly from the most Easterly corner of said Lot 8 and then extending Westerly 90.55

feet to a point in the Southwesterly end of line of said Lot 9, distant 2.5 feet southeasterly from the most Westerly corner of said Lot 9, in Ramsey County, Minnesota.

Parcel 3:

Lot 2, lying within the line described as those parts of Lots 1 through 7 and Northerly 1/2 of vacated alley accruing thereto in Auditor's Subdivision No. 35, St. Paul, Ramsey County, Minnesota lying within the following described lines:

Commencing at the most Westerly corner of Lot 8, Auditor's Subdivision No. 35, St. Paul, Minn.; thence in a Northwesterly direction across a 20 foot platted alley and along the Southwesterly line of said Lot 7 a distance of 54.57 feet Northwesterly from the said Westerly corner of Lot 8; thence deflecting to the right 74 degrees 19 minutes a distance of 241.60 feet along the new established line of Kellogg Boulevard; thence deflecting to the right 97 degrees 04 minutes a distance of 85.00 feet along the new established Southwesterly line of Jackson Street; thence continuing along said line across the alley to the Northwesterly line of Lot 8; thence Southwesterly along the Northwesterly line of Lot 8 to the point of beginning.

Parcel 4:

Lots 4 and 5 lying with the line described as those parts of Lots 1 through 7 and Northerly 1/2 of vacated alley accruing thereto in Auditor's Subdivision No. 35, St. Paul, Ramsey County, Minnesota lying within the following described lines:

Commencing at the most Westerly corner of Lot 8, Auditor's Subdivision No. 35, St. Paul, Minn.; thence in a Northwesterly direction across a 20 foot platted alley and along the Southwesterly line of said Lot 7 a distance of 54.57 feet Northwesterly from the said Westerly corner of Lot 8; thence deflecting to the right 74 degrees 19 minutes a distance of 241.60 feet along the new established line of Kellogg Boulevard; thence deflecting to the right 97 degrees 04 minutes a distance of 85.00 feet along the new established Southwesterly line of Jackson Street; thence continuing along said line across the alley to the Northwesterly line of Lot 8; thence Southwesterly along the Northwesterly line of Lot 8 to the point of beginning.

Parcel 5:

Lot 3 lying within the line described as those parts of Lots 1 through 7 and Northerly 1/2 of vacated alley accruing thereto in Auditor's Subdivision No. 35, St. Paul, Ramsey County, Minnesota lying within the following described lines:

Commencing at the most Westerly corner of Lot 8, Auditor's Subdivision No. 35, St. Paul, Minn.; thence in a Northwesterly direction across a 20 foot platted alley and along the Southwesterly line of said Lot 7 a distance of 54.57 feet Northwesterly from the said Westerly corner of Lot 8; thence deflecting to the right 74 degrees 19 minutes a distance of 241.60 feet along the new established line of Kellogg Boulevard; thence deflecting to the right 97 degrees 04 minutes a distance of 85.00 feet along the new established Southwesterly line of Jackson Street; thence continuing along said line across the alley to the Northwesterly line of Lot 8; thence Southwesterly along the Northwesterly line of Lot 8 to the point of beginning.

Parcels 1, 2, 3, 4 and 5 in Tract D are Abstract Properties

Part of Tax Parcel 06-28-22-11-0029 and Tax Parcel 06-28-22-11-0030 as to Parcel 2

Tract E:

That part of Lots 3, 4, 5 and 6, in Block 37, and that part of Lots 1 and 2, Block 38, St. Paul Proper, Ramsey County, Minnesota, and that part of vacated Minnesota Street all described as follows:

Beginning at the most Westerly corner of said Block 38; thence North 60 degrees 14 minutes 07 seconds East (assumed bearing) along the Northwest line of said Block 38 for 80.80 feet; thence South 29 degrees 45 minutes 40 seconds East, 105.93 feet to an iron; thence South 60 degrees 14 minutes 34 seconds West, 323.36 feet to an iron; thence North 29 degrees 40 minutes 19 seconds West, 106.00 feet to the Northwesterly line of said Block 37; thence North 60 degrees 14 minutes 07 seconds East along the North line of said Block 37 extended to the point of beginning and there terminating.

Together with an easement with the right in common to use for driveway purposes the following described real estate, to wit:

That part of Blocks 38 and 39, and abutting portions of vacated Water Street, St. Paul Proper, described as follows: Beginning at a point on the North line of Lot 6 in said Block 39, 51.55 feet West from the Northeast corner thereof; thence South 51 degrees 8 minutes 17 seconds West, a distance of 264.84 feet; thence Southwesterly along a tangent curve concave to the Northwest, having a radius of 1781 feet, a distance of 282.25 feet (through an angle of 9 degrees 4 minutes 49 seconds); thence South 60 degrees 13 minutes 6 seconds West, a distance of 55.39 feet to a line drawn South 29 degrees 45 minutes 40 seconds East through a point on the Northwesterly line of said Block 38, distant 80.80 feet Northeasterly from the most Westerly corner of said Block 38; thence North 29 degrees 45 minutes 40 seconds West a distance of 15 feet; thence North 60 degrees 13 minutes 6 seconds East, a distance of 55.39 feet; thence Northeasterly along a tangent curve concave to the Northwest, having a radius of 1766 feet, a distance of 258.22 feet to the Southwesterly line of said Block 39; thence Northeasterly along a straight line bearing North 54 degrees 9 minutes 18 seconds East to the point of beginning.

For the purposes of this description, the Southwesterly line of said Block 39 bears South 60 degrees 10 minutes West.

Together with all the benefits, and subject to all the burdens, of the tunnel extending from the above-described property to the vicinity of Fourth and Minnesota Streets, Saint Paul, as permitted by the Saint Paul City Council on February 25, 1959.

Abstract Property

Tax Parcel 06-25-22-14-0005

EXCEPT

Those parts of the following described property:

That part of Lots 3, 4, 5 and 6 in Block 37, Lots 1, 2 and 6 in Block 38, Lots 1, 2, 3, 4, 5 and 6, Block 39, Robert Street, vacated Minnesota Street and vacated Water Street adjoining said Lots and Blocks in St. Paul Proper, all being bounded in Ramsey County, Minnesota and described as follows:

Beginning at a point on the Northerly line of Lot 6 in said Block 39, distant 51.55 feet West of the Northeast corner thereof; thence South 51 degrees 08 minutes 17 seconds West a distance of 264.84 feet; thence Southwesterly along a tangent curve concave to the Northwest, having a radius of 1,781 feet, a distance of 282.25 feet (through an angle of 9 degrees 04 minutes 49 seconds); thence South 60 degrees 13 minutes 06 seconds West a distance of 55.39 feet, more or less, to a line drawn South 29 degrees 45 minutes 40 seconds East through a point in the Northwesterly line of said Block 38, distant 80.80 feet Northeasterly from the most Westerly corner of said Block 38; thence North 29 degrees 45 minutes 40 seconds West a distance of 13.52 feet, more or less, to an iron

