



445 TOWN HALL ROAD NW
BEMIDJI, MN 56601
(218)751-4989
info@northerntownship.com

Office of Administrative Hearings
Municipal Boundary Adjustment Unit
P.O. Box 64620
St. Paul, MN 55164-0620

Re: Orderly Annexation Agreement – Northern Township and City of Bemidji
Related Matters:
In the Matter of the Petition for the Incorporation of Northern Township
(MBAU Docket No. I-76)
In the Matter of the Annexation of Certain Real Property to the City of Bemidji
from Northern Township
(MBAU Docket No. A-8517)

Dear MBAU Administrator,

On behalf of Northern Township, enclosed please find a fully executed Joint Resolution for Orderly Annexation between Northern Township and the City of Bemidji, adopted pursuant to Minnesota Statutes § 414.0325, together with the required \$84 filing fee.

The purpose of this Orderly Annexation Agreement is administrative and corrective in nature. The Agreement addresses several discrete parcels - approximately twenty-one (21) acres in total - consisting of City-owned land and related right-of-way remnants that were historically intended to be annexed to the City of Bemidji but, for reasons that are not entirely clear, were not properly reflected as annexed in the State's records. These parcels are entirely surrounded by existing City boundaries and are identified in the attached resolution and exhibits.

Northern Township and the City of Bemidji are currently parties to two related matters before the Office of Administrative Hearings: (1) the petition for the incorporation of Northern Township and (2) a contested annexation proceeding involving other property. Both petitions have been filed, public hearing held, and a consolidated contested hearing has already been held before Administrative Law Judge Jessica Palmer-Denig.

This corrective Orderly Annexation Agreement is being submitted at this stage to ensure that the State's boundary records and legal descriptions accurately reflect the long-intended municipal boundaries before an order is issued in the above-referenced proceedings. Approval of this Agreement will eliminate ambiguity in the record and allow the remaining matters to be resolved on the basis of a clean, accurate, and undisputed land description.

Please let us know if additional information or documentation is needed. Thank you for your time and consideration.

Sincerely,

Chris Lahn
Township Administrator
218-751-4989
chris.lahn@northerntownship.com

**JOINT RESOLUTION
RESOLUTION NO. 6684
IN THE MATTER OF THE ORDERLY ANNEXATION BETWEEN
THE CITY OF BEMIDJI AND NORTHERN TOWNSHIP
PURSUANT TO MINNESOTA STATUTES § 414.0325**

WHEREAS, the City of Bemidji (“City”) and Northern Township (“Township”) designate for orderly annexation, the lands located within Northern Township, County of Beltrami Minnesota, legally described on Exhibit A and depicted on Exhibits B and C attached hereto (“Property”); and

WHEREAS, the City and Township are in agreement as to the orderly annexation of the unincorporated land described on the attached Exhibit A and depicted on Exhibits B and C, and that both believe it will be to their benefit and to the benefit of their respective residents; and

WHEREAS, Minnesota Statutes § 414.0325 provides a procedure whereby the City and Township may agree on a process of orderly annexation of a designated area; and

WHEREAS, on December 20, 2025 a Notice of Intent to include property in an orderly annexation area was published in a newspaper of general circulation in the City and Township pursuant to the requirements of Minnesota Statutes § 414.0325 Subd. 1b.

NOW, THEREFORE, BE IT RESOLVED, jointly by the City Council of the City of Bemidji and the Township Board of Northern Township as follows:

1. Property. That the land described above is subject to orderly annexation pursuant to Minn. Stat. § 414.0325, and that the parties hereto designate the area for orderly annexation; and agree that the land be immediately annexed.

2. Acreage/Population/Usage. That the designated area consists of approximately 21 acres, the population in the subject area is 0 and the land use type is public right of way and vacant land.

3. Jurisdiction. That the Township and the City by submission of this joint resolution to the Municipal Boundary Adjustment Unit of the Court of Administrative Hearings, confers jurisdiction upon the Chief Administrative Law Judge so as to accomplish said orderly annexation in accordance with the terms of this Resolution.

4. Need. That the above-described property is urban or suburban or about to become so, and the annexation would be in the best interest of the area.

