

**STATE OF MINNESOTA  
DEPARTMENT OF IRON RANGE RESOURCES AND REHABILITATION  
DEVELOPMENT OF RESIDENCE CLUB LANDS  
REQUEST FOR INFORMATION**

**Purpose**

The Department of Iron Range Resources and Rehabilitation, an agency of the State of Minnesota, is seeking information and ideas from all interested parties regarding developing lands, currently known as the Residence Club Development (RCD), owned by the agency at Giants Ridge Golf and Ski Resort in Biwabik, Minnesota. This Request for Information (RFI) is to encourage development interest in the RCD site and to identify a preferred responder for the RCD build-out. For the purposes of this RFI, “responder” includes any end-user buyer, developer or development team.

**Background**

Giants Ridge Golf and Ski Resort (Giants Ridge) is owned by the Department of Iron Range Resources and Rehabilitation, which is an agency of the State of Minnesota. It is located in Biwabik, Minnesota, three and a half hours north of the Twin Cities and one hour from Duluth. The resort includes approximately 1,850 acres of land owned by the agency adjacent to Wynne and Sabin Lakes. Ski and golf operations are managed by Guest Services Management, LLC, pursuant to a management agreement with the agency.

Giants Ridge is a year-round destination resort that consists of a variety of four-season amenities including 35 alpine ski runs, a snowboard terrain park, snow tubing hill, over 60 kilometers of cross-country ski trails, a gravity mountain bike trail accessed by a ski lift, and 36 holes of golf at the Legend and Quarry golf courses. Giants Ridge also has a full season event center/chalet facility and two clubhouses for golf, all with restaurant or vending services, plus a number of support structures needed for its recreational operations. There are four privately owned development properties located at Giants Ridge. The Lodge at Giants Ridge and The Villas provide a mixture of privately owned condominium and duplex units that are rented out for guests by their owners. The Woodlands and Voyageurs Retreat developments are primarily single-family houses and are not rented out for short-term use.

The agency acquired Giants Ridge as an economic development project in 1983 and has been actively developing the resort and working with private sector partners to increase activity and maximize enterprise revenues. A copy of the Core Area Master Plan (completed in August 2017) can be found at: <https://mn.gov/irrrb/about-us/work-with-us>

Giants Ridge has received high rankings for both its skiing and golfing, including several designations as the best ski resort in Minnesota by *Ski Magazine* and many high rankings by *Golf Digest* and *Golf World* magazines.

More detailed information on golf, summer activities, skiing and other winter sports at Giants Ridge can be found on the following link: <https://www.giantsridge.com>

**Residence Club Background**

In 2009 the Residence Club at Giants Ridge plat was filed and approved by St. Louis County, Minnesota (RCD Plat). The RCD Plat consists of 27 building lots and six outlots. The agency subsequently entered into an agreement with a private developer in 2010, and a road and utilities were built on the RCD site. The private developer constructed one home but was unsuccessful in selling fractional ownership interests in that home. In 2015 the agency terminated the developer’s take-down agreement and 25 building lots remain owned by the agency and unoccupied within the RCD Plat.

The RCD site is subject to City of Biwabik ordinances and building codes. In addition the RCD site is currently subject to the architectural review and design standards of the Giants Ridge Master Association. The RCD Plat, Giants Ridge Master Association declaration and bylaws, plus a link to City of Biwabik ordinances can also be found at: <https://mn.gov/irrrb/about-us/work-with-us>

### **Residence Club Opportunity**

The current vision for the RCD area is that land will be divided into several individual development tracts and each sale will be contingent on the developer maximizing real estate value and meeting the land use and environmental goals of the agency. The agency's current vision includes entering into a contractual agreement with a developer who is able to develop an economically viable concept for the RCD along with the resources to implement the concept, which will lead to operational efficiencies and increased resort patrons at Giants Ridge.

The agency encourages RFI responders to be creative, given the RCD site's proximity to Sabin Lake. The agency would consider partnership initiatives that might include development of RCD site amenities such as waterfront access, development of beaches and trails, or other concepts that would lead to the successful development of the RCD.

### **Responses**

The RFI period will open on January 29, 2018 and remain open until the agency otherwise declares in writing. The agency reserves the right to negotiate land sale and development contracts with responders to this RFI upon the conclusion of this process should it be determined to be in the best interest of the agency. All materials submitted by responders will be retained by the agency and subject to the Minnesota data practices act (Minnesota Statutes Chapter 13). The agency will not reimburse or otherwise provide compensation to responders for expenses incurred by responders to prepare a response or participate in the RFI process. The agency reserves the right to amend or withdraw the RFI at any time, to waive minor RFI irregularities, and to reject or disregard any RFI responses.

### **Contact for Request for Information Inquiries**

Questions regarding the RFI or requests to submit materials or to meet with Iron Range Resources and Rehabilitation agency staff should be submitted to:

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