stake; thence South 60 degrees 14 minutes 34 seconds West a distance of 323.36 feet to an iron stake; thence Southeasterly parallel with the East line of Lot 3 in said Block 37 to a point on a line parallel with and distant 26.86 feet Southeasterly of the Southeasterly line of said Block 37, as measured along a line parallel with the Southeasterly extension of the East line of vacated Minnesota Street; thence Northeasterly parallel with said Southeasterly line of Block 37 and the Northeasterly extension thereof a distance of 254 feet, more or less, to a point on the Southeasterly extension of the East line of vacated Minnesota Street, distant 26.86 feet Southeasterly from the Southwesterly corner of said Block 38; thence Northeasterly along a curve to the left, having a radius of 3,342.61 feet, and tangent to a line which passes through the last mentioned point and bears North 62 degrees 18 minutes East, for a distance of 306.95 feet; thence North 57 degrees 02 minutes East a distance of 7.86 feet; thence along a curve to the left, having a radius of 594.8 feet, and tangent to the last described course, a distance of 12.79 feet to a point on the Westerly line of Robert Street; thence North 33 degrees 58 minutes West, along said Westerly line of Robert Street, a distance of 4 feet; thence North 53 degrees 09 minutes East a distance of 55.06 feet to a point on the Easterly line of Robert Street; thence South 33 degrees 58 minutes East, along said Easterly line of Robert Street, a distance of 4 feet; thence Northeasterly along a curve to the left having a radius of 594.8 feet, and tangent to a line which passes through the last mentioned point and bears North 50 degrees 30 minutes East, for a distance of 6.41 feet; thence North 49 degrees 53 minutes East a distance of 84.32 feet, more or less, to a point on the Southeasterly line of said Block 39, distant 245.56 feet Southwesterly from the Southeast corner thereof; thence Northeasterly along a straight line to a point on the Northerly line of Lot 6 in Block 39, distant 22.3 feet West of the Northeasterly corner thereof; thence Westerly along said Northerly line of Block 39 a distance of 29.25 feet, more or less, to the point of beginning.

EXCEPT that part of the above described property acquired in fee title by the State of Minnesota in Final Certificate filed as Document No. 2552914.

For the purpose of this description the Southeasterly line of said Block 39 is assumed to bear South 60 degrees 10 minutes West,

AND

All that part of Blocks 38 and 39, and abutting portions of vacated Water Street, St. Paul Proper, Ramsey County Minnesota lying Northerly of the following described line: Beginning at a point on the Northerly line of Lot 6 in said Block 39, 51.55 feet West of the Northeast corner thereof; thence South 51 degrees, 8 minutes, 17 seconds West a distance of 264.84 feet; thence Southwesterly along a tangent curve concave to the Northwest, having a radius of 1781 feet, a distance of 282.25 feet (through an angle of 9 degrees, 4 minutes, 49 seconds); thence South 60 degrees 13 minutes 6 seconds West a distance of 55.39 feet, more or less, to a line drawn South 29 degrees 45 minutes 40 seconds East through a point in the Northwesterly line of said Block 38, distant 80.80 feet Northeasterly from the most Westerly corner of said Block 38; thence North 29 degrees 45 minutes 40 seconds West, a distance of 119.45 feet, more or less, to the Northwesterly line of said Block 38 and there ending.

Also that part of East Second Street, vacated according to the City of St. Paul Council File No. 92125, abutting Lots 1 and 2, said Block 39.

EXCEPT that part of the above described property acquired in fee title by the State of Minnesota in Final Certificate filed as Document No. 2552914.

For the purposes of this description the Southeasterly line of said Block 39 bears South 60 degrees 10 minutes West.

Which lie southeasterly of a line described as commencing at the intersection of the northwesterly line of said Block 38 with the southwesterly line of said Final Certificate Document No. 2552914; thence southeasterly, along said southwesterly line of Document No. 22552914, a distance of 87.14 feet to a point hereinafter referred to as Point A and the point of beginning of the line to be described; thence deflecting right 96 degrees 12 minutes 20 seconds 79.16 feet; thence deflecting left 1 degree 54 minutes 59 seconds 29.56 feet; thence deflecting left 96 degrees 06 minutes 26 seconds 24.88 feet; thence deflecting right 90 degrees 03 minutes 43 seconds 1.39 feet; thence southwesterly 185.65 feet on a tangential curve concave to the northwest, having a radius of 27361.41 feet and a central angle of 0 degrees 23 minutes 20 seconds; thence South 59 degrees 33 minutes 53 seconds West, tangent to said curve, a distance of 111.59 feet; thence deflecting left 1 degree 47 minutes 34 seconds 13.37 feet; thence southwesterly on a tangential curve concave to the northwest, having a radius of 774.17 feet and a central angle of 8 degrees 53 minutes 45 seconds to a southwesterly line of the above described property and said line there terminating.

Together with those parts of the above described property which lie southeasterly of a line described as commencing at said Point A described above; thence deflecting left from said southwesterly line of Final Certificate Document No. 2552914, an angle of 90 degrees 26 minutes 03 seconds 120.00 feet to the northeasterly line of said Document No. 2552914 and the point of beginning of the line to be described; thence deflecting right 9 degrees 25 minutes 27 seconds 119.13 feet to a southeasterly line of the above described property and said line there terminating.

EXHIBIT B

(Depiction of the Real Property)

