

Minnesota Department of Natural Resources

500 Lafayette Road • St. Paul, MN • 55155-40

April 30, 2013

RECEIVED MAY 08 2013



Susan Thornton, Executive Director
Legislative Citizen Commission on Minnesota Resources
State Office Bldg., Room 65
100 Rev. Dr. Martin Luther King Jr. Blvd.
St. Paul, MN 55155

MM	_____
MB	_____
DG	_____

Ref: Request for Approval of Partial Release of Camp Kingswood Conservation Easement; 133-024-0010, Metro Greenways Conservation Easement #MGW000010, DNR Doc #MGW0000015

Dear Susan:

As we discussed in our April 12, 2013 meeting, I have enclosed a letter from Kathy Lewis, Assistant Director, Lands and Minerals Division, to the LCCMR requesting partial release of the DNR's Camp Kingswood conservation easement in accordance with M.S. sec. 116P.15, along with an attached legal description and survey map of the parcel to be released. I have also enclosed the following documents, which may be helpful to Commission members in their review of the DNR's request:

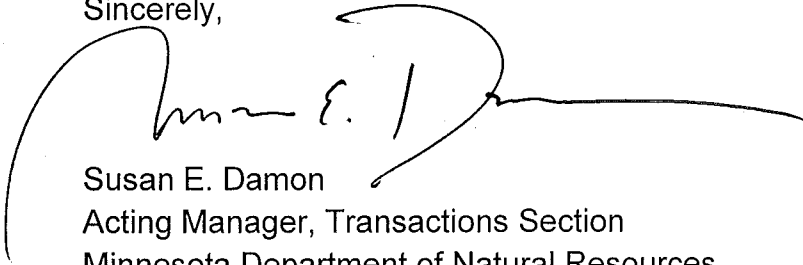
1. Conservation easement and amendments
2. Aerial map of DNR conservation easement
3. Approval to Release dated April 9, 2013
4. Funding sources: Expenditure Detail Reports
5. Resume of Certified Minimum Valuation
6. December 21, 2012 letter from Keith Parker, DNR Central Region Director to Cris Gears, Superintendent, Three Rivers Park District
7. Corporate Resolution, Board of Trustees, Minnesota Annual Conference of The United Methodist Church dated Jan. 15, 2013
8. Letter to Trina Zieman, Regional Supervisor, DNR Division of Lands and Minerals from Murray Thurston, President, Minnesota Annual Conference of The United Methodist Church, together with documentation of application fee payment
9. Minn. Stat. sec. 84.632 Conveyance of Unneeded State Easements

We are looking forward to working with you through the balance of this process. Should you have any questions or need additional information, please feel free to contact Jodi Dehn at 651-259-5391 or me at 651-259-5961.



Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan E. Damon", with a large, sweeping flourish extending to the right.

Susan E. Damon
Acting Manager, Transactions Section
Minnesota Department of Natural Resources
Division of Lands and Minerals

Cc: Margie Dahlof
Jodi Dehn
Trina Zieman
Paul Telander
Cynthia Osmundson

Enclosures

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Ref: Request for Approval of Partial Release of Camp Kingswood Conservation Easement; 133-024-0010, Metro Greenways Conservation Easement #MGW000010, DNR Doc #MGW000015

Dear Commission Members:

In 2003, the DNR acquired a Metro Greenways conservation easement on part of Camp Kingswood in Hennepin County from the Minnesota Annual Conference of The United Methodist Church (Methodist Church). Funding for the conservation easement acquisition was:

\$124,000 ENRTF
\$376,000 Bonding

The Methodist Church donated the remaining conservation easement value (\$490,000), determined by appraisal, to the state. The Methodist Church has been the fee title owner of the property since the DNR acquired the conservation easement.

In 2012, the Methodist Church decided to close Camp Kingswood and sell the property. Three Rivers Park District (Park District) has signed a purchase agreement for the property. The Park District's plan for the property includes development of a regional trail link that would pass through 2.467 acres of the area of the property subject to the DNR's conservation easement. As the terms of the DNR's conservation easement do not permit construction of the proposed trail, the Park District is seeking release of the portion of the easement needed to establish the regional trail link. Securing the release is a condition of the sale of Camp Kingswood from the Methodist Church to the Park District.

The DNR has authority to release an unneeded easement under Minn. Stat. sec. 84.632 upon application of a landowner whose property is burdened with the easement, if the easement is not needed for state purposes and the landowner pays the market value of the easement. Conveyance of any interest in property acquired with an ENRTF appropriation requires prior review and approval of the LCCMR in accordance with Minn. Stat. sec. 116P.15, subd. 2(b). Conveyance of an interest in state bond financed property requires approval by the Commissioner of Management and Budget per Minn. Stat. sec. 16A.695, subd. 3.



The Methodist Church submitted an application to the DNR under Minn. Stat. sec. 84.632 for release of the portion of the conservation easement to be used for the regional trail link. The Park District paid the \$2,000 application fee for the release, and, if the release is approved, will pay the easement's market value and any administrative costs incurred by the DNR in processing the application in excess of the application fee.

The DNR supports the Park District's acquisition of the Camp Kingswood property and has committed to assist the Park District through the process of releasing that portion of the conservation easement to be used for the regional trail link. Accordingly, the DNR respectfully requests that the LCCMR approve the partial conservation easement release.

The legal description of the parcel to be released is described as:

See Attached - Containing 2.467 acres, more or less in Hennepin County.

A survey map of the parcel to be released is also attached.

The DNR has determined the market value of the portion of the easement to be released under Minn. Stat. sec. 84.632. The value is \$17,800.00.

The Commissioner of Management and Budget granted approval for the partial easement release on April 30, 2013.

Should you have any questions or need additional information, please feel free to contact Susan Damon at 651-259-5961 or me at 651-259-5404.

Thank you.

Sincerely,



Kathy A. Lewis
Lands & Minerals, Assistant Director

Cc: Susan Thornton
Margie Dahlof
Susan Damon
Jodi Dehn
Trina Ziemann
Paul Telander
Cynthia Osmundson

Attachments

METRO GREENWAYS Conservation Easement

Little Long Lake/Camp Kingswood - Features of Protected Property

County Doc No: 3950789
DNR Doc No: MGW0000015


Little Long Lake
Hennepin County, Minnesota



 Subject Easement

 Legal Access

 Line Features

 Polygon Features

Data sources are cited on the page following the final map in this report.

Map Prepared by Donald Kilberg, Apr 2013

0 640 1,280 Feet

Note: This map shows the approximate relative location of property boundaries and other features but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

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