



Board of County Commissioners Agenda Request

6E

Agenda Item #

Requested Meeting Date: June 14, 2022

Title of Item: Redevelopment Grant- approval to submit grant

<input checked="" type="checkbox"/> REGULAR AGENDA <input type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	Action Requested: <input type="checkbox"/> Approve/Deny Motion <input checked="" type="checkbox"/> Adopt Resolution (attach draft) <small><i>*provide copy of hearing notice that was published</i></small>	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing*
Submitted by: Mark Jeffers		Department: Administration
Presenter (Name and Title): Mark Jeffers, Economic Development Coordinator		Estimated Time Needed:
Summary of Issue: <p>Staff has identified a grant opportunity to assist in redevelopment of a property in Aitkin County with future use plans as Forgotten Heroes Ranges & Retreat, a non-profit disabled veteran shooting range and veteran community center.</p> <p>The grant funding request is \$300,000 with no County match funding needed.</p> <p>Forgotten Heroes Ranges & Retreat has a goal to make it possible for anyone in a wheelchair, amputee or disabled person to enjoy the same outdoor activities as able bodied people. Their goal is to make Forgotten Heroes Ranges & Retreat a place where they don't have to think about being disabled, a place for them to have the freedom to enjoy a simple pleasure in life with no limitations. We believe that not only will Forgotten Heroes Ranges & Retreat give them the ability to use ranges for rifles, pistols and archery that are accessible but the opportunity for fellowship and camaraderie.</p> <p>The Economic Development Committee has reviewed and recommend approval to submit this grant application.</p>		
Alternatives, Options, Effects on Others/Comments:		
Recommended Action/Motion: Adopt attached resolution of support.		
Financial Impact: Is there a cost associated with this request? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the total cost, with tax and shipping? \$ Is this budgeted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Please Explain:</i>		

Legally binding agreements must have County Attorney approval prior to submission.

By Commissioner: xx

20220614-xxx

Redevelopment Grant Submission

BE IT RESOLVED that Aitkin County on behalf of Forgotten Heroes Ranges & Retreat act as the legal sponsor for project(s) contained in the Redevelopment Grant Program to be submitted on June 15, 2022, and that Mark Jeffers is hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of Aitkin County./

BE IT FURTHER RESOLVED that Aitkin County has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration.

BE IT FURTHER RESOLVED that the sources and amounts of the local match identified in the application ARE COMMITTED to the project identified.

BE IT FURTHER RESOLVED that Aitkin County has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT FURTHER RESOLVED that upon approval of its application by the state, Aitkin County may enter into an agreement with the State of Minnesota for the above referenced project(s), and that Aitkin County certifies that it will comply with all applicable laws and regulation as stated in all contract agreements.

NOW, THEREFORE BE IT RESOLVED that Mark Jeffers is hereby authorized to execute such agreements as are necessary to implement the project(s) on behalf of the applicant.

Commissioner xx moved the adoption of the resolution and it was declared adopted upon the following vote
FIVE MEMBERS PRESENT **All Members Voting Yes**

STATE OF MINNESOTA}
COUNTY OF AITKIN}

I, Jessica Seibert, County Administrator, Aitkin County, Minnesota do hereby certify that I have compared the foregoing with the original resolution filed in the Administration Office of Aitkin County in Aitkin, Minnesota as stated in the minutes of the proceedings of said Board on the 24th day of May 2022, and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 24th day of May 2022

Jessica Seibert
County Administrator

MINNESOTA DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT

First National Bank Building
332 Minnesota Street, Suite E200
St. Paul, Minnesota 55101
Brownfields and Redevelopment Unit
651-259-7451
1-800-657-3858

REDEVELOPMENT GRANT APPLICATION

INTRODUCTION

PURPOSE/BACKGROUND:

Because there is often no incentive for the private sector to redevelop old industrial, residential, or commercial property when undeveloped parcels of land are available, public sector investment is required to induce private development of these difficult sites. Therefore, the Redevelopment Grant Program was established by the 1998 legislature to assist with complex and costly redevelopment projects that might not otherwise occur without public financial assistance.

Pursuant to Minnesota Statutes §§ 116J.571 - 116J.575, the Minnesota Department of Employment and Economic Development (DEED) has the authority to award grants to assist development authorities with eligible redevelopment costs as defined below. The Redevelopment Grant Program applies only to sites where there was a previous development and significant barriers exist to redevelop the land for a more productive use.

FUNDING AVAILABILITY:

Available funding amounts vary, depending on Legislative appropriation. According to Legislative requirement, if enough eligible applications are received, at least 50 percent of the grant money will be awarded to projects outside of the seven-county metropolitan area and the other half will be awarded to projects within the seven-county metropolitan area.

DEADLINES/REQUIREMENTS:

The Redevelopment Grant Program operates on a semi-annual grant cycle. Deadlines for submitting applications are **February 1** and **August 1 by 4:00 p.m.** each year when funding is available. **Three complete sets of application documents are required for each project: 2 on paper and 1 on a flash drive. Emailed applications will not be accepted.** An applicant may apply for more than one project, but a separate application must be completed for each site.

Make sure to use the most recent application form from the [website](#). Do not change the format of the application and attach any additional documentation on a separate page.

Please fill out the entire application. All applications must be complete upon submission to qualify for a grant. This includes the fully signed required resolutions. Applications should be in a binder or bound with attachments clearly marked and tabbed.

ELIGIBLE SITES:

Redevelopment projects where there was previous development and the need to recycle the land for a more productive use exists. **Sites are only eligible where there is a change from one developed use to another. The redevelopment challenges should be connected to the site's past use.** Priority is given to projects with unique challenges that would not be found at an undeveloped site.

ELIGIBLE APPLICANTS:

Eligible applicants for this program are statutory or home rule charter cities, economic development authorities, housing and redevelopment authorities, counties, or port authorities.

ELIGIBLE PROGRAM COSTS:

The Redevelopment Grant Program can pay up to 50 percent of the redevelopment costs for a qualifying site. "Redevelopment costs" or "costs" mean the costs of land acquisition, stabilizing unstable soils when infill is required, infrastructure improvements and ponding or other environmental infrastructure, demolition costs and costs necessary for adaptive re-use of buildings, including remedial activities. For purposes of this program adaptive reuse means interior environmental abatement and does not include building rehabilitation or construction. **Costs incurred before the grant agreement is fully executed are not eligible for reimbursement.**

Some examples of eligible and ineligible costs are below.

Eligible Costs

- Public acquisition*
- Demolition costs (as defined by [Minn. Stat. § 116J.572](#))
- Interior Environmental Abatement
- Public Infrastructure Improvements** (e.g., water and sewer, standard sidewalks, standard exterior public lights, roads, etc.)
- Environmental Infrastructure (e.g., ponding, stormwater, etc.)
- Geotechnical Soil Correction

**Although the statute recognizes acquisition as an eligible expense, DEED will only consider public acquisition, and these costs are only eligible as matching costs.*

***Although these costs are eligible, they should not be the sole costs of the grant request.*

Ineligible Costs

- Construction
- Building Rehabilitation (including interior demolition)
- Environmental Remediation (soil and groundwater)
- Administration
- Streetscaping/Landscaping
- Soft Costs (e.g., performance bonds, insurance, etc.)
- Contingencies

LOCAL MATCH REQUIREMENT:

It is required that the applicant pay for at least 50% of the eligible redevelopment costs as a local match to obtain a redevelopment grant. The match can come from any source available to the applicant.

Eligible redevelopment costs incurred up to 12 months prior to the application due date may be included as local match but cannot be reimbursed. See "Eligible Program Costs" above. Prior costs should be identified in the Cost Analysis budget section of the application.

The applicant must complete and approve the attached resolution authorizing this application and committing the local match from the applicant (see Page 13).

REQUIRED APPRAISALS OR ASSESSMENTS:

Current (as-is) and projected (pre-construction) assessed values as determined by the local assessor are required. In lieu of the assessed value, appraisals done by an independent appraiser using accepted appraisal methodology, may be submitted.

A current market value must be provided even for tax exempt properties without an assessed value. Values cannot be determined in any other manner. The value of the property after the proposed development is completed is also required. This estimate is generally based on similar development projects in the city.

AWARDING GRANTS:

DEED will award grants to projects that provide the highest return in public benefits for the public costs incurred and meet all the statutory requirements. To evaluate the applications for public benefits with respect to the costs incurred, the law specifies priorities that DEED must consider.