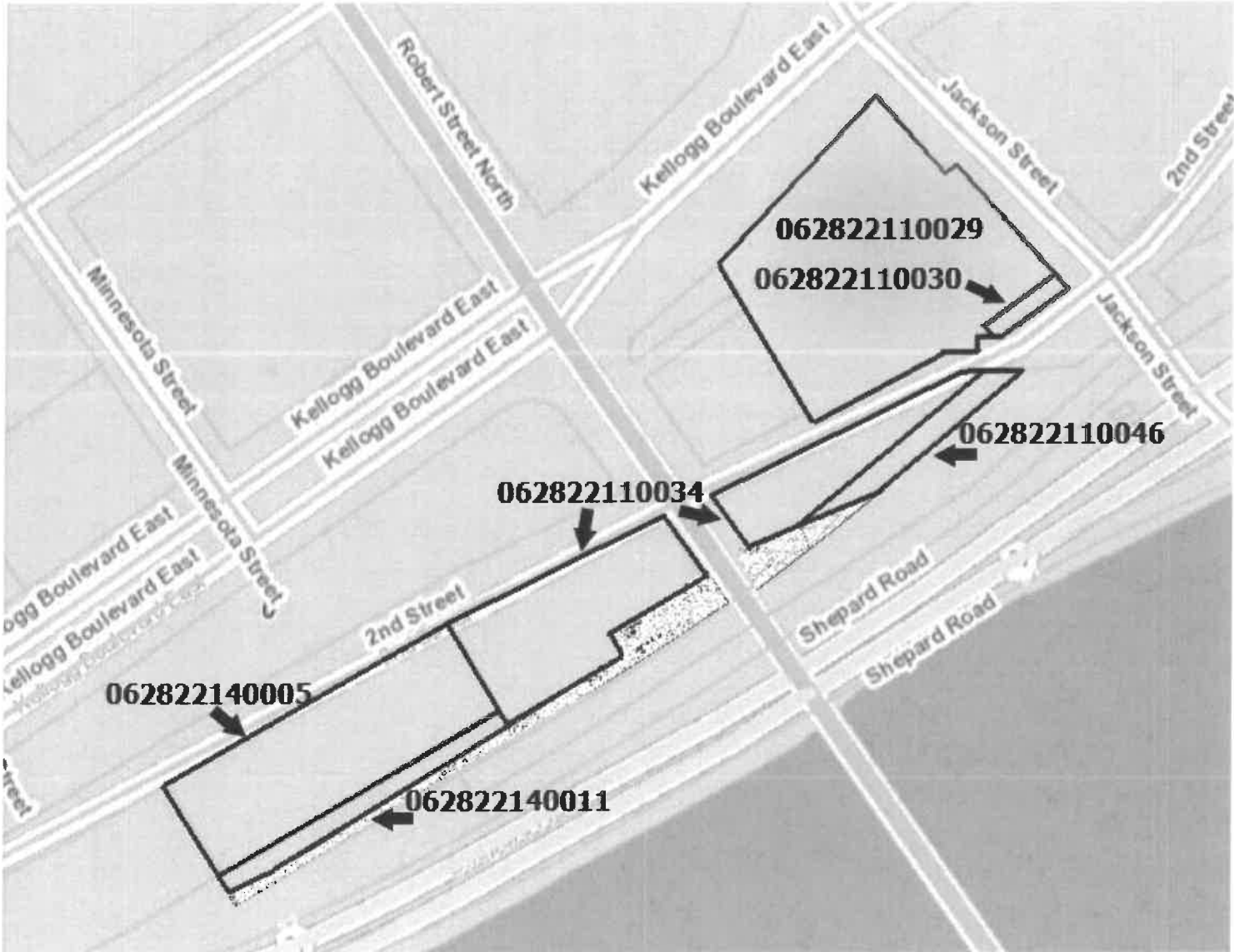


EXHIBIT C

ESCROW RECEIPT

The undersigned, Stewart Title Guaranty Company (“Escrow Agent”), acknowledges receipt of One Hundred Thousand and No/100 Dollars (\$100,000.00) (the “Deposit”) to be held by it pursuant to the Purchase Agreement to which this Escrow Receipt is attached. Escrow Agent agrees to hold the Deposit and any further deposits made pursuant to the terms of the Purchase Agreement in accordance with the terms of the Purchase Agreement and disburse the same strictly in accordance with such terms. Escrow Agent shall invest the Deposit in such interest-bearing accounts or instruments as shall be approved by both Buyer and Seller. Interest shall accrue for the benefit of Buyer.

Seller and Buyer represent that their respective Tax I.D. Numbers are as follows: Seller, _____; Buyer, 84-4981806.

Escrow Agent shall have no responsibility for any decision concerning performance or effectiveness of the Purchase Agreement or to resolve any disputes concerning the Purchase Agreement. Escrow Agent shall be responsible only to act in accordance with the joint and mutual direction of both Seller and Buyer, or in lieu thereof, the direction of a court of competent jurisdiction. Seller and Buyer undertake to hold Escrow Agent harmless from all claims for damages arising out of this Escrow Receipt and do hereby agree to indemnify Escrow Agent for any costs and expenses in connection with this escrow, including court costs and attorneys’ fees, except for Escrow Agent’s failure to account for the funds held hereunder, or acting in conflict with the terms hereof.

ESCROW AGENT:

STEWART TITLE GUARANTY COMPANY

By: _____

Name: _____

Title: _____

[Signatures Continue on the Following Page]

IN WITNESS WHEREOF, the undersigned have caused this instrument to be duly executed and its seal to be affixed thereto as of the day and year first written above.

SELLER:

RAMSEY COUNTY

By: _____

Name:

Its:

[Signatures Continue on the Following Page]

IN WITNESS WHEREOF, the undersigned have caused this instrument to be duly executed and its seal to be affixed thereto as of the day and year first written above.

BUYER:

LSBD ACQUISITIONS, LLC,
a Minnesota limited liability company

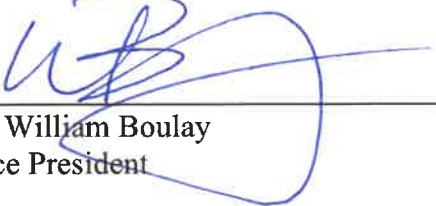
By: 
Name: William Boulay
Its: Vice President

EXHIBIT D

(Due Diligence)

- Previous title work (commitment, , UCC searches, owner's policy, etc.).
- Known special assessments affecting the Real Property for the last five calendar years.
- Copies of any ALTA surveys, boundary surveys, architectural plans or specifications of the Real Property in possession of the Seller.
- Copies of engineering, structural, historic and/or environmental reports (including without limitation all documentation relating to asbestos at the Property) relating to the Real Property prepared during the period in which Seller owned the Property.
- Copies of any available soil reports or other available information on soil quality relating to the Real Property.
- Copies of any historical photographs, details, or relevant public documents associated with the Property during the period in which Seller owned the Property.

42063782v5

Item Number: 2026-127

Meeting Date: 4/21/2026

Sponsor: Safety and Justice

Title

Joint Powers Agreement with the City of Maplewood for the Appropriate Responses Initiative's Community Responders Pilot Program

Recommendation

1. Approve the joint powers agreement with the City of Maplewood for the Appropriate Responses Initiative's Community Responders Pilot Program for a period upon execution through December 31, 2026.
2. Authorize the Chair and Chief Clerk to execute the joint powers agreement.

Background and Rationale

Appropriate Responses Initiative (ARI) was created through a co-design process where stakeholders were brought together from across the county including Ramsey County community members, internal staff, police departments (including the Ramsey County Sheriff's office), city officials including a suburban city representative and police and fire representation from St. Paul and suburban Ramsey County. Co-design members also represented the community through youth, cultural, faith, service provision organizations, advocacy and lived experiences.

Co-design was used to discuss the ways the system was currently working and opportunities that were seen for changes. In regard to public safety, members found:

1. Law enforcement needed help and support in responding to calls that they did not have specialized training in.
2. The individuals answering the 911 calls needed a deeper set of resources to be able to meet the complex and nuanced needs of the people on the other end of the phone.
3. Community members needed responses that centered wellness, invested in community institutions, and helped people get the core of their needs met.

In partnership with the City of Maplewood the launch of ARI's Community Responders pilot program will provide alternative response services to a subset of low-level, non-violent, non-life-threatening 911 calls and resident situations in the city. Community Responders will provide in the moment support by connecting residents to resources based on needs, complete outreach to city organizations and residents, as well as follow-up with community members after immediate situations has been resolved.

County Goals (Check those advanced by Action)

Well-being Prosperity Opportunity Accountability

Racial Equity Impact

Ramsey County's focus on justice system transformation is centered in community and wellness, where changing the system is rooted in partnerships with community and system stakeholders that align with community values. Black and American Indian communities in Ramsey County are burdened by significant disparities across life outcomes, including rates of arrest and incarceration. ARI seeks to disrupt these

disparities by finding new ways to keep neighborhoods safe, disrupt pathways to incarceration, and empower community.

ARI aims to achieve several key outcomes for our Black and American Indian communities by:

- Improving the well-being of communities.
- Reducing the engagement of communities with the justice system.
- Lowering incarceration rates.
- Reducing financial obligations to the justice system.
- Decreasing crime and victimization rates.

Community Participation Level and Impact

Community members will work alongside the ARI planning team to collaborate on the implementation of the Community Responders pilot program in the city of Maplewood. Maplewood residents will receive intentional marketing communication informing them of the Ramsey County and Maplewood Community Responder program partnership.

Inform Consult Involve Collaborate Empower

Fiscal Impact

Ramsey County has a client services agreement with Minnesota Care Partner LLC, DBA Roots Wellness Center. The county will pay the contractor a not-to-exceed amount of \$668,065 over the life of the contract to provide the Community Responder services for the pilot program. Funds have been allocated to a project in support of the county's strategic priorities.

Last Previous Action

On May 27, 2025, the Ramsey County Board of Commissioners held a workshop on the Strategic Priority: Putting Well-Being and Community at the Center of Justice System Transformation - Appropriate Response Initiative.

Attachments

1. Joint Powers Agreement

**JOINT POWERS AGREEMENT
FOR
Appropriate Responses Initiative’s Community Responders**

I. INTRODUCTION AND PURPOSE

A. Ramsey County (hereinafter “County”) and the City of Maplewood (hereinafter “City”) (each a “Jurisdiction” and collectively the “Jurisdictions”), enter into this Joint Powers Agreement (“Agreement”) pursuant to Minnesota Statutes Section 471.59 for the purpose of the Appropriate Responses Initiative’s Community Responders pilot program] (“Program”).

B. Nothing in this Agreement shall be construed as the creation of a new governmental body or a joint board, as that term is used in Minnesota Statutes Section 471.59.

