

## **2008 Project Abstract**

For the Period Ending June 30, 2010

**TITLE:** Habitat Conservation Partnership (HCP) – Phase V  
Shorelands Protection Program – 3A

**PROJECT MANAGER:** Sarah Strommen

**ORGANIZATION:** Minnesota Land Trust

**ADDRESS:** 2356 University Avenue West, Suite 240  
St. Paul, MN 55114

**WEB SITE ADDRESS:** [www.mnland.org](http://www.mnland.org)

**FUND:** Environmental and Natural Resources Trust Fund

**LEGAL CITATION:** Minnesota Laws 2008, Chapter 367, Section 2, Subdivision 3(c)

**APPROPRIATION AMOUNT:** \$210,000

### **OVERALL PROJECT OUTCOME AND RESULTS**

In the fifth phase of our Shorelands Protection project, the Minnesota Land Trust continued to work with landowners to secure permanent conservation easements on quality habitat along or containing critical riparian lands. We initiated or continued contact with 61 landowners and completed seven conservation easements. Collectively, these easements preserve 833 acres of land—exceeding our original goal of 300 to 500 acres—and protect nearly 22,000 feet of fragile shoreline. Although we had originally planned for some bargain purchase of easements, we were able to acquire all seven conservation easements through donation.

All seven projects met the following selection criteria:

1. Habitat: quality and quantity of existing habitat on site; protects riparian areas and buffers water resources
2. Context: proximity and relationship to other protected lands
3. Opportunity: cost-benefit ratio: which landowners will participate now
4. Other Benefits: meeting multiple objectives, including visual and physical access, forestry goals, water quality, etc.

Additionally, the Land Trust prepared baseline property reports for each easement, detailing the condition of the property for future monitoring and enforcement. To fund this required perpetual obligation, the Land Trust dedicated funds to its segregated Stewardship and Enforcement Fund for several completed projects. For these projects, we estimated the anticipated annual expenses of each project and the investment needed 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 will report to LCCMR annually on the status of the Stewardship and Enforcement Fund and the easements acquired with funds from this grant.

The value is known for only two of the easements. This value, all of which is donated value, is \$399,000. The cost to the State of Minnesota to complete the seven projects completed under this phase of the grant was just over \$250 per acre.

Cumulatively, across all phases of the HCP program, the Land Trust has protected 6,895 acres of critical habitat and more than 200,000 feet of shoreline, at a cost to the State of \$276 per acre.

The Land Trust's work on this project demonstrates the continued cost effectiveness of working with conservation easements to protect natural and scenic resources along Minnesota's lakes, rivers, and streams, as the cost to the State was well below the cost to purchase land along our increasingly threatened shorelines. This grant continued to generate interest among landowners, and therefore, ongoing funding will be important to sustained success. Additionally, while we were successful in

securing donated easements during this phase, we continue to believe that funds to purchase easements will be necessary in the future.

### **PROJECT RESULTS USE AND DISSEMINATION**

The Land Trust continued to gain more experience with conservation easements, easement management, and issues unique to protecting shoreland. This experience and information was shared with our partner organizations, other easement holders, local communities, as well as policy makers. The Land Trust also disseminated information about the specific land protection projects completed under this grant through our newsletter, annual report, web site, and press releases.

**LCCMR Work Program Final Report**  
**Restoring Minnesota's Fish and Wildlife Habitat Corridors Phase 5**  
**Habitat Conservation Partnership**

**3A: Shorelands Protection Program - Minnesota Land Trust**

<b>Project Manager:</b>	Sarah Strommen	<b>Fund:</b>	Environment and Natural Resources Trust Fund
<b>Affiliation:</b>	Minnesota Land Trust		
<b>Address:</b>	2356 University Avenue West St. Paul, MN 55114	<b>Legal Citation:</b>	ML 2008 First Special Section, Ch. 367, Sec. 2 Subd. 3(c).
<b>Phone:</b>	651-647-9590		
<b>Fax:</b>	651-647-9769		
<b>E-mail:</b>	sstrommen@mnland.org		

**Total Biennial Project Budget**

Result	ENTF Balance	ENTF Funds Spent	ENTF Balance	Other Funds Proposed	Other Funds Spent
<b>Easement</b>	\$210,000	\$210,000	\$0	\$300,000	\$414,000
<b>Total</b>	\$210,000	\$210,000	\$0	\$300,000	\$414,000

**Work Program Summary**

**Overall Project Outcome and Results**

In the fifth phase of our Shorelands Protection project, the Minnesota Land Trust continued to work with landowners to secure permanent conservation easements on quality habitat along or containing critical riparian lands. We initiated or continued contact with 61 landowners and completed seven conservation easements. Collectively, these easements preserve 833 acres of land—exceeding our original goal of 300 to 500 acres—and protect nearly 22,000 feet of fragile shoreline. Although we had originally planned for some bargain purchase of easements, we were able to acquire all seven conservation easements through donation.