To fulfill this requirement of reviewing applications in an objective and fair manner, the following criteria have been assigned maximum point values to systematically award grants. All assigned scores will be relative to scores awarded to other applications during the same grant round. **Please note, an application must receive a minimum of 50 points to be eligible for funding.**

1. Need for redevelopment in conjunction with contamination remediation needs. *Maximum = 15 points.*
2. Redevelopment project meets current tax increment financing requirements for a redevelopment district and tax increments will contribute to the project. *Maximum = 25 points.*
3. Redevelopment potential within the municipality. *Maximum = 90 points.*
4. Proximity to public transit if located in the metropolitan area. *Maximum = 5 points.*
5. Multi-jurisdictional projects that consider the need for affordable housing, transportation, and environmental impact. *Maximum = 15 points.*





Brownfields and Redevelopment Unit
 1st National Bank Building 332 Minnesota Street, Suite E200 St. Paul, MN 55101-1351

Redevelopment Grant Application

Applicant (Public Entity)*	Aitkin County Government	
Head of Applicant Agency (e.g., Mayor) <i>Name and Title</i>	J Mark Wedel, Chairperson, Board of Commissioners	
Email	mark.wedel@co.aitkin.mn.us	
Address	307 2 nd Street NW	
City	Aitkin	
If the applicant is a city, what form of government?		
For reference, please give the State Statute number which gives the applicant authority to carry out the activities for which you are requesting grant funds		
Project Contact for the Public Entity	Mark Jeffers	
Phone	218.513.6188	
Email	Mark.jeffers@co.aitkin.mn.us	
Address	307 2 nd Street NW	
City	Aitkin	
Project Manager for this project from the Public Entity, in the event of an award	Mark Jeffers	
Phone	218.513.6188	
Email	Mark.jeffers@co.aitkin.mn.us	
Application Author	Mark Jeffers	
Phone	218.513.6188	
Email	Mark.jeffers@co.aitkin.mn.us	

* If awarded, please note that the applicant is responsible for administering the grant and ensuring all grant terms and conditions are met.

PROJECT SUMMARY - Please attach a short summary of the project.

I. SITE IDENTIFICATION AND HISTORY

SITE INFORMATION

1. **Name of Site/Project:** Forgotten Hero's Ranges and Retreat Project

Site Address: 23796 450th St

City: Palisade McGregor **Zip Code:** 55760

Acreage of Site: 34.27

Property Identification Number(s): 14-0-003400

Provide/attach a legal description of the site: Non-Commercial Seasonal Residential
Recreational- See attachment A

Minnesota Legislative District in which the site is located # _____ A # 10 _____ B

Note: The Minnesota Legislature has a tool to look up legislative district numbers. You must have a precise address and know the zip code of the site. Go to: [Legislative Website](#)

2. **A. Current property owner(s):** Forgotten Heroes Ranges & Retreat

When was the property purchased? 5/16/2022

For what amount? Quit Claim Deed

From whom was the property purchased? Bret Sample

- B. Who will develop the site?** Bret Sample

Will the developer/affiliate own the property at any time? Yes No

When was/will the property be purchased? 2/28/2020

For what amount? \$10,800

- C. Who will own the site after development?** Forgotten Hero's Ranges and Retreat

When was/will the property be purchased? 2022

For what amount? \$ 0

- D. What is the relationship (if any) between the developer and the current or future owner(s)?**

Same

SITE VALUATION

3. **Current appraised or assessed value of the site: \$\$47,500.00**

Attach the appraisal or assessor's value. Note: A current market value must be provided even for tax exempt properties without an assessed value. Attachment B

4. **Projected appraised or assessed value after the redevelopment activities have been completed (prior to development): \$680,000**
5. **Projected value after the proposed development has been completed: \$\$1,200,000**

MAPS AND SITE FEATURES

6. **Attach an accurate and legible site and location map indicating the site showing locations of prominent and relevant site features such as buildings, retaining walls, etc. (Note: maps shall include property boundaries, a north arrow and bar scale). The map(s) should show the following:**

- The current condition of the site including labeled structures.
- The proposed development of the site including labeled structures; and
- Specifically, where and for what activities DEED money will apply.

7. **Provide current and historic photographs of the site, if available.**

Attachment C

HISTORY

8. **Provide the timeline and history of the site. This includes, but is not limited to, a description of the former and current uses of the site, as well as an explanation of what has occurred on the site, leading to its current dilapidated condition.**

Original use: residential farm, cattle, homestead residential. 25 years: Illegal dump site, will be cleaned and converted to a range & retreat for Veteran and citizen amputees, also designed for all with disabilities.

CURRENT AND FUTURE SITE USE

9. **Zoning/Land Use:**

A. Current: Industrial Commercial Residential Mixed-use
 Other (Specify) Click or tap here to enter text.

B. After Redevelopment: Industrial Commercial Residential Mixed-use
 Other (Specify) shoreland

10. How many buildings are currently on site?

	How many are occupied?	If vacant, for how long?
Industrial		
Commercial		
Residential: 1	0	3 months

11. Year building(s) was/were constructed: na- MOBILE HOME

12. Describe the current condition of the buildings on the site: UNINHABITABLE

13. Describe plans for existing buildings as redevelopment occurs: Demolished, removed

14. Provide a detailed narrative of the proposed new development plan for the site. Include information such as the number and size of buildings, any known future tenants, etc.: Forgotten Heroes Ranges & Retreat started out as a dream of two people...a paralyzed Air Force veteran confined to a wheelchair and a disabled Army combat veteran. Chuck spent the last twelve years of his life confined to a wheelchair. Life as he knew it, as for all who are disabled, changed drastically. Things that were taken for granted before being disabled became gigantic feats or impossible. Life became something that was watched on the sidelines. Sadly we lost my brother Chuck Evancevich in October 2020. After Chuck's passing, the combat veteran and Chuck's widow and family spearheaded a team with the same passion and desire of fulfilling Chuck's dreams and the dreams of all our Forgotten Heroes to enjoy outdoor recreation. The team came up with the name Forgotten Heroes Ranges & Retreat because as disabled people, they are forgotten. Overlooked by many because it is harder to do things or they are unable to do what able bodied people can, such as enjoying the outdoor adventures that nature has to offer. Our goal is to make it possible for anyone in a wheelchair, amputee or disabled person to enjoy the same outdoor activities as able bodied people. They have earned, and deserve, the right to enjoy these God given activities that we take for granted. Our goal is to make Forgotten Heroes Ranges & Retreat a place where they don't have to think about being disabled, a place for them to have the freedom to enjoy a simple pleasure in life with no limitations. We believe that not only will Forgotten Heroes Ranges & Retreat give them the ability to use ranges for rifles, pistols and archery that are accessible but the opportunity for fellowship and camaraderie. What a wonderful way to build a great support system with one another and to mentor those who have lost so much. They stood on the wall for us...now it is time to let them know they are not forgotten, they ARE our Forgotten Heroes. Forgotten Heroes Ranges & Retreat is a non-profit organization being built with the motto, "In memory of one and honor of all." It is an outdoor pistol, rifle and archery range that will be completely accessible for wheelchair and amputee veterans as well as anyone who is handicapped. With the suicide rate of 22 veterans a day, pre-COVID, and higher for wheelchair and amputee individuals, our organization is building this range to give them a place to go. We want Forgotten Heroes Ranges & Retreat to be a place for them to not only use the ranges and enjoy the beautiful outdoors but our goal is to create an atmosphere of mentorship, camaraderie and fellowship at no cost to them. In short, a place that is theirs. This dream of ours is not being done to make money. In fact, everyone involved is volunteering their time and efforts to not only build but make Forgotten Heroes a success. 100% of all donations will go towards building and maintaining this range. We are asking your organization to please help us reach our goal of 5200,000 with a monetary donation towards our goal. At present, donations in the form of checks may be sent to our address above. If you have any questions or concerns, you may call me at 612-695-3187. We greatly appreciate and would like to thank you for your time and efforts in helping us reach our goal. They stood on the wall for us, now it's time we stand up for them.

IMPORTANT NOTE: Per [Minn. Stat. § 116J.575, Subd.4](#), if this redevelopment project fails to substantially provide the public benefits (jobs and taxes) listed in this application within five years

of the grant award date, the Commissioner may require that 100 percent of the grant amount be repaid to DEED.

15. **Is the proposed new development related to the bioscience field?** Yes No

If yes, describe: Click or tap here to enter text.