II. OPERATION OF THE PROGRAM

A. The County shall launch the Appropriate Responses Initiative’s Community Responders pilot program (“Program”), in the City to provide alternative response services to a subset of low-level, non-violent, non-life-threatening 911 calls and resident situations in the city. This agreement outlines the relationship between the County’s Appropriate Responses Initiative (ARI) to implement community response services and the municipality receiving services.

B. The scope of this Program is the launch and implementation of Community Response with the County and its designated contractor in the City through the term of the Agreement. Community Responders will provide services within the following guidelines set by the County and the City:

1. Community Responders are utilized for a subset of nonviolent, non-life-threatening, low-level calls, as determined by City, to provide in-the-moment support.
2. Community Responders provide connections to resources.
3. Community Responders follow-up with community members after an immediate situation has resolved.
4. Community Responders complete outreach to City organizations and residents.
5. Other County responses may include Ramsey County Mental Health Crisis team for mental and chemical health related calls. Community Responders are not providing services for mental or chemical health related calls.

C. Roles and Responsibilities

1. County:
 - a) Implement Community Response in accordance with the scope and call types established and agreed upon by City and County as referenced in Section II.C.4.
 - b) Manage contract with vendor for Community Response and provide updates to the City.
 - c) Set and facilitate meetings to prepare for launch of Community Response.
 - d) Ensure Community Response contractor has access to required trainings and technology.
 - e) Schedule presentations about Community Response/ARI in City in preparation for and after launch.
 - f) Work with County and City communications department on outreach materials and resident communications regarding the Program.
 - g) Provide regular updates on Appropriate Responses to City.
 - h) Act as facilitator and intermediary for initial conversations with City and contractor.
 - i) Provide City with weekly reports that contain response data, implementation updates, program evaluation, and other materials related to Community Response activities as requested by the City.

2. City of Maplewood

- a) Support the County's implementation of Community Response in accordance with the scope and call types established and agreed upon by City and County as referenced in Section II.C.4.
- b) Attend meetings between County, contractor and other organizations to prepare for launch and implementation of Community Response.
- c) Share input on how City residents and leadership should be engaged by the County, including connections to existing resident advisory groups.
- d) Receive, review and request updates and data related to ARI in City.
- e) Provide feedback on response implementation.
- f) In the event the City is at the scene or event of the Community Response action, the City shall have final decision-making authority and operational control of any scene or event in which Community Responders are present or responding in partnership with the City.

3. Joint Responsibilities

- a. Launch of a 911-dispatchable community response in City.
- b. Community Responders respond to dispatched calls as determined by the City and County as referenced in Section II.C.4.
- c. Community Responders conduct proactive outreach and respond to community needs within the parameters established by this Agreement.

4. Community Responder 9-1-1 Response Call Types and Scope

- a. The following list are the types of calls which may be dispatched for Community Responders. The type of 9-1-1 calls include low level calls for service that are not medical, police or fire emergencies and do not include weapons (i.e., no crime and non-violent), but generally include de-escalation and conflict navigation and the following themes:
 - i. Supporting Neighbors
 - ii. Supporting Family
 - iii. Supporting Kids
 - iv. Supporting an Individual
 - v. Location Specific Support
- b. Outside of scope includes calls: involving traffic/responders going into active traffic, hospitals, and secure facilities; calls involving mental health or chemical health as primary concern
- c. Types of Calls may include but are not limited to: Assist Citizen (AST), Civil Problem (CIV), Code Enforcement (COD), Demonstration/Protest (DEM), Drunk Person (DKP), Juvenile (JUV), and Solicitor (SOL).
- d. Community Responders may respond to a City requested call through 9-1-1 dispatch or radio talk groups, which may include a co-response where both City and Community Responders are responding to a scene together at City request.

III. COMMUNICATION

- A. County and City share monthly response information and attend implementation check in meetings.
- B. County adds Community Response to Open Data Portal.
- C. County presents to City on Community Response pilot.
- D. City attends County meetings to share updates on Community Response in the city.
- E. County works with City communications team to share joint messaging regarding Community Response to residents.

IV. FUNDING

A. Funding for Community Response in the City is provided by County for launch through December 31, 2026. Funding beyond that point has not yet been determined and neither programming nor funding beyond the JPA period is included in this agreement.

V. PROGRAM MANAGEMENT

Management of the Program shall be directed by the following staff from each of the Jurisdictions:

- a. County – Gloria Reyes, Deputy County Manager, or their designee.
- b. City – Chief Bierdeman, Maplewood Police Chief or their designee.

VI. Data Practices

A. Pursuant to Minn. Stat. § 471.59, Subd. 1a.(a) each Jurisdiction will be responsible for its own acts and omissions and those of its officers, agents and employees with respect to any claims, lawsuits, or expenses for personal or property damages, losses or injuries, resulting from any activities undertaken pursuant to this Agreement. Nothing herein is intended or shall result in a waiver of the defenses or immunities, or monetary limits on damages that each Jurisdiction is entitled to by law. In accordance with Minnesota Statutes 471.59, for purposes of determining total liability for damages, the Jurisdictions shall be considered a single governmental unit and the total liability for the Jurisdictions shall not exceed the limits on governmental liability for a single governmental unit as specified in section Minnesota Statutes Section 466.04, subdivision 1.

B. The Jurisdictions agree that government data created pursuant to the Program will be treated and shared in accordance with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13 and any other applicable data privacy laws. Staff from all Jurisdictions shall have access to government data created pursuant to the Program, but only to the extent necessary to carry out the Program.

VII. TERM and AMENDMENT

A. The terms and conditions described in this JPA are effective from the date this Agreement is signed to December 31, 2026, aligned with known program funding, but may be amended, renewed, or extended at any time by mutual written consent of the parties. Either party may terminate this agreement by providing 30 days' written notice to the other party.

B. This Agreement may be amended at any time by written agreement of the Jurisdictions.

C. This Agreement may be executed in counterparts, each of which shall be deemed to be an original and all of which, taken together, shall constitute one and the same agreement. The facsimile, email or other electronically delivered signatures of the Jurisdictions shall be deemed to constitute original signatures, and facsimile or electronic copies hereof shall be deemed to constitute duplicate originals.

CITY OF MAPLEWOOD, MINNESOTA

By: _____

Michael Sable, City Manager

Date: _____

By: _____

Marylee Abrams, Mayor

Date: _____

Approved as to form:

City's Attorney

RAMSEY COUNTY, MINNESOTA

By: _____

Rafael Ortega, Chair
Ramsay County Board of Commissioners

Date: _____

By: _____

Jason Yang, Chief Clerk
Ramsay County Board of Commissioners

Date: _____

Approval recommended:

Gloria Reyes 04/15/2026
Gloria Reyes, Deputy County Manager

Approved as to form:

Stacey D'Andrea 04/13/2026
Stacey D'Andrea, Assistant County Attorney



Board of Commissioners

Request for Board Action

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

Item Number: 2026-058

Meeting Date: 4/21/2026

Sponsor: Board of Commissioners

Title

Presentation: Metropolitan Mosquito Control District

Recommendation

None. For information and discussion only.

Background and Rationale

The mission of Metropolitan Mosquito Control District (MMCD) is to promote health and well being by protecting the public from disease and annoyance caused by mosquitoes, black flies, and ticks, in an environmentally sensitive manner.

MMCD provides services for the following counties: Hennepin, Ramsey, Anoka, Washington, Dakota, Scott, and Carver. MMCD serves over 3 million residents in the Twin Cities metro region and has been monitoring and controlling mosquitoes since 1958.

Attachments

1. Presentation
2. Ramsey County Summary 2025



Making the outdoors better since 1958!

