

LCCMR Work Program Final Report

Restoring Minnesota's Fish and Wildlife Habitat Corridors Phase 3 Habitat Conservation Partnership

3A: Shorelands Protection Program - Minnesota Land Trust

Project Manager: Jane Prohaska **Fund:** Environment and Natural Resources Trust Fund

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Phone: (651) 647-9590 **Legal Citation:** ML 2005 First Special Session,
Ch. 1, Art. 2, Sec. 11 Subd. 5a

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Total Biennial Project Budget

Result	Environmental Trust Fund	Environmental Trust Funds Spent	Environmental Trust Balance	Other Funds Proposed	Other Funds Spent
Easement	\$230,000.00	\$229,490.00	\$510.00	\$0.00	\$1,721,000.00
Total	\$230,000.00	\$229,490.00	\$510.00	\$0.00	\$1,721,000.00

Work Program Summary

Overall Project Outcome and Results

In the third phase of this project, the Minnesota Land Trust continued to work with landowners to secure permanent conservation easements on quality habitat that borders or contains critical riparian lands. We initiated contact with 29 landowners and completed 6 conservation easements.

Collectively, these easements protect 914 acres of land—well exceeding our goal of 700 acres—and almost 30,000 feet of shoreline. These projects are detailed below. NOTE: Because one of our projects was completed collaboratively with a project partner, DNR Fisheries, acres for that project were prorated between the two partners. Therefore, our total prorated acreage for projects completed under this grant as reported below is 899 acres.

4 of the 6 conservation easements were donated. 2 were purchased, both well below fair market value. These easements have a known value that exceeds \$2,756,000, with landowners donating more than \$1,582,000 in value. The cost to the State to protect this land was less than \$800 per acre—well below the cost to purchase our increasingly threatened shorelines. NOTE: As noted above, one of the projects was completed collaboratively with DNR Fisheries. That project involved the use of other State funds in addition to funds from this grant to purchase the easement.

Additionally, the Land Trust prepared baseline reports for each easement, documenting the status of the property for future monitoring and enforcement.

To fund our required perpetual easement management, monitoring and enforcement obligations, the Land Trust also received and dedicated funds to its segregated Stewardship and Enforcement Fund for several of the completed projects. For these projects, we estimated the anticipated annual expenses for each project and the investment needed in order to generate annual income sufficient to cover these expenses in perpetuity—all in accordance with our internal policies and procedures as approved by LCCMR. We have also provided LCCMR with a letter documenting our commitment to protect the conservation values of these projects in perpetuity and will report to LCCMR annually on the status of the Stewardship and Enforcement Fund and the easements acquired with funds from this grant.

We are pleased with our results under this grant and will continue to work with many of the landowners initially contacted in the next phase of this project, demonstrating the importance of ongoing funding. We continue to believe it will be necessary to purchase more easements if we wish to be more targeted and selective.

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Project Results Use and Dissemination

With each project we complete, the Minnesota Land Trust learns more about when conservation easements are effective protection tools, how to draft easements more effectively, and how to better manage an easement stewardship program that will ensure the effectiveness of each easement over time. We remain convinced that conservation easements are important—but complex—land protection tools. We continually talk with other easement holders as well as policy makers about conservation easement issues. We have also made a number of presentations across the State on conservation easements and conservation easement management, including a presentation to the LCCMR itself.

We also disseminated information about the specific land protection projects completed under this grant through our newsletter, annual report, web site and press releases.

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Easement Activities

Project Name: Lake Emma
Tract: Christianson
Project Area: 3 - Border Prairie
Description: The Minnesota Land Trust purchased a conservation easement over this 657 acre tract of forest, woodlands and wetlands along Lake Emma immediately adjacent to Glendalough State Park at a deeply discounted bargain sale price. The property is primarily forest with grassland, woodlands and wetlands and extensive shoreline along Lake Emma. The property features high-quality oak forests that have been subjected to only minimal timber harvest for the past 50 years. The property has significant scenic value as viewed by the public from two observation platforms on Lake Emma in Glendalough State Park. Furthermore, the large forest component of the property and the contiguous forests to the north and west of the protected land provide significant habitat for both residential and migratory wildlife. The undeveloped shoreline along Lake Emma is critically important to shoreline and near-shoreline aquatic plants and animals.

			Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
Non-Prorated Totals:			657.00	42.00	236.00	155.00	6,140.00	0.00
Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
ETF	Stewardship	\$10,000.00	9.76	0.62	3.51	2.30	91.23	0.00
ETF	Easement Acquisition Costs	\$100,000.00	97.62	6.24	35.07	23.03	912.33	0.00
Other Funds	Stewardship	\$3,000.00	2.93	0.19	1.05	0.69	27.37	0.00
Other Funds	Donated Easement Value	\$560,000.00	546.69	34.95	196.37	128.97	5,109.06	0.00
Total:		\$673,000.00	657.00	42.00	236.00	155.00	6,140.00	0.00

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Project Name: Leaf Hills
Tract: Cullen 3
Project Area: 3 - Border Prairie
Description: The Minnesota Land Trust has accepted a donated conservation easement on 15 acres of land immediately adjacent to a 52 acre tract of land protected by the Land Trust in 2003. The property includes more than 500 feet of shoreline on a 20 acre glacial kettle lake, most of which lies on the previously protected property. The tract also includes a 6 wetland that flows into Spitzer Lake, a 764 acre natural environment lake that lies just north of the property. The property provides habitat for a variety of wildlife species including beaver, coyote and waterfowl. The easement prohibits all structures and improvements on the property. The value of the conservation easement is not known at this time. MLT does not include donated land values that we don't have independently documented.

			Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
Non-Prorated Totals:			15.00	5.00	2.00	6.00	553.00	0.00
Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
ETF	Stewardship	\$2,000.00	10.00	3.33	1.33	4.00	368.67	0.00
Other Funds	Stewardship	\$1,000.00	5.00	1.67	0.67	2.00	184.33	0.00
Total:		\$3,000.00	15.00	5.00	2.00	6.00	553.00	0.00

Project Name: Pike Lake
Tract: Edwards
Project Area: 3 - Border Prairie
Description: The Minnesota Land Trust has accepted a donated conservation easement on a 95 acre tract of land just southwest of Alexandria. The property consists of gently rolling terrain of open fields and wetlands. The landowners have enrolled 40 acres in CRP and restored old fields to native grasses, forbs and trees. Additionally, they are participating in a buffer strip program sponsored by the Chippewa River Watershed Project, a cooperative partnership and citizen based approach focused on improving the water quality of the Chippewa River. With extensive shoreline on Pike and Shopper Lakes, the property is excellent waterfowl and migratory bird habitat. The landowners initially contacted Ducks Unlimited to explore more permanent protection for their land and were referred to the Minnesota Land Trust when the project did not quite meet DU criteria. The Land Trust negotiated a conservation easement with the landowners that will now permanently protect the natural features of the property.

			Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
Non-Prorated Totals:			95.00	9.00	8.00	37.00	13,300.00	0.00
Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
ETF	Stewardship	\$2,000.00	0.34	0.03	0.03	0.13	47.25	0.00
Other Funds	Stewardship	\$10,000.00	1.69	0.16	0.14	0.66	236.23	0.00
Other Funds	Donated Easement Value	\$551,000.00	92.98	8.81	7.83	36.21	13,016.52	0.00
Total:		\$563,000.00	95.00	9.00	8.00	37.00	13,300.00	0.00

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Project Name: Stoney Ridge Farm
Tract: Strand-2
Project Area: 3 - Border Prairie
Description: This is the second conservation easement the Minnesota Land Trust has accepted at the Stoney Ridge Farm site, bringing the total protected acres to over 385. The site is an excellent example of the Alexandria Moraine area with a high glacial ridge and numerous small kettle lakes, including extensive shoreline on Stoney Lake and Camp Lake. The mosaic of upland forest, wetlands, and meadows provides excellent wildlife habitat. The property also contributes to the ecological viability of the adjacent Sibley State Park. The conservation easement will ensure that these habitat values are preserved in perpetuity.

			Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
Non-Prorated Totals:			80.00	0.00	54.00	25.00	0.00	0.00
Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
ETF	Stewardship	\$3,000.00	60.00	0.00	40.50	18.75	0.00	0.00
Other Funds	Stewardship	\$1,000.00	20.00	0.00	13.50	6.25	0.00	0.00
Total:		\$4,000.00	80.00	0.00	54.00	25.00	0.00	0.00

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Project Name: Bay Lake-Church Island
Tract: First Lutheran Church
Project Area: 4 - Central Lakes
Description: The Minnesota Land Trust worked with the Fisheries Division of DNR to protect this 59 acre island in Bay Lake. The island is currently owned by First Lutheran Church and used as a summer youth camp. About 12 acres of the property is used as the camp site. The remaining land is undeveloped, comprising one of the last large undeveloped tracts of land on Bay Lake. The island is now protected by a conservation easement held by DNR. The easement will allow the camp to continue in operation. No buildings or structures will be allowed outside of the current camp area. The forested inland will be open to the public. If the camp ever ceases operation, one single-family dwelling will be allowed on the property.

The easement, valued at \$1,545,000, was purchased for \$1,074,000. The DNR provided \$500,000 toward the purchase of this conservation easement, \$450,000 from RIM funds (identified as "state funds" for easement acquisition below) and \$50,000 from the Environmental Trust Fund under this project (accounted for in the DNR Fisheries report.) The Land Trust privately raised \$450,000 to leverage the RIM dollars (identified as "partners state leveraged funds" for easement acquisition below) and an additional \$124,000 (identified as "other funds" for easement acquisition costs below) to cover the remaining portion of the purchase price. The remaining value of \$471,000 (identified as "other funds" for the donated easement value) was donated by the church having raised these additional funds from church members and camp supporters. The Land Trust spent an additional \$13,000 from ETF as identified below for related acquisition expenses such as for appraisals, mapping and similar items. DNR may have had additional acquisition related expenses as well.

			Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
Non-Prorated Totals:			59.00	0.00	50.00	0.00	8,976.00	0.00
Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
ETF	Easement Acquisition Costs	\$13,000.00	0.38	0.00	0.32	0.00	58.11	0.00
Other Funds	Donated Easement Value	\$471,000.00	13.84	0.00	11.73	0.00	2,105.43	0.00
Other Funds	Easement Acquisition Costs	\$124,000.00	3.64	0.00	3.09	0.00	554.29	0.00
Partners State Leveraged Funds	Easement Acquisition Costs	\$450,000.00	13.22	0.00	11.21	0.00	2,011.55	0.00
State Funds	Easement Acquisition Costs	\$450,000.00	13.22	0.00	11.21	0.00	2,011.55	0.00
Total:		\$1,508,000.00	44.31	0.00	37.55	0.00	6,740.94	0.00

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Project Name: Minnesota River
Tract: Gardner
Project Area: 10 - Southern Lakes
Description: The Minnesota Land Trust has accepted a conservation easement on a relatively small but strategically located parcel of land along the Minnesota River in Nicollet County. The property straddles Highway 169 and consists of steep forested bluffs and a number of small streams draining into the Minnesota River. It also includes 900 feet of shoreline directly along the Minnesota River itself. The conservation easement will prohibit all development.

			Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
Non-Prorated Totals:			8.00	1.00	6.00	0.00	0.00	1,729.00
Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
ETF	Stewardship	\$8,000.00	8.00	1.00	6.00	0.00	0.00	1,729.00
Total:		\$8,000.00	8.00	1.00	6.00	0.00	0.00	1,729.00

Easement Project Totals							
FundingType	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
ETF	\$138,000.00	186.10	11.23	86.76	48.22	1,477.59	1,729.00
Other Funds	\$1,721,000.00	686.76	45.77	234.38	174.78	21,233.24	0.00
State Funds	\$450,000.00	13.22	0.00	11.21	0.00	2,011.55	0.00
Partner's State Leveraged Funds	\$450,000.00	13.22	0.00	11.21	0.00	2,011.55	0.00
Other	\$0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	\$2,759,000.00	899.31	57.00	343.55	223.00	26,733.94	1,729.00