16. **Is the new development part of an expansion of an existing Minnesota bioscience business?**
 Yes No

II. COST ANALYSIS

17. **Total redevelopment costs as defined on Page iii:** \$500,000

18. **DEED request amount:** \$300,000
 (Up to 50% of the total redevelopment cost is eligible)

19. **Describe in detail the specific activities for which DEED funds are being requested:**
 Rehabilitation of the land, removal topsoil-replace with class 5, construction of ponds for fill sand for fire berms, paving,

20. Fill out the **budget table** below indicating the sources, uses, and amounts of **all** funds (including TIF, DEED requests, etc.) that will be used for eligible redevelopment costs as defined on Page iii. The table should list the total redevelopment costs, including any costs that have already been incurred.

The 50% local match can come from any source. Eligible redevelopment activities that have been completed up to 12 months prior to the application due date can count toward local match. If eligible costs have been incurred, attach the invoices. Public acquisition is only eligible as a match cost.

Redevelopment Sources and Uses of Funds for the Project (Budget Table)

Use of Funds (Activity)	Cost	Costs Incurred? Y/N	Date Incurred	Source of Funds (List individually)	Date Funds Committed*
Ponds (4 ½ acre) for fill sand needed for fire berms	\$150,000	N			
Paving- removal of topsoil, adding class 5	\$275,000	N			
	\$				
	\$				
Total	\$				

Use of Funds (Activity): See page iii for a list of eligible redevelopment costs. Be specific.

Cost: Total cost of the budget line item.

Costs Incurred: Has work on this activity started?

Date Incurred: When was this work done? Give a time range if necessary.

Source of Funds: List the funding source(s) contributing to each activity.

Date Funds Committed: When were the funds secured from this source?

*Attach documentation of funding commitments.

Construction Sources and Uses of Funds for the Project

Construction Activity	Cost	Source of Funds (List Individually)	Date Funds Committed
	\$		
	\$		
	\$		
Total	\$		

Construction Activity: May include building construction or other non-Redevelopment costs.

Commitment Date: If your construction financing is pending, please list the date you expect to close on your financing.

21. What will be the total cost of the final development project?

Total	\$900,000
Public	\$300,000
Private	\$450,000

22. Is all the financing in place for the final development of the site? Yes No

If yes, attach any funding commitments.

23. If financing is not in place, what is the process to secure the funds and its timeline?

Funds are currently in process of being raised, no loan activity has been planned.

Attach any letters of interest, term sheet(s) from lenders or other funding sources. In addition, include this information in the Project Schedule in Section V.

24. Are you applying for HUD financing? Yes No

If yes, have you received an "Invitation to Apply" from HUD?

Yes. Please attach letter.

No. Where are you in the HUD financing process? Click or tap here to enter text.

III. TAX INCREMENT FINANCING (TIF) ANALYSIS

25. **Is this project included in a current established redevelopment TIF district?** Yes No

If yes, attach the adopted resolution establishing the redevelopment district.

26. **If not, does the project currently meet tax increment financing requirements for a redevelopment district?** Yes No

27. **If yes, check the following TIF criteria that apply and **attach documentation** (slum and blight analysis, building inspection, etc.) determining redevelopment TIF qualifications:**

- A. Parcels consisting of 70% of the area of the tax increment financing district must be occupied by buildings, streets, utilities, or other improvements, and more than 50% of the buildings (excluding outbuildings) must be structurally substandard to a degree requiring substantial renovation or clearance; or
- B. Parcels must consist of vacant, unused, under used, inappropriately used, or infrequently used rail yards, rail storage facilities or excessive or vacated railroad rights-of-way; or
- C. Tank facilities (see criteria in [Minn. Stat. § 469.174, Subd. 10\[a\]\[3\]](#)); or
- D. A qualifying disaster area.

28. **How much TIF will be used for the project?** Click or tap here to enter text.

Attach a cash flow analysis that indicates how much TIF will be used towards this project.

29. **What activities are being financed with TIF?**

Click or tap here to enter text.

30. **What is the maximum amount of TIF that can be generated?** Click or tap here to enter text.

31. **If TIF is not being used fully, or at all, explain why:** Click or tap here to enter text.

32. **Is there a gap in financing after applying TIF?** Yes No

If yes, how much is the gap? Click or tap here to enter text.

IV. ANALYSIS OF REDEVELOPMENT POTENTIAL

33. **Describe how redevelopment of this site will spur future development of adjacent sites by identifying nearby properties with redevelopment potential.**

Added traffic to this area will have a positive effect on all local businesses. There will be further need for retail outlets, restaurants, etc.

34. **Describe the relative adequacy of the infrastructure at the site.**

Infrastructure is currently adequate but will need to be developed.

35. **Describe how the redevelopment of the site will reduce crime. Attach the most recent data on criminal activity at the site.**

NA

36. **Has the site been found or suspected to be contaminated?** Yes No

If yes, describe the type of contamination: Click or tap here to enter text.

Check all that have been completed:

- Phase I ESA
- Phase II ESA
- Response Action Plan (RAP)
- MPCA RAP Approval
- Hazardous Material Survey

What are the anticipated remediation costs? \$Click or tap here to enter text.

37. **Have all the required local/city approvals necessary for this project to proceed been obtained (planning commission, zoning, etc.)?** Yes No

If not, what approvals remain and what is the process for obtaining these approvals?
Currently working through planning and zoning process.

Include this information in the Project Schedule in Section V.

PROPERTY TAX INFORMATION

38. **What are the current property taxes (as determined by the County or City Assessor) for the site?**
\$437.00

Attach the most recent tax property statement for each parcel.

39. **What are the projected property taxes after final development?** \$0 501C-3

How was this figure determined? 501C3 Corporation-(Attachment F)

JOB CREATION

40. **Project the number of new full time equivalent (FTE) jobs created after redevelopment and final development of the site.** These should include permanent jobs that did not exist in Minnesota prior to development and do not include temporary or construction jobs.

Total New Jobs: three FTEs

New Jobs Table

Position Title	Total # of Full-Time Jobs (FTE)	Total # of Part-Time Jobs	Part-time Hours Per Week	Expected Hiring Date
Attendees	3			2023

JOB RETENTION

41. **Project the number of retained FTE jobs after redevelopment and final development of the site.** These should include permanent jobs that existed either on-site or elsewhere in Minnesota prior to development.

Total Retained Jobs: Click or tap here to enter text. FTEs

Retained Jobs Table

Position Title	Total # of Full-Time Jobs (FTE)	Total # of Part-Time Jobs	Part-time Hours Per Week	Former Location of Retained Jobs
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HOUSING DATA

42. **If the site will be redeveloped for residential use, provide the following data:**

RENTAL:

Total number of units

Monthly rental cost per unit \$

Number of affordable units*

Level of affordability

Construction cost per unit \$

OWNER OCCUPIED:

Total number of units

Purchase price per unit	\$
Number of affordable units/homes*	
Level of affordability	
Construction cost per unit	\$

*for purposes of this program, DEED considers affordable housing to be at or below 60% area median income (AMI)

OTHER PUBLIC BENEFITS

43. **Is this a multi-jurisdictional project (a joint application, joint powers agreement, joint development agreement, etc.)?** Yes No

If yes, describe and attach any joint agreements. Click or tap here to enter text.

Note: Projects with other state agencies and Metropolitan Council do not constitute multi-jurisdictional projects.

44. **Is there a positive environmental impact associated with this project?** Yes No

If yes, what is the positive environmental infrastructure associated with this project?

Clean up and reuse of lands

45. **Does the project advance or promote the growth of the green economy as defined in [Minn. Stat. § 116J.437](#)?** Yes No

If yes, please describe: Click or tap here to enter text.

PROXIMITY TO PUBLIC TRANSIT

46. **Attach a local transit schedule and highlight the lines that serve the project site or nearby area.** If a regularly scheduled route does not serve the area, please provide information about other forms of transit that serve the community.

NA

DEVELOPER/END-USER/COMPANY COMMITMENT

47. If there is a developer, complete the following and attach a letter of commitment.

Developer
Contact Person
Title
Phone Number / Email

48. If there is an end-user or third party, such as a business tenant, complete the following and attach a letter(s) of commitment.

Third Party/Company Name

Contact Person

Title

Phone Number / Email

VI. PAYMENT INFORMATION

50. Most grant payments take place through electronic funds transfer (EFT). To ensure proper payment, a Vendor Number assigned by Minnesota Management and Budget is required.

Financial Contact Person	: Kathleen Ryan
Phone	: 218.927.7354
Email	
State of Minnesota Vendor Number	0000197275
Minnesota Identification Number	41-60005749
Federal Employer Identification Number	CLK7L6F3AM63

State Vendor info may be found at: [Supplier Portal](#)

authorized to execute such agreements as are necessary to implement the project(s) on behalf of the applicant.