Ramsey County Annual Update

Presented by Alex Carlson, Public Affairs Manager

Tuesday, April 21st, 2026

Metropolitan Mosquito Control District

- Established in state statutes in 1958
- Governed by a board of 18 elected County Commissioners
 - Commissioner Rena Moran (Chair)
 - Commissioner Kelly Miller
 - Commissioner Garrison McMurtrey
- 2,977 square mile service area
- Population 3,200,000+
- 88,000 wetland habitats
- 30,000 woodland habitats
- Funded by property taxes from residents.
 - Median home pays about \$11.00/year



Integrated Pest Management

SURVEILLANCE – Find larval and adult mosquito activity.

IDENTIFICATION – Determine species of collected mosquitoes.

CONTROL – Use effective, environmentally sensitive methods to control target species.

REVIEW – Ensure applications were effective with minimal impact to non-target species.

EDUCATION – Provide updates on mosquito activity and teach people to protect themselves.



Other MMCD Services

Black Fly (Biting Gnat) surveillance and control in rivers and streams.

Tick population monitoring and tick-borne disease education.

Website with interactive maps, educational data, and weekly reports.

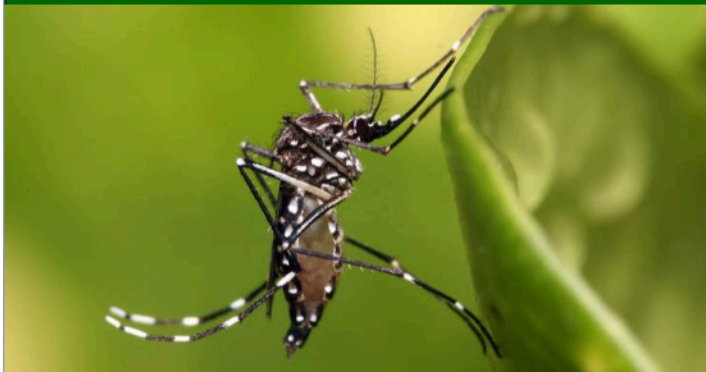
Source reduction to remove mosquito habitat like waste tires.



Big Stories from 2025

Record Year for West Nile

- 50 Human Cases (previous record = 28)
- 25,000 Mosquitoes Tested, 18.7% were positive
- Disease activity peaked earlier than normal.



Cattail Mosquitoes Return

- Highest number collected since 2020.
- Numbers peaked the week of July 8th.
- Extra treatments kept them below projection.



Spring Mosquitoes Absent

- 2023 set a record, 2024 was close behind, and 2025 had very few.
- Low precipitation in spring was likely the cause.



Insect Abundance

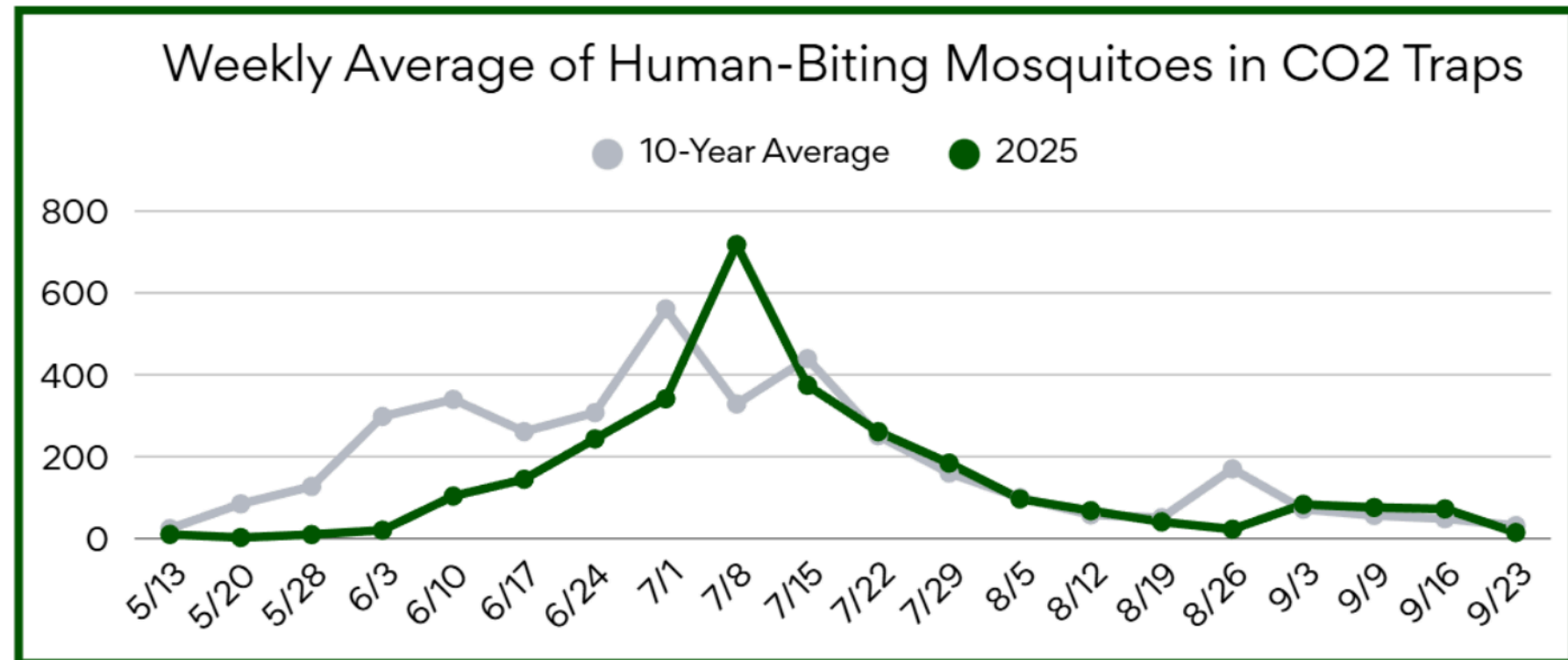


2025 Peak: Week of July 8th

7 Weeks Were Above Average

13 Weeks Were Below Average

Most abundant species:
Coquillettidia perturbans
(cattail mosquito)
Aedes vexans (summer floodwater mosquito)