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Work Program Expenditures Not Attributable to Specific Projects

Funding Type	Funding Category	Amount	Description
ETF	Personnel Expenditures	\$65,000.00	Due to the number of potential projects undertaken under this grant--some of which do not result in conservation easements completed under this grant--staff expenses related to contacting landowners, negotiating easements and completing all aspects of easement projects are not allocated to individual projects but are captured in this budget category.
ETF	Supplies and Misc	\$23,990.00	Due to the number of potential projects undertaken--some of which do not result in easements completed under this grant--easement acquisition costs such as mapping, preliminary and final title work, recording fees and related closing costs are not allocated to any one project but are captured in this budget category.
ETF	Travel	\$2,500.00	Travel expenses associated with contacting landowners and negotiating and completing easements are not allocated to specific projects but are captured in this budget category.
Total		\$91,490.00	

Summary of Work Program Expenditures not Attributable to Specific Projects(by Funding Type)

Funding Type	Funding Amount
ETF	\$91,490.00
Other Funds	\$0.00
State Funds	\$0.00
Partner's State Leveraged Funds	\$0.00
Other	\$0.00
Total	\$91,490.00

Work Program Expenditures Breakdown

Expenditure	ETF Funds	Other Funds	State Funds	Partners State Leveraged Funds	Other
Easement Projects	\$138,000.00	\$1,721,000.00	\$450,000.00	\$450,000.00	\$0.00
Not Attributable to Specific Projects	\$91,490.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$229,490.00	\$1,721,000.00	\$450,000.00	\$450,000.00	\$0.00

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Funding Type Definitions

ETF:	Grant dollars provided through the Minnesota Environment and Natural Resources Trust Fund
Other Funds:	Non-state, non-state leveraged dollars (If partner funds are leveraging state funds (e.g. RIM) they are not eligible to be considered Other Funds)
State Funds:	State Funds expended on HCP projects (not eligible for use as other funds commitment)
Partners State Leveraged Funds:	Non state funds that have leveraged state funds as part of an HCP project (not eligible for use as other funds commitment)
Other:	Any other expenditures (e.g. grant income funds)

Attachment A: Budget Detail**Project Title:**

Habitat Corridors Partnership
Minnesota Land Trust - Shoreland Protection Program -3(a)