I CERTIFY THAT the above resolution was adopted by the _____ (City Council, County Board, etc.)

of _____ (Applicant) on _____ (Date)

SIGNED: _____

Authorized Official: _____

Authorized Official's signature: _____

WITNESSED:

Witness' signature: _____

Title: _____

Date: _____

52. Conflict of Interest Disclosure Form

This form gives applicants and grantees an opportunity to disclose any actual or potential conflicts of interest that may exist when receiving a grant. It is the applicant/grantee's obligation to be familiar with the Office of Grants Management (OGM) [Grants Policy 08-01 Conflict of Interest Policy for State Grant-Making effective date 1/1/21](#) and to disclose any conflicts of interest accordingly.

All grant applicants must complete and sign a conflict of interest disclosure form.

I or my grant organization do NOT have an ACTUAL or POTENTIAL conflict of interest.

If at any time after submission of this form, I or my grant organization discover any conflict of interest(s), I or my grant organization will disclose that conflict immediately to the appropriate agency or grant program personnel.

I or my grant organization have an ACTUAL or POTENTIAL conflict of interest. (*Please describe below*):

If at any time after submission of this form, I or my grant organization discover any additional conflict of interest(s), I or my grant organization will disclose that conflict immediately to the appropriate agency or grant program personnel.

Printed name: Mark Jeffers

Signature:



Organization: Aitkin County Government

Date:



Detailed Parcel Report

4/23/2022 4

Parcel Number: 14-0-003400

General Information

Township/City: JEVNE TWP
Taxpayer Name: FORGOTTEN HEROES RANGES & RETREAT
Taxpayer Address: PO BOX 405
 MCGREGOR MN 55760
Property Address: 23796 450th St
Township: 48 **Lake Number:** 0
Range: 24 **Lake Name:**
Section: 2 **Acres:** 34.27
Green Acres: No **School District:** 4.00
Plat:
Brief Legal Description: SW OF SW LESS 5.73 AC

Tax Information

Class Code 1: Non-Comm Seasonal Residential Recreational
Class Code 2: Rural Vacant Land
Class Code 3: Unclassified
Homestead: Non Homestead
Assessment Year: 2022

Estimated Land Value:	\$41,500.00
Estimated Building Value:	\$6,000.00
Estimated Total Value:	\$47,500.00
Prior Year Total Taxable Value:	\$37,100.00
Current Year Net Tax (Specials Not Included):	\$294.00
Total Special Assessments:	\$0.00
**Current Year Balance Not Including Penalty:	\$147.00
Delinquent Taxes:	No

*** For more information on delinquent taxes, please call the Aitkin County Treasurer's Office at 218-927-7325.**

**** Balance Due on a parcel does not include late payment penalties.**

NO DELINQUENT TAXES AND TRANSFER ENTERED
THIS 28 DAY OF Feb 20 20
CERTIFICATE OF REAL ESTATE VALUE
(FILED - CRV# 47190 () NOT REQUIRED)

Kul Poyan
AITKIN COUNTY AUDITOR
Elizabeth Harmon
DEPUTY

Doc No: **A455821**

WAD 1/1

REC FEE \$46.00

Certified, Filed and/or Recorded on
2/28/2020 11:00 AM

Office of the County Recorder
Aitkin County, Minnesota
Michael T. Moriarty, County Recorder

Package: **65367** Roxanne

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2016)

eCRV number: 1067735

DEED TAX DUE: \$ 26.73

DATE: February 28, 2020
(month/day/year)

FOR VALUABLE CONSIDERATION, Scott Anderson and Mary A. Anderson, spouses married to each other

(insert name and marital status of each Grantor)

("Grantor"),

hereby conveys and warrants to Bret Sample

(insert name of each Grantee)

("Grantee"), as

(Check only one box.)

- tenants in common,
 joint tenants,

(If more than one Grantee is named above and either no box is checked or both boxes are checked,
this conveyance is made to the named Grantees as tenants in common.)

real property in Aitkin County, Minnesota, legally described as follows:

→ The Southwest Quarter of Southwest Quarter (SW 1/4 of SW 1/4), LESS and EXCEPT the North 500 feet of the West 500 feet of the SW 1/4 of SW 1/4, Section 2, Township 48, Range 24

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:
Covenants, restrictions, reservations and easements of record, if any.

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

(signature) Scott Anderson

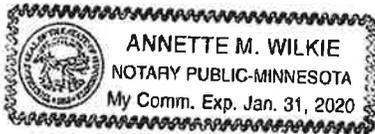
Scott Anderson
(signature)

State of Minnesota, County of Aitkin

This instrument was acknowledged before me on January 13, 2020 by Scott Anderson, married to Mary A.
(month/day/year)

Anderson
(insert name and marital status of each Grantor)

(Stamp)



Annette M. Wilkie
(signature of notarial officer)

Title (and Rank): _____

My commission expires: 1-31-2020
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

~~Bret Sample~~ Bret Sample
23380-450th St.
McGregor, MN
55760

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)

~~Bret Sample~~ Bret Sample
23380-450th St.
McGregor, MN 55760

AITKIN COUNTY DEED TAX

No. 12991 Date 2-28-20

26.73 Dollars Paid

Lori Gross
COUNTY TREASURER

By *Julie Hughes* Deputy



Detailed Parcel Report

Amendment B

Parcel Number: 14-0-003400

General Information

Township/City: JEVNE TWP
 Taxpayer Name: FORGOTTEN HEROES RANGES & RETREAT
 Taxpayer Address: PO BOX 405
 MCGREGOR MN 55760
 Property Address: 23796 450th St
 Township: 48 Lake Number: 0
 Range: 24 Lake Name:
 Section: 2 Acres: 34.27
 Green Acres: No School District: 4.00
 Plat:
 Brief Legal Description: SW OF SW LESS 5.73 AC

Tax Information

Class Code 1: Non-Comm Seasonal Residential Recreational
 Class Code 2: Rural Vacant Land
 Class Code 3: Unclassified
 Homestead: Non Homestead
 Assessment Year: 2022

Estimated Land Value:	\$41,500.00
Estimated Building Value:	\$6,000.00
Estimated Total Value:	\$47,500.00
Prior Year Total Taxable Value:	\$37,100.00
Current Year Net Tax (Specials Not Included):	\$294.00
Total Special Assessments:	\$0.00
**Current Year Balance Not Including Penalty:	\$147.00
Delinquent Taxes:	No

* For more information on delinquent taxes, please call the Aitkin County Treasurer's Office at 218-927-7325.

** Balance Due on a parcel does not include late payment penalties.



Detailed Parcel Report

Parcel Number: 14-0-003400

Sale History

Record #1

Seller:	ANDERSON, SCOTT	Sale Date:	02/28/2020
Buyer:	SAMPLE, BRET	Deed Type:	Warranty Deed
Rejected Sale:	Yes	Multi-Parcel Sale:	No
Reason:	SALE UNDER MINIMUM AMOUNT	Price:	\$8,100.00
		Personal Property:	\$0.00
		Adjusted Price:	\$8,100.00

Record #2

Seller:	STATE OF MINNESOTA	Sale Date:	01/28/2020
Buyer:	ANDERSON, SCOTT	Deed Type:	Quit Claim Deed
Rejected Sale:	Yes	Multi-Parcel Sale:	No
Reason:	GOVERNMENT OR EXEMPT PARTY SALE	Price:	\$4,636.00
		Personal Property:	\$0.00
		Adjusted Price:	\$4,636.00

Record #3

Seller:	DOELZ, ARTHUR	Sale Date:	11/01/1995
Buyer:	ANDERSON, SCOTT	Deed Type:	Warranty Deed
Rejected Sale:	Yes	Multi-Parcel Sale:	No
Reason:	SALE OF CONTR,CONTR PAYOFF,MTG ASMP	Price:	\$0.00
		Personal Property:	\$0.00
		Adjusted Price:	\$0.00



Detailed Parcel Report

Parcel Number: 14-0-003400

General Information

Township/City: JEVNE TWP
Taxpayer Name: FORGOTTEN HEROES RANGES & RETREAT
Taxpayer Address: PO BOX 405
MCGREGOR MN 55760
Property Address: 23796 450th St
Township: 48 **Lake Number:** 0
Range: 24 **Lake Name:**
Section: 2 **Acres:** 34.27
Green Acres: No **School District:** 4.00
Plat:
Brief Legal Description: SW OF SW LESS 5.73 AC