Larval Control



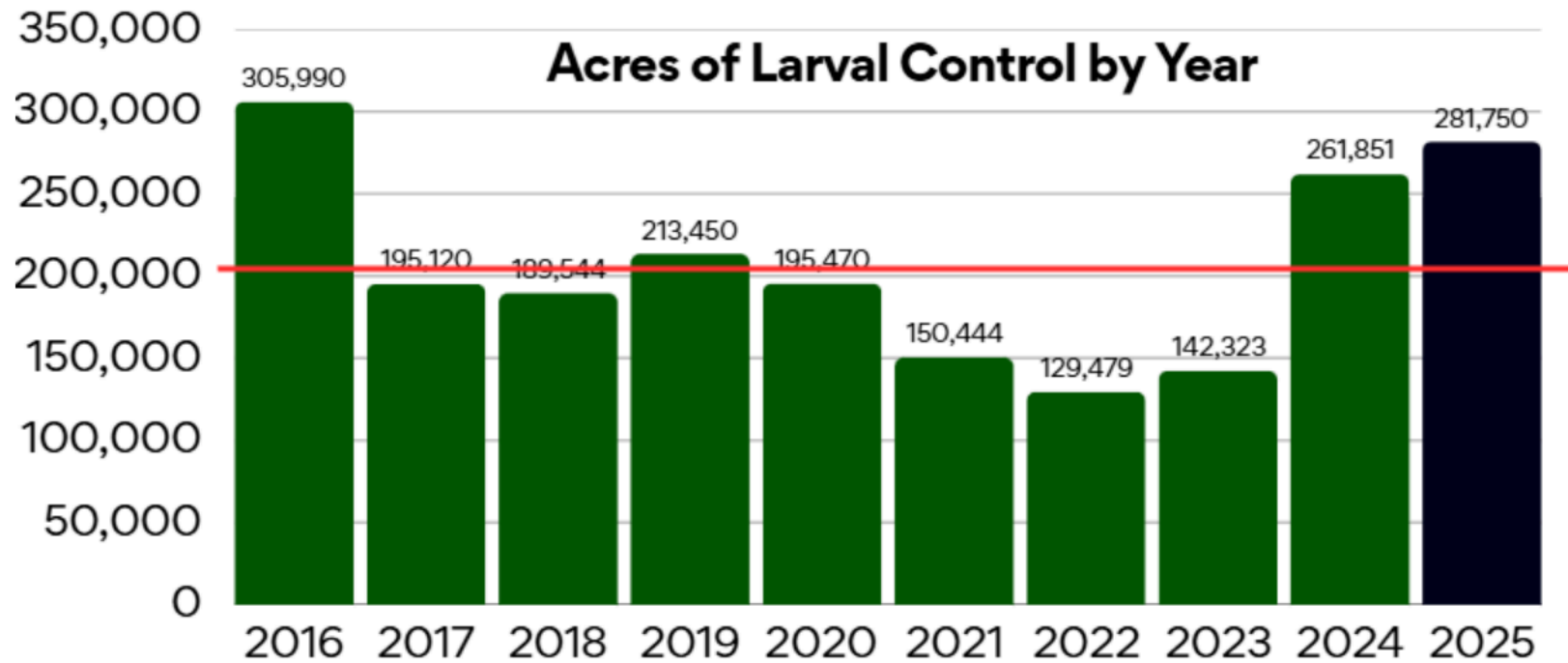
Most Acres Treated Since 2016!

- **247,187 acres** by helicopter
- **12,744 acres** by drone
- **16,295 acres** by hand or backpack

8 Drones were in use in 2025 and for the first time drones were used at every facility.

Drone acres tripled from 2024 to 2025.

Most common used active ingredients were *Bti* (1.32 million lbs) and Methoprene (0.25 million lbs)



— = 10 Year Average

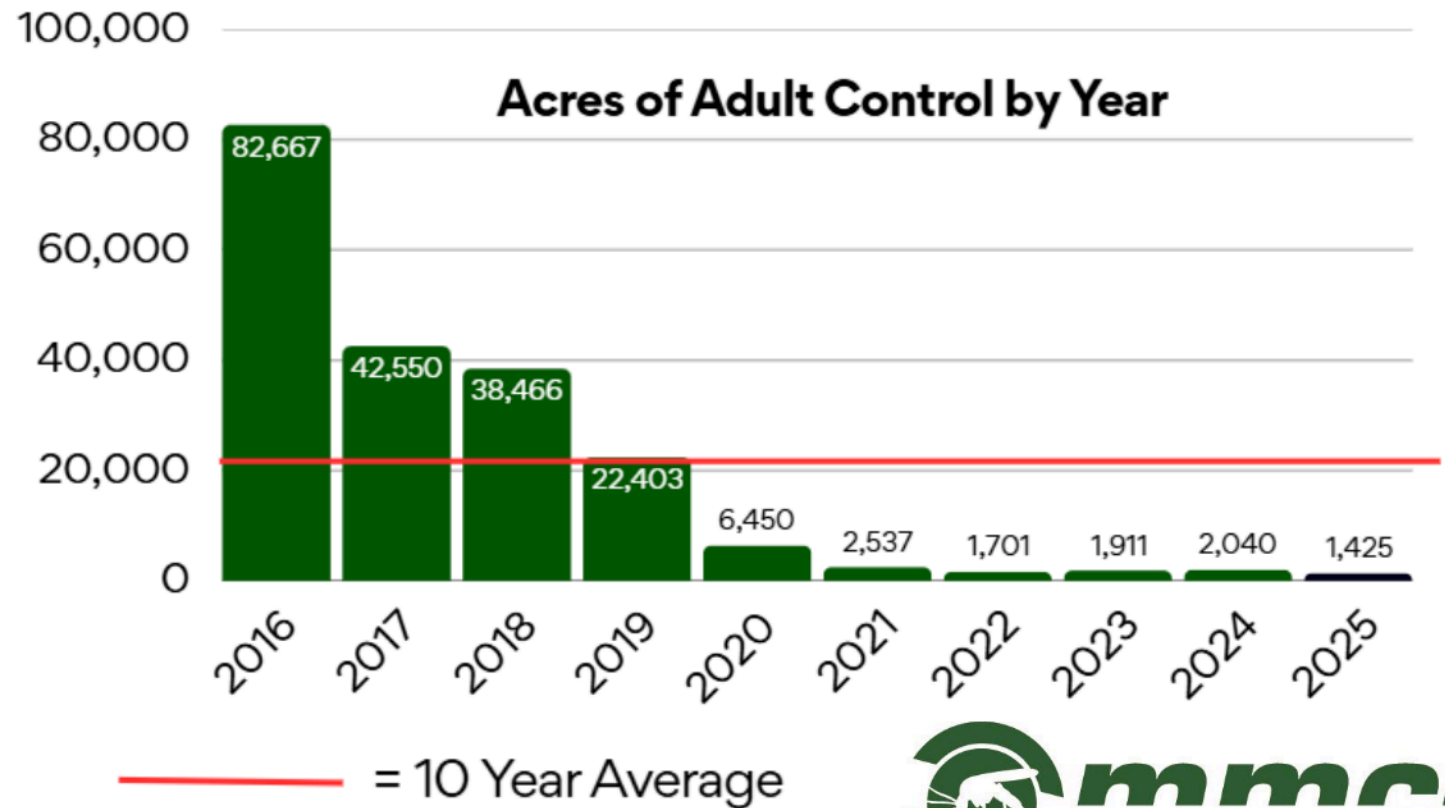
Adult Control



Fewest acres of Adult Control in 25 years.

Adult control using a backpack applicator or truck/ATV mounted cold fogger is primarily used to suppress disease vectors.

Primary active ingredients used are Permethrin and Etofenprox.



Ramsey County 2025

	2024	2025
Total Larval Inspections	7,646	6,941
Acres of Larval Treatment	25,256.09	22,013.76
Acres of Adult Mosquito Treatment	166.79	666.14
Catch Basin Treatments	131,151	127,863
Tires Removed and Recycled	983	669
Resident Inquiries (Calls/Emails)	199	239