5. No Alteration. The City and Township have agreed to all the terms and conditions for the immediate annexation of the above-described lands within this document and the signatories hereto agree that no alteration of the designated area is appropriate and no consideration by the Chief Administrative Law Judge is necessary.

6. Review and Comment. The City and Township agree that upon receipt of this resolution, passed and adopted by each party, the Chief Administrative Law Judge may review and comment, but shall within thirty (30) days, order the annexation in accordance with the terms of this Resolution.

7. Reimbursement to Towns for lost taxes on annexed property.

A. Municipal Reimbursement. The Property is tax exempt property and therefore there shall be no tax reimbursement paid by the City to the Township as a result of this annexation.

B. Assessments and Debt. There are no outstanding special assessments or bonded indebtedness on the Property.

8. Severability. In the event that any portion of this Joint Resolution is declared null and void or unenforceable by a court of law, the validity of the remaining terms and provisions shall not be affected and the Joint Resolution shall be construed and enforced as if the Joint Resolution did not contain the particular term or provision held to be invalid. The City and Township agree to implement the procedures under Paragraph 10 to correct any such provision that was stricken.

9. Responsibility for Costs. The City and Township shall pay their own respective attorney and planner fees and any other costs related to the review of this document. The City shall pay all costs and fees associated with the filing of this Resolution with the Municipal Boundary Adjustment Unit of the Court of Administrative Hearings of the State of Minnesota. The Township shall reimburse the City for one-half of the costs and fees that the City is required to pay the Court of Administrative Hearings for processing this annexation.

10. Amendment. The parties may amend this joint resolution by mutual written consent at any time. In the event that there are errors, omissions or any other problems with the legal description, mapping, or tax reimbursement provided in the attached Exhibits the parties agree to make such corrections and file any additional documentation, including a new Exhibit making the corrections requested or required by the Court of Administrative Hearings, Boundary Adjustments as necessary to make effective the annexation of said area in accordance with the terms of this Joint Resolution, without the necessity of re-adopting this Joint Resolution.

11. Heading and Captions. Headings and Captions are for convenience only and are not intended to alter any of the provisions of this joint resolution for orderly annexation.


12. Counterparts. This Agreement can be executed in any number of counterparts each of which, when taken together as a whole, shall constitute a full and complete document.

13. Choice of Law. This Agreement and the validity, interpretation, construction, performance and effect hereof shall be governed by the laws of the State of Minnesota.

NORTHERN TOWNSHIP

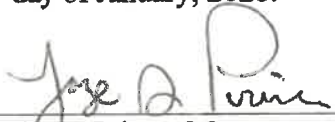
Passed and adopted by the Town Board of Northern Township on this the 12th day of January, 2026.

By: 
Jess Frenzel, Town Board Chair

Attest: 
Mary Israelson, Town Clerk

CITY OF BEMIDJI

The foregoing resolution was offered by Councilmember Eaton and upon due second by Councilmember Thayer was passed and adopted by the City Council of the City of Bemidji on this the 5th day of January, 2026.

By: 
Jorge Prince, Mayor

Attest: 
Michelle Miller, City Clerk

EXHIBIT A

The real property to be annexed to the City of Bemidji is described as follows:

Area 1: All of the SW $\frac{1}{4}$ of Section 32, Township 147 North, Range 33 West lying west of State Trunk Highway 71.

Area 2: That part of the Northwest quarter (NW $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$), Section 31, Township 147 North, Range 33 West lying Northwesterly of the line described below. Beginning at a point on the West line of the Northwest quarter (NW $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$), Section 31, Township 147 North, Range 33 West, distant 852.03 feet South of the Northwest corner thereof; thence run Northeasterly at an angle of 75° 23' 45" from said West line (measured from North to East) for 1500 feet and there terminating.

Area 3: The right-of-way of State Trunk Highway 71 across the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 31, Township 147, Range 33 West as taken by Lis Pendens dated January 22, 1975, and recorded by Microfilm No. 236137.