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**3A: Shorelands Protection Program - Minnesota Land Trust**

the future.

**Project Results Use and Dissemination**

The Land Trust continued to gain more experience with conservation easements, easement management, and issues unique to protecting shoreland. This experience and information was shared with our partner organizations, other easement holders, local communities, as well as policy makers. The Land Trust 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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**3A: Shorelands Protection Program - Minnesota Land Trust**

**Easement Activities**

**Project Name:** Koronis Hills  
**Tract:** Liestman-Ellis 2  
**Project Area:** 1 - Aspen Parklands  
Township: 122, Range: 32, Section: 20

**Description:** The property is located southwest of Paynesville, MN along Highway 23 and lies in the immediate watershed of Lake Koronis, a general development lake. It is adjacent to the Koronis Hills Golf Club, a portion of which also is protected by a conservation easement held by the Minnesota Land Trust. The property also is an important component of a larger complex of wildlife habitat in this area and lies within a five mile radius of six state Wildlife Management Areas and three Wildlife Protection Areas. The 67 acres protected through this project also are adjacent to approximately 140 acres of land previously protected by the landowner.

The conservation easement will protect the conservation features of this property by limiting buildings and structures and prohibiting activities inconsistent with preserving conservation values.

The value of this easement is unknown.

**Easement Recorded in LCCMR office:** Yes

<i>Funding Type</i>	<i>Funds Use</i>	<i>Funding Amount</i>	<i>Prorated Acres</i>	<i>Grassland Acres</i>	<i>Woodland Acres</i>	<i>Wetland Acres</i>	<i>Shoreline Feet</i>	<i>Riparian Feet</i>
ENTF	Stewardship	\$12,000.00	67.00	1.00	42.00	23.00	2,847.00	0.00

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**3A: Shorelands Protection Program - Minnesota Land Trust**

<b>Project Name:</b>	Buzzle Lake
<b>Tract:</b>	Kittel
<b>Project Area:</b>	2 - Mississippi Headwaters
	Township: 148, Range: 35, Section: 20
<b>Description:</b>	<p>The property is located approximately 20 miles northwest of Bemidji, Minnesota, on the west side of Buzzle Lake, a deep lake of 189 acres, known for its water clarity and steep drop offs. The natural attributes of the property include its forests, grasslands, wetlands and shorelines, which help support diverse wildlife in the Clearwater River watershed. Wildlife includes great gray owls, yellow rails, common loons, red-shouldered hawks, black-backed woodpeckers, ospreys, bald eagles, gray wolves, and red-necked grebes, all of which are designated as species in greatest conservation need.</p> <p>The conservation easement will protect these conservation features by prohibiting subdivision of the property and limiting expansion of existing buildings and structures.</p> <p>The value of this easement is unknown.</p> <p>This project was initiated during Phase 3 (2005) of the HCP grant. At that time it was located within the boundaries of project area 2. Due to family and title issues, we were not able to complete this project until Phase 5 (2008). The Phase 5 boundaries for Area 2 are smaller than they were in 2005, and this project now lies approximately 4 miles outside of the current corridor boundary. Buzzle Lake has been on our approved project list continuously since its initiation in Phase 3 through its completion in Phase 5. Therefore, this project was included in our Phase 5 accomplishments.</p>
<b>Easement Recorded in LCCMR office:</b>	Yes

Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
ENTF	Stewardship	\$15,000.00	23.00	8.00	6.00	9.00	1,233.00	275.00

