

STATE OF MINNESOTA
COURT OF ADMINISTRATIVE HEARINGS

In the Matter of the Orderly Annexation of
Certain Real Property to the City of
Mankato from Mankato Township
(MBAU Docket OA-1567-29)

**ORDER APPROVING
ANNEXATION**

In 1995, the City of Mankato (City) and the Mankato Town Board (Township) entered into a Joint Annexation Agreement (Original Annexation Agreement) for the annexation of certain real property by the City from the Township pursuant to Minn. Stat. § 414.0325.¹ The Original Annexation Agreement was amended in 2003,² 2013,³ and 2014.⁴ The Original Annexation Agreement and the 2003, 2013, and 2014 amendments are collectively referred to herein as the “Joint Annexation Agreement, as amended.”

On June 24, 2025, AJK Mankato Holdings, LLC, a limited liability company, through its agent Adam Kopesky, submitted a petition to the City (Petition) for the annexation of real property legally described as follows:⁵

That part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way.

Upon platting of the The Station plat, Lot 1 and Lot 2, Block 1, The Station subdivision.

(PID No. R430903200005).

(Subject Property).

The Subject Property is within the annexation area described in the Joint Annexation Agreement, as amended.

AJK Mankato Holdings, LLC (Property Owner) is the owner of record for the Subject Property. Consequently, all property owners for the Subject Property executed

¹ Joint Resolution for Orderly Annexation (Feb. 3, 1995).

² Amendment to the Joint Resolution for Orderly Annexation (Feb. 3, 2003).

³ Joint Resolution for Orderly Annexation (Nov. 1, 2013).

⁴ Joint Resolution for Orderly Annexation (June 18 and 23, 2014).

⁵ Petition (Jun. 24, 2025).

the Petition.

The Township agreed to the orderly annexation of the Subject Property on July 15, 2025.⁶ Thereafter, the City adopted a resolution approving the annexation of the Subject Property on September 22, 2025 (City Resolution).⁷

On November 26, 2025, the City requested review and approval of the orderly annexation of the Subject Property by the Court of Administrative Hearings. The record closed on December 4, 2025, with payment of the filing fee.

The legal description of the Subject Property was reviewed and approved by the Minnesota Department of Transportation on December 4, 2025.⁸

Based upon a review of the Joint Annexation Agreement, as amended, the Petition, the City Resolution, and the Township statement of consent, the Administrative Law Judge makes the following:

ORDER

1. Pursuant to Minn. Stat. § 414.0325, the Joint Annexation Agreement, as amended, the Petition, and the City Resolution are legally adequate and properly support this Order.

2. Pursuant to the terms of the Joint Annexation Agreement, as amended, the City Resolution, and this Order, the Subject Property is **ANNEXED** to the City.

3. Pursuant to the agreement between the City and Township, and as allowed by Minn. Stat. § 414.036 (2024), the City will reimburse the Township in accordance with the terms of the Joint Annexation Agreement, as amended.

Dated: December 10, 2025



Ann C. O'Reilly
Administrative Law Judge

⁶ Letter of Consent from Township of Mankato (Jul. 15, 2025).

⁷ Resolution of the City of Mankato Approving Annexation of Property in Accordance with the Joint Resolution for Orderly Annexation with Mankato Township (Jun. 25, 2025), City Resolution No. R-2025-0922-183.

⁸ Email from Justin Roberts, Minnesota Department of Transportation, to MBAU Administrator (Dec. 4, 2025).

NOTICE

This Order is the final administrative order in this case under Minn. Stat. §§ 414.0325, .07, .09, .12 (2024). Pursuant to Minn. Stat. § 414.07, subd. 2, any person aggrieved by this Order may appeal to Blue Earth County District Court by filing an Application for Review with the Court Administrator within 30 days of this Order. An appeal does not stay the effect of this Order.

Any party may submit a written request for an amendment of this Order within seven days from the date of the mailing of the Order pursuant to Minn. R. 6000.3100 (2025). However, no request for amendment shall extend the time of appeal from this Order.