

October 28, 2025

To: Superintendent Dr. Hines
From: Patricia Magnuson and Jim Langevin
Subject: Summary of MnDOT Temporary Easement – Parcel 333 (9400 Cedar Lake Road)

This purpose of this memo is to provide a summary of recent communications and documentation received from the Minnesota Department of Transportation (MnDOT) regarding a temporary easement affecting the school property located at 9400 Cedar Lake Road (Parcel 333), which is part of MnDOT's Trunk Highway 169 ADA Ramp and Signal Improvement Project.

Summary:

MnDOT is undertaking an accessibility and signal upgrade project along Trunk Highway 169, which includes improvements to sidewalk ramps for ADA compliance at the intersection of Cedar Lake Road and TH 169. To complete this work, the State requires temporary access to a portion of school-owned property. Here is a summary of the easement terms:

- **Area Affected:**
 - 970 square feet (permanent easement, mostly previously encumbered)
 - 2,284 square feet (temporary construction easement)
- **Use:** Construction access and workspace for ramp upgrades
- **Term:** Effective now through December 1, 2027
- **Type:** Temporary easement, not a transfer of ownership

The temporary easement area will be used for equipment access, regrading, and ramp reconstruction work. It is understood that no permanent structures will be removed or affected, and all work will be restored upon completion.

Following an appraisal completed by a certified appraiser on behalf of MnDOT (Christy J. Miranda, MN LIC #40531675), the total estimated damages and compensation offered to the **District is \$9,600**. This valuation is based solely on the land use and access impact of the easement and does not include personal property.

Next Steps:

1. The School Board approves the resolution which authorizes the superintendent to execute the associated paperwork
2. Extract of minutes (signed by board clerk) and signed documents (signed by Superintendent) conveyed to MnDOT
3. The Facilities Team will monitor the construction timeline and ensure that MnDOT adheres to the agreed construction limits and restoration schedule.