Tax Information

Class Code 1: Non-Comm Seasonal Residential Recreational
Class Code 2: Rural Vacant Land
Class Code 3: Unclassified
Homestead: Non Homestead
Assessment Year: 2022

Estimated Land Value:	\$41,500.00
Estimated Building Value:	\$6,000.00
Estimated Total Value:	<u>\$47,500.00</u>
Prior Year Total Taxable Value:	\$37,100.00
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Total Special Assessments:	\$0.00
**Current Year Balance Not Including Penalty:	\$147.00
Delinquent Taxes:	No

*** For more information on delinquent taxes, please call the Aitkin County Treasurer's Office at 218-927-7325.**

**** Balance Due on a parcel does not include late payment penalties.**



Detailed Parcel Report

Parcel Number: 14-0-003400

2022 CAMA Summary

Market Area Code: 14
Market Area Description: JEVNE TWP
Neighborhood Code: 14
Neighborhood Description: JEVNE
Scheduled Year of Improvement: 2022
Last Land Value Calculation Date: 03/11/2022
Last Building Value Calculation Date:
Last Appraisal Date: 09/29/2016
Appraiser Initials: DM

Estimated Land Value: \$41,438.00
New Improvement Land Value: \$0.00
Building Value: \$5,969.00
New Improvement Building Value: \$0.00
Total: \$47,407.00

2022 Land Detail Information

Code	Code Description	Unit Size	Unit Type	Acreage	Estimated Land Value
SWP-R		13.00	AC	13.00	\$4,940.00
LWD-R		9.88	AC	9.88	\$14,314.00
FSITE		1.00	AC	1.00	\$10,000.00
LOP-R		6.00	AC	6.00	\$7,838.00
LWD-R		3.00	AC	3.00	\$4,346.00
ROAD		1.00	AC	1.00	\$0.00
ROAD		1.00	AC	1.00	\$0.00
Totals:				34.88	\$41,438.00



Detailed Parcel Report

Parcel Number: 14-0-003400

2022 Improvement Information

Record #1

Class: RESIDENTIAL
Subclass: MOBILE HOME
Year Built: 0
Effective Year: 0
Total Area: 1,056.00
Replacement Cost: \$62,304.00
CAMA Building Value: \$3,738.00
CAMA New Improvements Value: \$0.00

Improvement Areas

Rec #	Type	Units	Width	Length	Height	Rep Cost	CAMA Bldg
1	BASE AREA	1056	16	66.00		\$62,304.00	\$3,738.00

Additional Improvement Information

USE:	SEASONAL	COLOR-1:	WHITE
EXT WALL 1:	MET/STEEL	INT WALL 1:	PLYWD PNL
FLR CVR 1:	NONE/SUBFL	FLR CVR 2:	VINYL
CENTRL AIR:	NO	MAKE:	UNKNOWN
BEDROOMS:	THREE	BATHROOMS:	TWO
FIREPLACE:	NO		



Detailed Parcel Report

Parcel Number: 14-0-003400

Sale History

Record #1

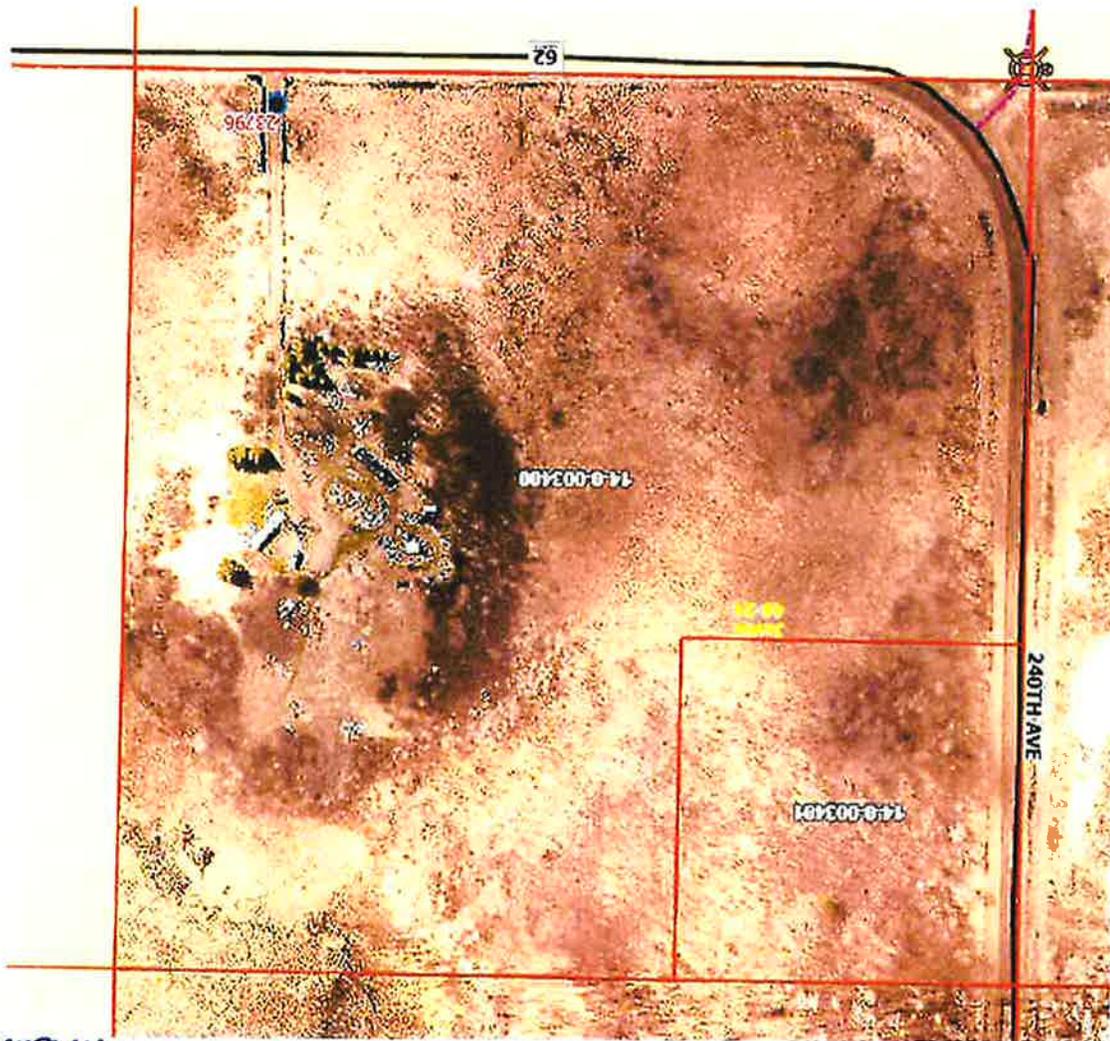
Seller:	ANDERSON, SCOTT	Sale Date:	02/28/2020
Buyer:	SAMPLE, BRET	Deed Type:	Warranty Deed
Rejected Sale:	Yes	Multi-Parcel Sale:	No
Reason:	SALE UNDER MINIMUM AMOUNT	Price:	\$8,100.00
		Personal Property:	\$0.00
		Adjusted Price:	\$8,100.00

Record #2

Seller:	STATE OF MINNESOTA	Sale Date:	01/28/2020
Buyer:	ANDERSON, SCOTT	Deed Type:	Quit Claim Deed
Rejected Sale:	Yes	Multi-Parcel Sale:	No
Reason:	GOVERNMENT OR EXEMPT PARTY SALE	Price:	\$4,636.00
		Personal Property:	\$0.00
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Record #3

Seller:	DOELZ, ARTHUR	Sale Date:	11/01/1995
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Rejected Sale:	Yes	Multi-Parcel Sale:	No
Reason:	SALE OF CONTR,CONTR PAYOFF,MTG ASMP	Price:	\$0.00
		Personal Property:	\$0.00
		Adjusted Price:	\$0.00