<b>Project Name:</b>	Leaf Hills
<b>Tract:</b>	Cullen 4
<b>Project Area:</b>	3 - Border Prairie
	Township: 131, Range: 39, Section: 30
<b>Description:</b>	<p>This 149-acre project in Otter Tail County is adjacent to 67 acres of land already protected by a conservation easement held by the Land Trust. The property consists of large rolling hills with wooded ridges that overlook the surrounding area and are typical of the Leaf Hills area landscape. The protected property includes grassland, woodland, and wetlands that flow into Spitzer Lake, a 764-acre natural environment lake that lies just north of the property.</p> <p>The conservation easement will protect these conservation features by limiting agricultural use and prohibiting residential use and development, as well as other activities inconsistent with preserving the property's conservation values.</p>
<b>Easement Recorded in LCCMR office:</b>	Yes

Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
Other Funds	Donated Easement Value	\$154,000.00	145.23	33.14	36.06	14.62	1,264.16	0.00
Other Funds	Stewardship	\$4,000.00	3.77	0.86	0.94	0.38	32.84	0.00
<b>Total:</b>		<b>\$158,000.00</b>	<b>149.00</b>	<b>34.00</b>	<b>74.00</b>	<b>15.00</b>	<b>1,297.00</b>	<b>0.00</b>

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**3A: Shorelands Protection Program - Minnesota Land Trust**

<b>Project Name:</b>	Center Shores Estates
<b>Project Area:</b>	4 - Central Lakes Township: 135, Range: 27, Section: 21
<b>Description:</b>	<p>This 66-acre property in Crow Wing County includes approximately 16 acres of wetlands and approximately 50 acres of mixed hardwood forest in a clustered residential development known as Center Shores Estates to be developed by the landowner. The plat of Center Shores Estates includes up to 9 single family homes on approximately 48 acres of property adjacent to the protected property.</p> <p>The protected property includes almost one mile of shoreline, including approximately 2,955 feet of shoreline directly along the Mississippi River and approximately 1,529 feet of shoreline along a stream that runs east through the property from its western border into the Mississippi River. The Half Moon Lake School Trust Land, owned and managed by the Minnesota Department of Natural Resources, is located approximately 1 mile to the north of the Protected Property. Forest land owned by Crow Wing County is located to the east across the Mississippi River.</p> <p>The conservation easement will protect the conservation features of this property by prohibiting agricultural and residential uses, as well as division of the property and other activities inconsistent with preserving conservation values.</p> <p>The value of this easement is unknown.</p>
<b>Easement Recorded in LCCMR office:</b>	Yes

Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
ENTF	Stewardship	\$15,000.00	66.00	0.00	50.00	16.00	0.00	4,484.00

<b>Project Name:</b>	Island Lake
<b>Tract:</b>	Geist
<b>Project Area:</b>	4 - Central Lakes Township: 137, Range: 26, Section: 13
<b>Description:</b>	<p>The property is located near Emily, Minnesota on Island Lake in Crow Wing County. Island Lake is a 240 acre natural lake with a state owned public access. The property is a component of a larger identified migratory waterfowl corridor, the Mississippi Flyway, providing critical habitat for migrating and nesting waterfowl. The relatively undisturbed and natural character of the property provides a variety of habitat for a number of species in greatest conservation need. The nearly 1,800 feet of undeveloped shoreline helps maintain the water quality and ecological integrity of the lake and watershed.</p> <p>The conservation easement will protect these conservation features by prohibiting agricultural, residential, and other uses inconsistent with the preservation of the property's conservation values.</p> <p>Additionally, the Land Trust received an unsolicited donation of \$1,000 from the landowner for the Land Trust's operating fund. This donation will help cover costs not funded by the ENRTF.</p>
<b>Easement Recorded in LCCMR office:</b>	Yes

Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
ENTF	Stewardship	\$9,000.00	1.87	0.00	1.83	0.03	61.37	34.62
Other Funds	Donated Easement Value	\$245,000.00	50.88	0.00	49.94	0.94	1,670.71	942.31
Other Funds	Stewardship	\$6,000.00	1.25	0.00	1.22	0.02	40.92	23.08
<b>Total:</b>		<b>\$260,000.00</b>	<b>54.00</b>	<b>0.00</b>	<b>159.00</b>	<b>1.00</b>	<b>1,773.00</b>	<b>1,000.00</b>