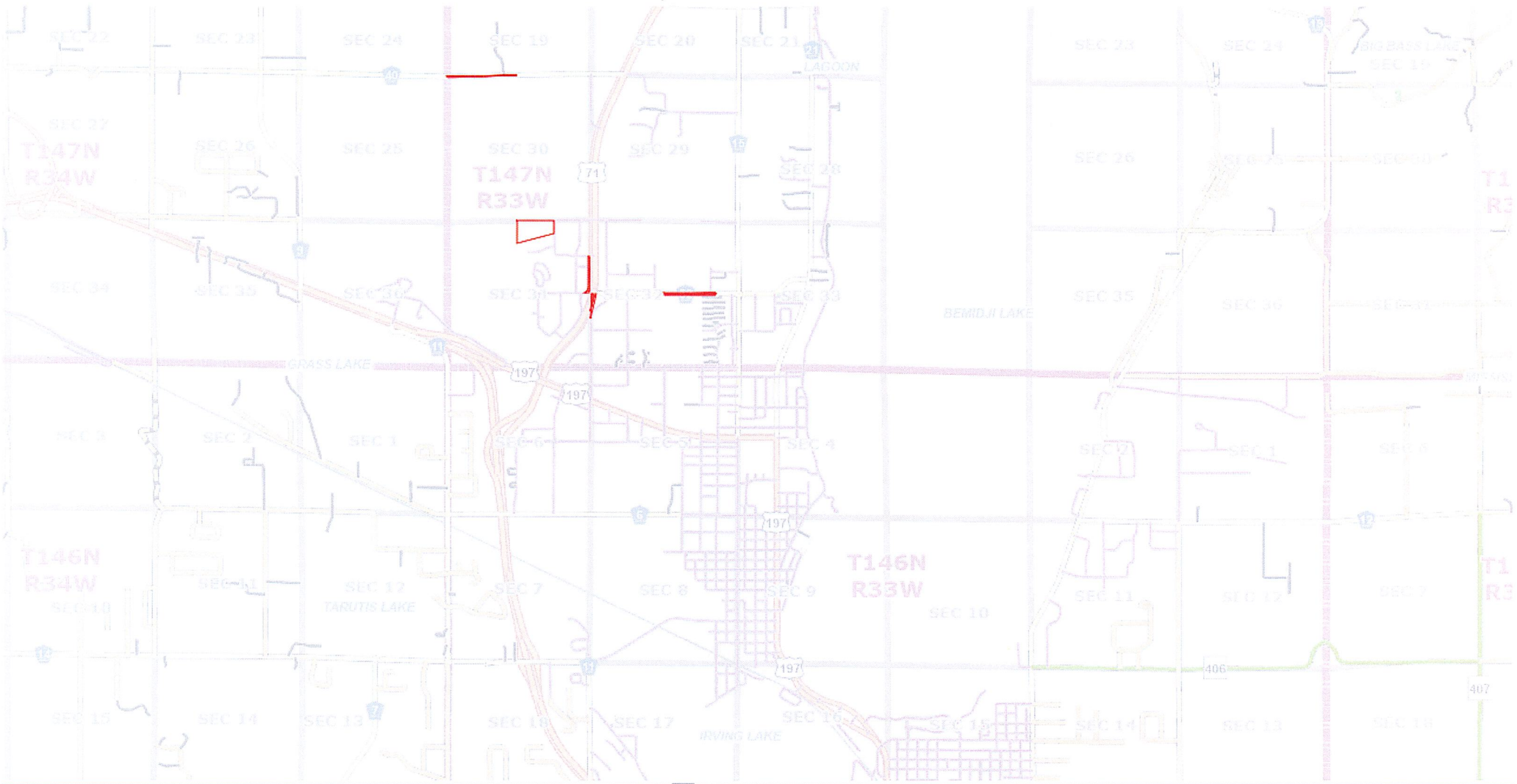
Area 4: That part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 32, Township 147 North, Range 33 West, lying north of the southerly right-of-way line of CSAH No. 50.

Area 5: The North 33 feet of the Northwest Quarter of Section 30; Township 147 North; Range 33 West.

Exhibit B



EXHIBIT C



 = Property designated for Orderly Annexation