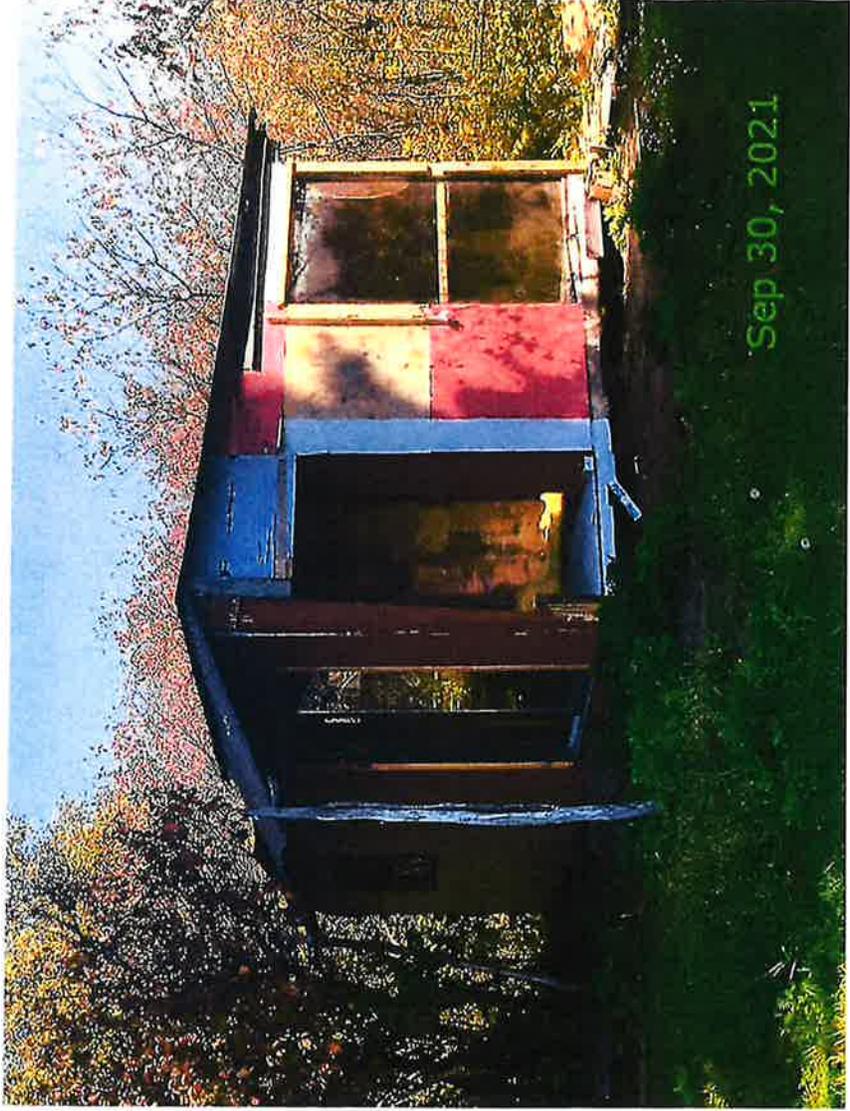


#67 WMS AND SITE
FEATURES
APPENDIX C



Sep 30, 2021





NOTICE OF DECISION for

STATE OF MINNESOTA
COUNTY OF AITKIN

AITKIN COUNTY PLANNING COMMISSION
CONDITIONAL / INTERIM USE PERMIT (CUP/IUP)

IN THE MATTER OF APPLICATION NUMBER: 2022-008507

(CUP) IUP Denied or (Approved) (Circle One)

APPLICANT OR AUTHORIZED REPRESENTATIVE:

NAME: Bret Sample

MAILING ADDRESS: 23380 450th St.

CITY, STATE, ZIP: McGregor, mn 55760

The above entitled matter came to be heard before the Planning Commission on the 21 day of March 2022, on a petition for a (CUP) / IUP pursuant to the Aitkin County Zoning Ordinance, for the following described parcel of land:

SW OF SW LESS 5.73 AC, Section 2, Township 48, Range 24, Aitkin County, Minnesota

It is ordered that a (CUP) IUP Be granted upon the following conditions or reasons, if any:

**FINDINGS OF FACTS or CONDITIONS (if any)
WILL BE FORTHCOMING ON THE RECORDING DOCUMENT**

DATED THIS 21 DAY OF March, 20 22.

[Signature]
Chairperson of the Planning Commission or
Authorized Representative

Applicant or Authorized Representative acknowledges receipt of this document.

[Signature]
Signature of Applicant or Authorized Representative

THIS INSTRUMENT WAS DRAFTED BY:
AITKIN COUNTY ZONING ADMINISTRATOR
COURTHOUSE
AITKIN, MINNESOTA 56431

Appeal of this decision shall be by
Writ of Certiorari to the Minnesota
Court of Appeals within 30 days of
the Planning Commission's decision.

County Copy – White

Applicant Copy – Yellow

CONDITIONAL USE/INTERIM USE CRITERIA/FINDINGS OF FACT

APP# 2022-008507

APPLICANT Bret Sample

DATE March 21, 2022

CUP/IUP REQUEST to operate a shooting range in area zoned Shoreland.

ADDITIONAL CONDITIONS: Must adhere to all Local, State and Federal Rules when applicable.

1. The proposed use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity, nor impair property values within the surrounding neighborhood.
2. The proposed use will not increase local or state expenditures in relation to costs of servicing or maintaining neighboring properties.
3. The location and character of the proposed use are considered to be consistent with a desirable pattern of development for the locality in general.
4. The proposed use conforms to the comprehensive land use for the County.
5. Proper notice has been given to those people required under Minnesota Statutes, Chapter 394, of the proposed use and of the hearing before the Planning Commission.
6. That other applicable requirements of this ordinance, or other ordinances of the County have been met.
7. The proposed use is not injurious to the public health, safety and general welfare.

	Dave	Charlie	Steve	Dennise	Anne
1.	Y	Y	Y	Y	Y
2.	Y	Y	Y	Y	Y
3.	Y	Y	Y	Y	Y
4.	Y	Y	Y	Y	Y
5.	Y	Y	Y	Y	Y
6.	Y	Y	Y	Y	Y
7.	Y	Y	Y	Y	Y

Special conditions found by the Planning Commission w/ 14 conditions

If all answers are "Yes" by a majority of the Planning Commission, the criteria for granting the Conditional Use Permit have been met.

DATE March 21, 2022

APPROVED DENIED

[Signature]
CHAIRPERSON PLANNING COMMISSION

Conditions for Bret Sample #2022-008507

1. Must comply with the Wetland Conservation Act and all local, state and federal regulations that pertain to this type of operation.
2. Must comply with MPCA, DNR, and NRA rules and guidelines that pertain to this type of operation.
3. Must comply with MPCA noise standards that pertain to this type of operation.
4. Hours of operation are Monday through Sunday 10:00am to 5:00pm or sunset, whichever comes first.
5. No operation during the months of November and January except for firearms permit classes.
6. Range facility must be supervised during hours of operation.
7. No alcohol to be possessed or served on the shooting range during hours of operation.
8. All shot to be contained on the property.
9. Must post range signage on exterior boundary at 100-foot intervals that clearly states "Caution Shooting Range, Keep Out".
10. The size of signage in Condition #9 must meet NRA standards.
11. Access to the site must be secured by a locked gate to prevent unauthorized entry.
12. A sign must be posted at the access gate listing the hours of operation and telephone number of who to contact for questions.
13. Must obtain the approved permits from Aitkin County Planning & Zoning for any earthmoving, vegetation removal, or construction prior to the beginning of work.
14. Lead abatement must be done every 20 years.

Proposal

Page # _____ of _____ pages

Darrel Fredrickson
23316 435th street
McGregor Mo. 65760

Attachment D

PROPOSAL SUBMITTED TO: <u>Bret sample</u>		JOB NAME <u>DVSR</u>	JOB #
ADDRESS		JOB LOCATION	
		DATE <u>Jan 15th 2022</u>	DATE OF PLANS <u>Nov 23rd 2021</u>
PHONE #	FAX #	ARCHITECT	

We hereby submit specifications and estimates for: Disable Vet shooting range % Bret Sample
Work to be done

Digging four 1/2 acre Ponds for fill Sand Needed
for five berms ranging from 16' to 22' high.

Auger approx 46 holes for poles for tires.
Build up roadway to site & parking Lot.
class-s road & parking Lot.
Prep site for 10x100 building.

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

\$ 45,000 Ninety Five Thousand Dollars

with payments to be made as follows: 25% down 23,750 Performance Payment 50,000 when berms are completed
Final Payment Upon Completion

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully
submitted

Darrel Fredrickson

Note — this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

Recon PAVING



BRIAN ROTH
20826 220th Street
McGrath, MN 56350
Cell: 218-838-1209

PROPOSAL AND ACCEPTANCE

FORGOTTEN NELOS RANGES & RETREAT
PROPOSAL SUBMITTED TO _____

DATE 11/22/21

STREET _____

JOB NAME _____

McGregor MN
CITY, STATE, ZIP _____

McGregor
JOB LOCATION _____

BEES 612-695-3187
HOME PHONE _____

WORK PHONE _____

We hereby submit specifications and estimates for:

Approx. 40,000 sq ft

Remove Top Soil - Place 6" C15 Compacted - 3" Asphalt

Approx. 1300 yds C15
800 Ton Mix

\$ 201,500⁰⁰

WE PROPOSE hereby to furnish material and labor - - complete in accordance with above specifications, for the sum of

dollars (\$ 201,500⁰⁰)

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Any foreign debris or any utility lines in work area that are unknown, is not the liability of Recon Paving. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature _____

NOTE: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

Proposal

Page No. _____

of _____

Pages _____

NORTH CENTRAL PAVING

Rod & Bruce Peterson

47936 40th Ave.

