

500 N. Lafayette Rd. N.  
St. Paul, 55155

March 9, 2023

Legislative-Citizen Commissions on MN Resources  
100 Rev. Dr. Martin Luther King Jr. Blvd.,  
State Office Building, Room 65  
St. Paul, MN 55155

Dear LCCMR Committee,

I am writing to you to seek an amendment to utilize LCCMR funds to pay over 100% appraised value for a property within the statutory boundary of Myre-Big Island State Park, Freeborn County. Parcel identification numbers are 08.01.1.0180, 08.01.4.0010. This property pertains to LCCMR grant M.L. 2021, Chp. 6, Art. 6, Sec. 02, Art.2, Subd. 09u, "State Parks and State Trails Inholdings".

The Division of Parks and Trails (PAT) received a Resume of Certified Appraisal (RCA) which determined the value of 68.53 acres of land within the statutory boundary of Myre-Big Island State Park to be \$800,000. The landowner declined the DNR's offer based on the RCA value determination but is open to accepting a revised counteroffer of \$832,000. The landowner provided market-based evidence from a licensed appraiser to support a 104% valuation. PAT has determined the counteroffer is reasonable given the present market environment for agricultural lands in Freeborn County.

This is a high priority acquisition for the Division, the increase justified based on the following:

- The parcels lie within the statutory boundary of Myre-Big Island State Park, contain legal access from Freeborn County 38 and are partially or wholly bound by adjacent parkland on two sides.
- Acquiring will close a significant gap in public ownership in the northwest quadrant of the State Park, aid in future upland and wetland habitat continuity and complement park holdings to the west that are undergoing a multi-year restoration.
- Interdivisional cooperation with the Division of Fish and Wildlife is anticipated in pursuit of a high-quality site reconstruction to strengthen programmatic goals of both Divisions.
- Opportunities to acquire state park inholdings in southern Minnesota are increasingly scarce, due to valuations and market demand. Acquiring these lands will foster new recreational uses for the public's enjoyment and aid in contiguous fee title ownership and land preservation within the State Park boundary consistent with the Master Plan vision.

The increase amount requested will come from projects within the same grant that have remaining funds due to the estimations of the property values were less than expected. The appropriated budget total will not change.

With this letter you will find several supporting documents; landowner appraisal, technical review of landowner's appraisal, resume of certified appraisal, market-based evidence the landowner provided, and a map of the property.

Please let me know if you have questions. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Shelby Kok". The signature is written in a cursive, flowing style.

Shelby Kok  
Acquisition Consultant