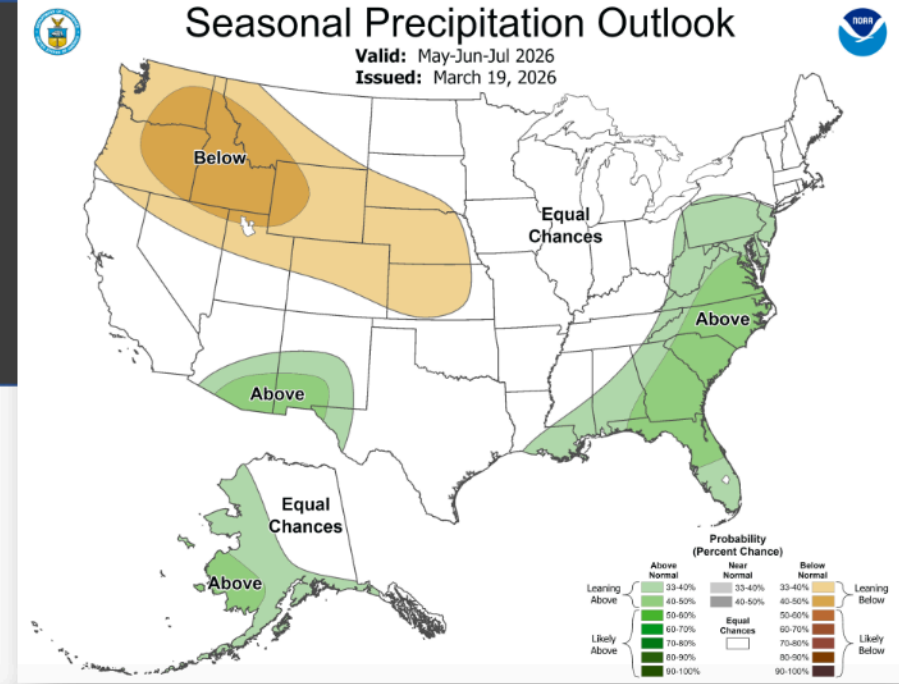
Tax Levy and Expenditures Budget

	2025	2026	Change
Amount Levied	\$20,502,106	\$21,590,768	\$1,088,662
Ramsey Co. Levy	\$2,814,939	\$2,964,412	\$149,473
Budget	\$21,352,106	\$23,282,100	\$1,929,994

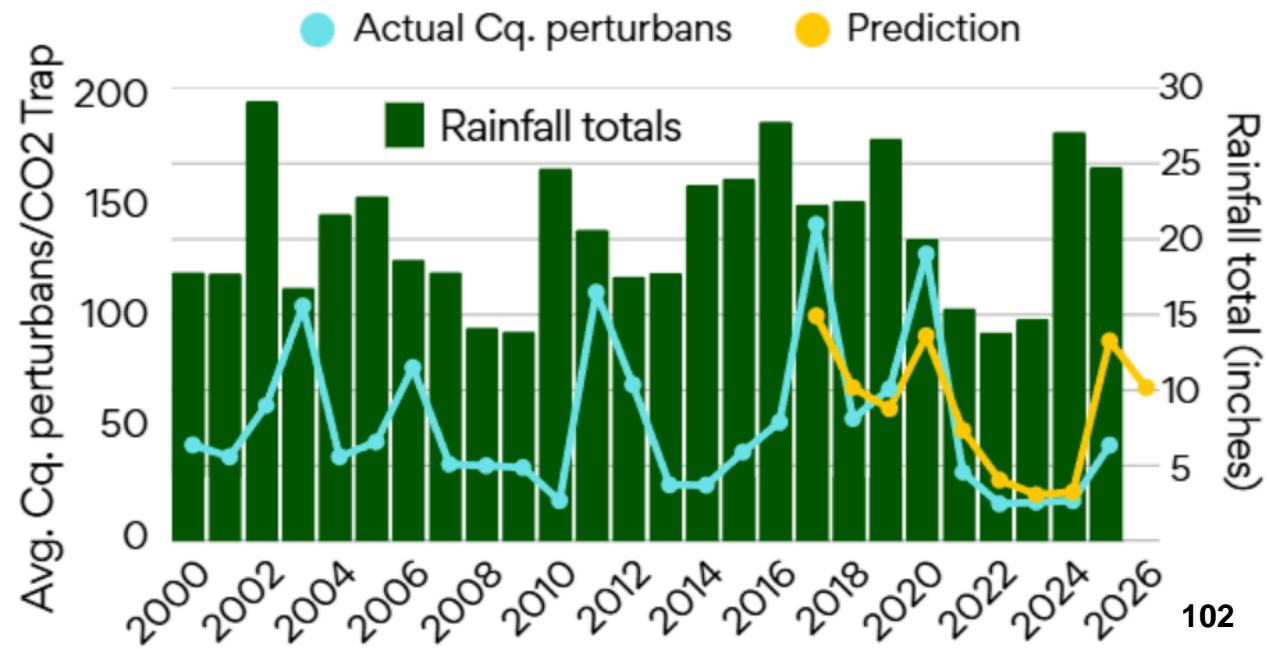
Median home in Ramsey County pays \$11.00/year.

Mosquito Projection for 2026

- **Average Precipitation Expected** – April showers may bring May mosquitoes and rain is projected to be average for the spring and summer.
- **Mid-Summer Surge** - July cattail mosquito emergence likely to return.
- **Increased Lyme Risk** - Nymph ticks may have a higher prevalence of Lyme disease in 2026.



MODEL TO PREDICT CATTAIL MOSQUITOES



Tire Procedure for 2026

Recycling waste tires is an important way to remove potential mosquito habitat. MMCD has had a tire recycling program for decades.

Recently, the number of requests have been increasing and there has been strain on staff time and resources.

In 2025 Dakota, Scott, and Carver Counties piloted tire drop-off events in lieu of residential pickups. This removed more tires while also saving staff time.

This will be expanded to all counties in 2026. Dates for Ramsey County events are published on the MMCD website.



Frequently Asked Questions

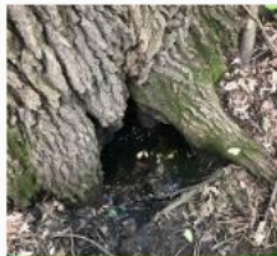
QUESTION: I'm having issues with mosquitoes (or black flies, ticks, etc.). What can I do?

ANSWER: Visit the MMCD website and use the "Submit a Tip" form. There you will also find a Resident's Guide with 20+ tips for protecting yourself and live data about mosquito activity.

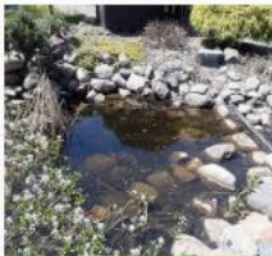
You can also call MMCD during business hours.

Tips for a Mosquito-Free Yard

We have received lots of inquiries from residents looking for quick do-it-yourself mosquito control methods so we have developed this homeowners guide to help everyone. There are a number of steps that homeowners can take to reduce annoyance from mosquitoes including source reduction, material treatments, physical barriers, and wearing appropriate clothing and repellents. Follow the steps below and contact us if you need any more details!



**Eliminate
Habitat**



**Control
Larvae**



**Use Physical
Barriers**



**Control
Adults**



**Protect
Yourself**

Frequently Asked Questions

QUESTION: What products are you using and are they safe for me, my kids, pets, wildlife, pollinators, etc?

ANSWER: All of our products are listed on the MMCD website.

Larval control materials are specifically designed to target mosquitoes in water and have no toxicity to pollinators like bees or butterflies and no human health impacts.

Adult control materials are used sparingly and safely by trained staff.