ISLE, MN 56342

(320) 676-3568 (320) 532-4420

Forgotten Heroes Ranges & Retreats

PROPOSAL SUBMITTED TO

PHONE

DATE

11-24-21

STREET

23796 450th St

JOB NAME

CITY, STATE and ZIP CODE

McGlyso

JOB LOCATION

ARCHITECT

DATE OF PLANS

Brett Sample

JOB PHONE

We hereby submit specifications and estimates for:

Remove topsoil and Grasses.
Replace with CI-5
with compacted asphalt.

40,000 Sq/Ft total
1,300 Yards CI-5
800 tons of asphalt

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

dollars (\$ 213,600).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
SignatureNote: This proposal may be
withdrawn by us if not accepted within _____ days.

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

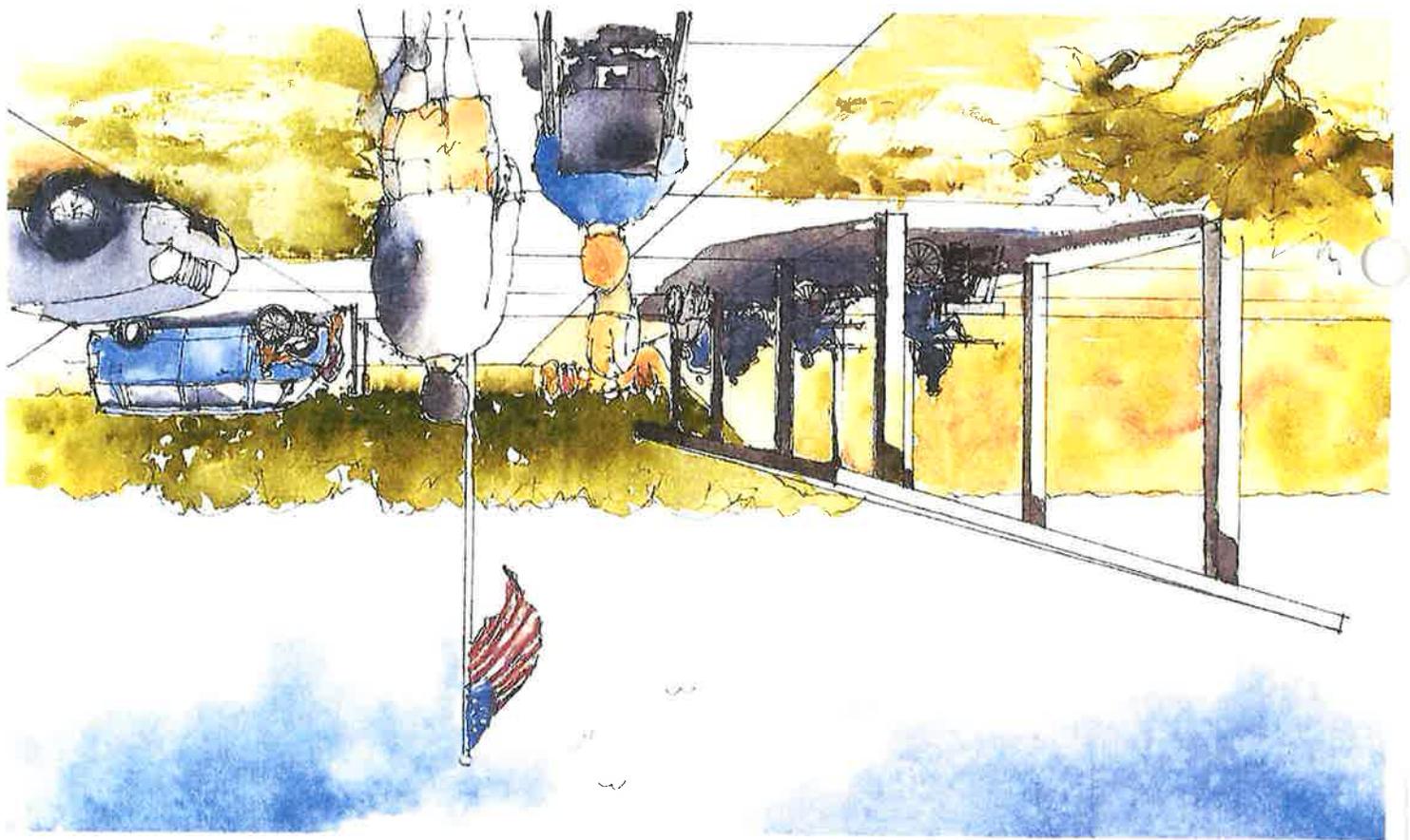
Signature _____

Date of Acceptance: _____

Signature _____

Forgotten Hero's Ranges and Retreat

		TOTAL	At 12.00		
		Volunteer hours	Dollars and	hour	
OURS	Volunteer hours	9040 hrs	\$	108,480.00	
	Equipment hours	800 hrs	\$	9,600.00	
	Material Cost	*	\$	7,425.00	
	TOTAL		\$	125,505.00	
BIDS					
	BLACK Top GRAVE			20,500.00	
	Recon PAVING			213,600.00	
	North Central PAVING				
	BERM ROAD			95,000.00	
	Fencing EST			100,000.00	
	Brushing - Definition MARK			2500.00	
	Brush hog			2500.00	



FORGOTTEN HEROES RANGES & RETREAT

**PO Box 405
McGregor, MN 55760**

March 14, 2022

To Whom It May Concern:

Forgotten Heroes Ranges & Retreat is a non-profit organization being built with the motto, "In memory of one and honor of all." It is an outdoor pistol, rifle and archery range that will be completely accessible for wheelchair and amputee veterans as well as anyone who is handicapped. With the suicide rate of 22 veterans a day, pre-COVID, and higher for wheelchair and amputee individuals, our organization is building this range to give them a place to go. We want Forgotten Heroes Ranges & Retreat to be a place for them to not only use the ranges and enjoy the beautiful outdoors but our goal is to create an atmosphere of mentorship, camaraderie and fellowship at no cost to them. In short, a place that is theirs.

This dream of ours is not being done to make money. In fact, everyone involved is volunteering their time and efforts to not only build but make Forgotten Heroes a success. 100% of all donations will go towards building and maintaining this range. We are asking your organization to please help us reach our goal of \$200,000 with a monetary donation towards our goal. At present, donations in the form of checks may be sent to our address above. If you have any questions or concerns, you may call me at 612-695-3187.

We greatly appreciate and would like to thank you for your time and efforts in helping us reach our goal. They stood on the wall for us, now it's time we stand up for them.

Respectfully,



Bret Sample
Executive Director
Forgotten Heroes Ranges & Retreat

FORGOTTEN HEROES RANGES & RETREAT

In Memory of One, In Honor of All

Forgotten Heroes Ranges & Retreat started out as a dream of two people...a paralyzed Air Force veteran confined to a wheelchair and a disabled Army combat veteran.

Chuck spent the last twelve years of his life confined to a wheelchair. Life as he knew it, as for all who are disabled, changed drastically. Things that were taken for granted before being disabled became gigantic feats or impossible. Life became something that was watched on the sidelines. Sadly we lost my brother Chuck Evancevich in October 2020.

After Chuck's passing, the combat veteran and Chuck's widow and family spearheaded a team with the same passion and desire of fulfilling Chuck's dreams and the dreams of all our Forgotten Heroes to enjoy outdoor recreation. The team came up with the name Forgotten Heroes Ranges & Retreat because as disabled people, they are forgotten. Overlooked by many because it is harder to do things or they are unable to do what able bodied people can, such as enjoying the outdoor adventures that nature has to offer.

Our goal is to make it possible for anyone in a wheelchair, amputee or disabled person to enjoy the same outdoor activities as able bodied people. They have earned, and deserve, the right to enjoy these God given activities that we take for granted. Our goal is to make Forgotten Heroes Ranges & Retreat a place where they don't have to think about being disabled, a place for them to have the freedom to enjoy a simple pleasure in life with no limitations.