Project Manager: Jane Prohaska

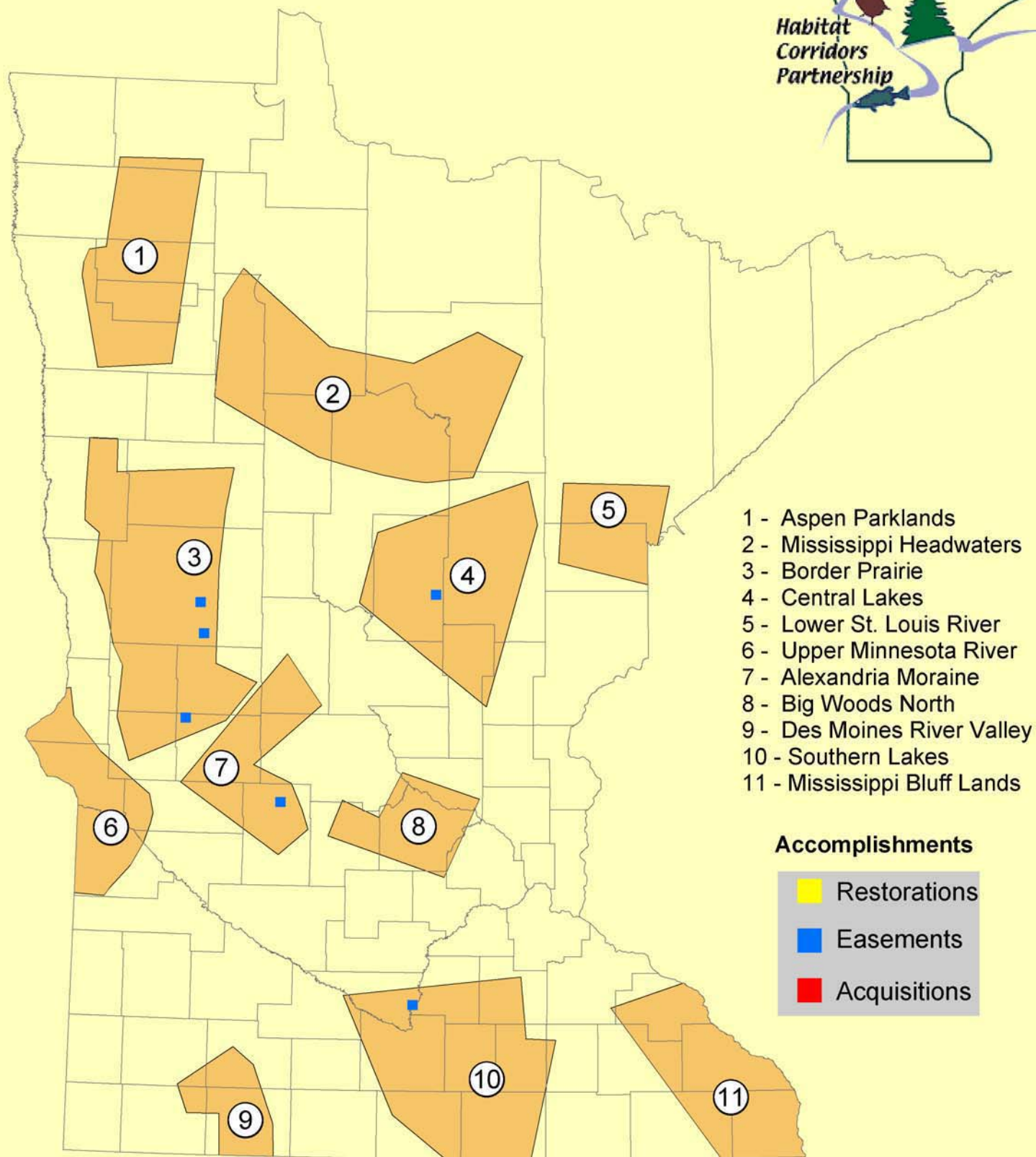
LCMR Requested Dollars: \$ 230,000

	Result 1 ShorelandProtection Program 3(a): 2nd AMENDED BUDGET	AMOUNT SPENT
BUDGET ITEM		
Personnel: Staff expenses including salaries, benefits (FICA,FUTA. SUI, worker's comp health insurance, 401 (k), etc.) and related costs for approximately .75 FTE to 1 FTE each year for up to three years as follows:	\$65,000.00	\$65,000.00
Conservation director or other land protection staff (aproximately .75 FTE)		
Staff attorney (approximately .125 FTE)		
Support staff (approximately .125 FTE)		
Travel	\$2,500.00	\$2,500.00
Easement acquisition costs	\$137,500.00	\$136,990.00
Purchase price		
Title work, title insurance, etc		
Maps, GIS (including project mapping by Community GIS)		
Film		
Other (including appraisals, survey, recording fees, etc.)		
Easement stewardship	\$25,000.00	\$25,000.00
TOTAL	\$230,000.00	\$229,490.00

Habitat Corridors Partnership

3A- Phase III Accomplishments

-Shoreline Protection Program-



- 1 - Aspen Parklands
- 2 - Mississippi Headwaters
- 3 - Border Prairie
- 4 - Central Lakes
- 5 - Lower St. Louis River
- 6 - Upper Minnesota River
- 7 - Alexandria Moraine
- 8 - Big Woods North
- 9 - Des Moines River Valley
- 10 - Southern Lakes
- 11 - Mississippi Bluff Lands

Accomplishments

- Restorations
- Easements
- Acquisitions