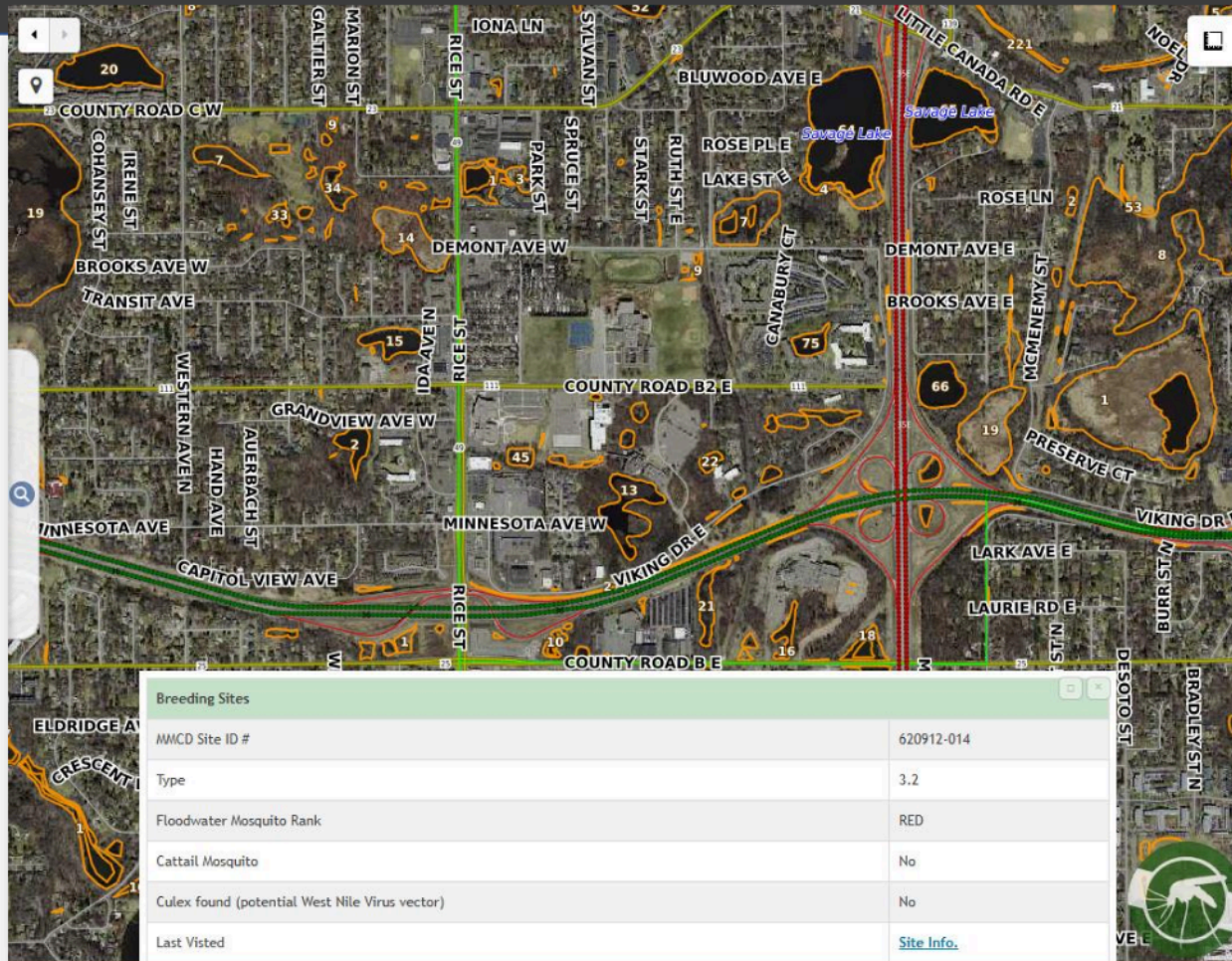
Frequently Asked Questions

QUESTION: Can I ride in the helicopter?

ANSWER: No.



MMCD Maps



- Public maps to view larval surveillance and treatment can be found at MMCD.org
- Enter an address to zoom in and see wetland sites (outlined in orange) that are being monitored.
- Click on a site to view surveillance and treatment history.
- Data is updated in real-time during the season.

Outreach

- Public education is an important part of MMCD's IPM program. This involves connecting with a variety of groups to present information and to listen.
- If you know of a group that MMCD should connect with, or an event that we should attend, please let us know!



Questions/Comments?

Alex Carlson

Public Affairs Manager

acarlson@mmcd.org

(651) 643-8342

Josh Madetzke

Regional Operations Manager

Oakdale Facility

jmadetzke@mmcd.org

Daniel Huff

Executive Director

dhuff@mmcd.org

MMCD.org



2025 Activity Summary for Ramsey County

MOSQUITO CONTROL

Most efforts by MMCD are to control mosquito larvae that develop in standing water and are most common after rain. Treatments use dry granules that are specific to mosquito larvae and are not harmful to people, pets, or wildlife. Materials are applied via helicopter, backpack, drone, or by hand. Adult mosquito control is done sparingly, usually in areas of elevated disease risk.

Larval Control in Ramsey County in 2025:

Sites Inspected: **6,941** | Acres Treated: **22,013.76**

Adult Mosquito Control in 2025:

Acres Treated: **666.14**



DISEASE PREVENTION

Controlling the mosquito species that are most likely to spread disease is a top priority for MMCD. Removing containers that could hold stagnant water is critical to reducing the spread.

Disease Prevention Activity in Ramsey County in 2025:

Tires Removed: **669** | Catch Basins Treated: **127,863**

PUBLIC INTERACTIONS

Outreach to the public is an important part of our program and we connect with residents when they call us to request service, or through public events and presentations.

Customer Calls from Ramsey County in 2025: **239**

Events or Presentations in 2025: **Minnesota State Fair, Grand Old Day, Ramsey County Green Expo, Mound View Touch-a-Truck, The Great Minnsect Show, Lake Phalen Waterfest, Little Canada Touch-a-Truck, Juneteenth Roseville, Celebrate Summer in Maplewood.**



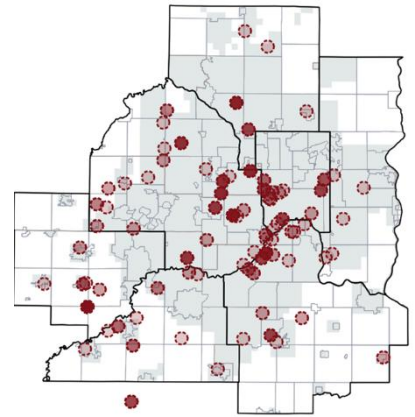
For questions about your city's data,
please contact Alex Carlson –
acarlson@mmcd.org



The Big Stories from 2025

RECORD YEAR FOR WEST NILE VIRUS

Minnesota reported the third highest number of human infections of West Nile virus in the nation in 2025. In the Twin Cities, we experienced our highest number of human cases on record with 42 reported, greatly surpassing the previous high of 28. Several factors contributed to this increase including a high number of *Culex tarsalis* mosquitoes, which are the primary species responsible for WNV transmission, and high infection rates among mosquito pools appearing earlier than normal. MMCD took several steps to respond to this increase in disease activity including additional surveillance locations, targeted control measures in areas with elevated infection rates, and expanded media appearances and public outreach.



Locations with positive West Nile Virus samples in 2025

CATTAIL MOSQUITO SURGE IN JULY

After 4 years of below average mosquitoes in July, the mid-summer surge was back in 2025 with the highest reported total of one particular species in the Twin Cities since 2020. Cattail mosquitoes (*Coquillettidia perturbans*) are a unique species that overwinters as larvae below the ice attached to vegetation (often cattail plants) before emerging the following summer around the beginning of July. Due to excessive rain in 2024 our entomology lab model predicted a high number (about 88/trap) in 2025. While the actual number was much higher than the previous 3 years, which each saw about 15/trap, the number in 2025 came in lower than the prediction at about 41/trap, thanks in part to targeted treatments by MMCD field staff.



BLACK FLY TOTALS WERE LOW IN 2025

The number of biting black flies collected in sweep nets in 2025 (0.45/sweep) was lower than 2024 (1.13/sweep) and 2023 (0.9/sweep), due in part to lower river levels in the spring and a record number of small stream treatments done by MMCD in 2025.

DEER TICKS ABUNDANT IN EAST AND NORTH

METRO

Blacklegged ticks or “deer ticks” are collected by MMCD staff by trapping small mammal hosts, by dragging cloths across the forest floor, and by removing ticks found on themselves after being outdoors. In 2025, the highest number of blacklegged ticks were found in northern Anoka County and throughout Washington County. American dog ticks or “wood ticks” were most abundant in Dakota County.

Get more of the year’s big stories at [MMCD.org](https://www.mmcd.org) and the Annual Report coming in January!