We believe that not only will Forgotten Heroes Ranges & Retreat give them the ability to use ranges for rifles, pistols and archery that are accessible but the opportunity for fellowship and camaraderie. What a wonderful way to build a great support system with one another and to mentor those who have lost so much.

They stood on the wall for us...now it is time to let them know they are not forgotten, they ARE our Forgotten Heroes.



**MINNESOTA
SOIL AND WATER CONSERVATION DISTRICTS**

AITKIN COUNTY SOIL AND WATER
CONSERVATION DISTRICT

307 2nd St NW Rm 216
Aitkin, MN 56431
Telephone (218) 927-7284

February 17, 2022

To whom it may concern:

The Aitkin County SWCD is working with Mr. Bret Sample as he is proposing a shooting range in Jevne Township, Aitkin County. Mr. Sample has provided a preliminary plan and has expressed his willingness to comply with the Wetland Conservation Act and other applicable County, State and Federal ordinances and requirements, and to address any soil erosion concerns.

We have discussed an on-site inspection as soon as the snow melts and we are able to look at all details of the proposed project. A wetland delineation has been provided that will ensure that we can locate all excavation and fill accurately. Further we will work with the landowner on seeding and mulch for re-establishing vegetative cover and addressing erosion concerns.

Feel free to contact me with specific questions, as needed.

Sincerely,

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

Steve Hughes

District Manager

Attachment B

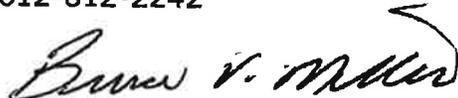
To Whom It May Concern,

As an amputee, and one recently trained by Bret Sample for my right to carry permit, I would highly like to support his efforts into providing a training area, where those of us on prosthetics, or worse yet in wheelchairs, are given access to an area where we can effectively qualify for the right to carry a "Concealed Weapon" permit.

Mr. Sample's efforts were highly organized, and he went out of his way in checking with both his contractual, and governmental regulations in supporting my efforts as an amputee to qualify.

It is both my hope, and recommendation, that you please adopt his proposals to give "Fair Ground" to all of us that wish to qualify, whether we Stand, Limp, or Wheel.

Thank you for your consideration,
Bruce V Miller
McGregor, MN
612-812-2242

A handwritten signature in cursive script that reads "Bruce V. Miller". The signature is written in black ink and is positioned below the typed name and contact information.

Congress of the United States
House of Representatives
Washington, DC 20515-2308

December 17, 2021

Commissioner Steve Grove
Minnesota Department of Employment and Economic Development
1st National Bank Building
332 Minnesota Street, Suite E200
St. Paul, MN 55101

Re: Aitkin County Forgotten Heroes Ranges and Retreat grant application

Dear Commissioner Grove,

I write in support of the demolition and redevelopment grant application submitted by Forgotten Heroes Ranges and Retreat in collaboration with Aitkin County Economic Development.

The development of a veteran owned and operated, disabled veteran shooting range is supported by my office.

As the husband of an Iraq war veteran and representative serving Aitkin County, I see the immediate value in promoting a place where disabled veterans can come together for recreation, enjoyment, and comradery.

The physical improvement to the proposed property and overall development of a new recreation business in Aitkin County positively affects the community and its residents.

I ask the Department of Employment and Economic Development to give Aitkin County's Forgotten Heroes Ranges and Retreat application full consideration.

Sincerely,



Pete Stauber
Member of Congress
Minnesota's 8th Congressional District

Kurt Daudt
House Minority Leader
District 31A



Minnesota House of Representatives

January 27th

Attn: Mr. Mark Jeffers
Aitkin County Economic Development Coordinator
307 – 2nd Street NW, Rm. 316
Aitkin, MN 56431

Re: ForgottenHero's Ranges and Retreat Project

I am writing to you today to express my support for the ForgottenHero's Ranges and Retreat Project.

This project specifically drew my support because of the opportunities it will give not only handicap individuals but also disabled veterans as this shooting range and retreat center will be specifically designed with their needs in mind.

Outdoor recreation is a huge part of this area and is a hobby of many veterans. This project will give handicap individuals and veterans an opportunity to participate in target shooting and other recreational activities that they may not have the opportunity to participate in otherwise.

Again, I voice my strong support for this project.

Sincerely,

A handwritten signature in black ink that reads "Kurt Daudt".

Kurt Daudt
House Minority Leader
Minnesota House of Representatives



January 18, 2022

Commissioner Steve Grove
332 Minnesota St. Saint Paul, Minnesota
St Paul, MN 55101

Good day Commissioner Grove,

I hope you've been well. I write to you today to express my support for the demolition and redevelopment grant application, which was recently submitted to DEED by Forgotten Heroes and Ranges Retreat, which is in partnership with the Aitkin County Economic Development Department, for the purpose of developing a veteran owned and operated shooting range geared towards supporting wounded and disabled veterans.

I see immense value in promoting a place where disabled veterans can gather for recreation, comradery, and healing. I also believe the creation of new business in Atkin County will positively impact a broad range of community residents.

I encourage the Department of Employment and Economic Development to award a grant application for the Forgotten Heroes Ranges and retreat project and thank you for giving me a moment of your time today.

Sincerely,



Senator Mark Koran
MN Senate District 32: Chisago and Isanti Counties
Phone number: 651.324.7576
Sen.Mark.Koran@senate.mn

Dale Lueck
State Representative
District 10B
Aitkin and Crow Wing Counties



Minnesota
House of
Representatives

January 12, 2022

(Sent Electronically)

Attn: Mr. Mark Jeffers
Aitkin County Economic Development Coordinator
307 – 2nd Street NW, Rm. 316
Aitkin, MN 56431

Re: Forgotten Hero's Ranges and Retreat Project

Dear Mr. Jeffers,

I want to add my enthusiastic support for the Forgotten Hero's Ranges and Retreat Project. This project would develop a shooting range and retreat that is specifically designed to accommodate handicapped individuals and in particular disabled veterans.

This facility would be a very positive addition to Aitkin Counties' impressive venue of outdoor recreational activities and fulfill an important unmet need in our community.

Unfortunately, many disabled citizens of all ages including disabled veterans are no longer able to actively participate in hunting activities in the field due to the limitation of a disability or age.

This proposal would directly support those that are disabled by providing a venue specifically designed to accommodate them. The project as it matures has the potential to support competitive target shooting leagues specifically tailored for those with disabilities.

Target shooting continues to expand as a recreational activity for all ages. Today, many of our high school youth are involved in organized league level shooting activities. This project would broaden that opportunity for the disabled within our community and in particular the veterans among us.

Again, I voice my strongest support for this project.

Sincerely,

A handwritten signature in blue ink that reads "Dale K. Lueck".

Dale K Lueck

Copy to: Bret Sample

Josh Heintzeman
State Representative

District 10A
Crow Wing County



Minnesota
House of
Representatives

January 14, 2022

Attn: Mr. Mark Jeffers
Aitkin County Economic Development Coordinator
307 - 2nd Street NW, Rm. 316
Aitkin, MN 56431

Dear Mr. Jeffers,

I am writing you to express my strong support for the Forgotten Hero's Ranges and Retreat Project.

During my years in public service, I have seen hundreds of proposals for a variety of projects across the state. This project specifically drew my interest when I read about it because of the important opportunities it will offer handicapped individuals and disabled veterans in our area.

Many veterans and disabled folks in our area are unable to participate in hunting and outdoor activities. The proposed venue would provide an accommodating space for these individuals to participate in target shooting and other activities in an environment designed for them.

Additionally, this project will provide significant opportunities beyond the veteran community. As target shooting continues to expand and grow, especially as a high school sport, this facility could also serve as a viable venue for competitions.

Outdoor recreational opportunities are abundant in our area and this proposed venue would add to the rich tradition of hunting and target shooting in the Lakes Area.

Please let me know if you need any assistance on this issue or any other.

Sincerely,

A handwritten signature in black ink that reads "Josh Heintzeman".

Josh Heintzeman
State Representative
District 10A

Amendment F



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

FORGOTTEN HEROES RANGES AND RETREAT
C/O BRET SAMPLE
23796 450TH STREET
MCGREGOR, MN 55760

Date:
02/28/2022
Employer ID number:
87-2167163
Person to contact:
Name: D. Trimble
ID number: 31309
Telephone: (877) 829-5500
Accounting period ending:
December 31
Public charity status:
509(a)(2)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
August 12, 2021
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053642008201

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