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<b>Project Name:</b>	Lester River
<b>Project Area:</b>	5 - Lower St. Louis River Township: 51, Range: 13, Section: 8
<b>Description:</b>	<p>The Minnesota Land Trust has accepted a donated conservation easement on almost 82 acres of undeveloped land in St. Louis County. The property is a mix of forested uplands and wooded swamps. Bottomland hardwoods are dominated by black ash with a few impressive stands of large cedar mixed in. The protected land includes 3,750 feet of undeveloped shoreline along Lester River, a designated trout stream. The property provides habitat for a variety of terrestrial and aquatic wildlife species including black bears, moose, timber wolves, martens and bobcats, all of which have been seen on the property.</p> <p>The conservation easement will protect these conservation features by prohibiting all buildings and structures and any activities inconsistent with preserving the property's conservation features.</p> <p>The value of this easement is unknown.</p>
<b>Easement Recorded in LCCMR office:</b>	Yes

Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
ENTF	Stewardship	\$15,000.00	81.84	0.00	52.87	28.97	0.00	3,750.00

<b>Project Name:</b>	Zumbro River
<b>Tract:</b>	Yanish
<b>Project Area:</b>	10 - Southern Lakes Township: 108, Range: 14, Section: 1
<b>Description:</b>	<p>The Zumbro River project is located in Olmsted County approximately 15 miles north of Rochester. The property includes more than 200 acres of hardwood forest, which provides critical habitat for Neotropical migratory birds during migration and nesting. The property also includes approximately 1,094 feet of shoreline along the Zumbro River, which provides important near shore aquatic habitat for native fish and aquatic invertebrates. There is additional riparian frontage along an intermittent stream.</p> <p>The conservation easement will protect these conservation features by limiting agricultural use and prohibiting residential use or development of the property and any other activities inconsistent with preserving the property's conservation values.</p> <p>The value of this easement is unknown.</p>
<b>Easement Recorded in LCCMR office:</b>	Yes

Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
ENTF	Professional Services	\$7,757.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Funds	Stewardship	\$5,000.00	392.00	13.00	203.00	0.00	0.00	6,173.00
<b>Total:</b>		<b>\$12,757.00</b>	<b>392.00</b>	<b>13.00</b>	<b>406.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,173.00</b>

**Easement Totals (By Funding Type)**

Funding Type:	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
ENTF	\$73,757.00	239.71	9.00	406.87	77.00	4,141.37	8,543.62
Other Funds	\$414,000.00	593.13	47.00	291.17	15.97	3,008.63	7,138.38



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<b>Total</b>	<b>\$487,757.00</b>	<b>832.84</b>	<b>56.00</b>	<b>443.87</b>	<b>92.97</b>	<b>7,150.00</b>	<b>15,682.00</b>
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**Work Program Expenditures (Not Attributable to Specific Projects)**

<i>FundingType</i>	<i>Category</i>	<i>Amount</i>	<i>Description</i>
ENTF	Personnel Expenditures	\$106,857.00	Salaries and related benefits for staff working on contacting landowners, negotiating conservation easements and completing all aspect of easement projects. Because of the large number of potential conservation projects involved in this grant and because many projects initiated or worked on under the grant are not actually completed in this phase of the project,the Land Trust does not allocate salaries to specific conservation easement projects.
ENTF	Professional Services	\$25,065.00	Title work, project specific mapping for prospective and completed projects, film, recording fees and other miscellaneous acquisition expenses related to projects pursued under this grant. This also includes land protection project professional services, including negotiating and drafting conservation easements and/or completing easement baseline documentation. Because of the large number of conservation projects involved, the Land Trust does not allocate these expenses to specific easement projects.
ENTF	Travel	\$4,321.00	Travel to evaluate sites, visit with landowners, complete project requirements.
<b>Total:</b>		<b>\$136,243.00</b>	

**Work Program Expenditures (Not Attributable to Specific Projects) By Funding Type**

<b>Funding Type</b>	<b>Amount</b>
ENTF:	\$136,243.00
<b>Total:</b>	<b>\$136,243.00</b>

**Work Program Expenditures Breakdown**

<b>Funding Type:</b>	<b>Easement Projects</b>	<b>Not Attributable to Specific Projects</b>	<b>Total</b>
ENTF	\$73,757.00	\$136,243.00	\$210,000.00
Other Funds	\$414,000.00	\$0.00	\$414,000.00
<b>Total</b>	<b>\$487,757.00</b>	<b>\$136,243.00</b>	<b>\$624,000.00</b>

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**3A: Shorelands Protection Program - Minnesota Land Trust**

**Funding Type Definitions**

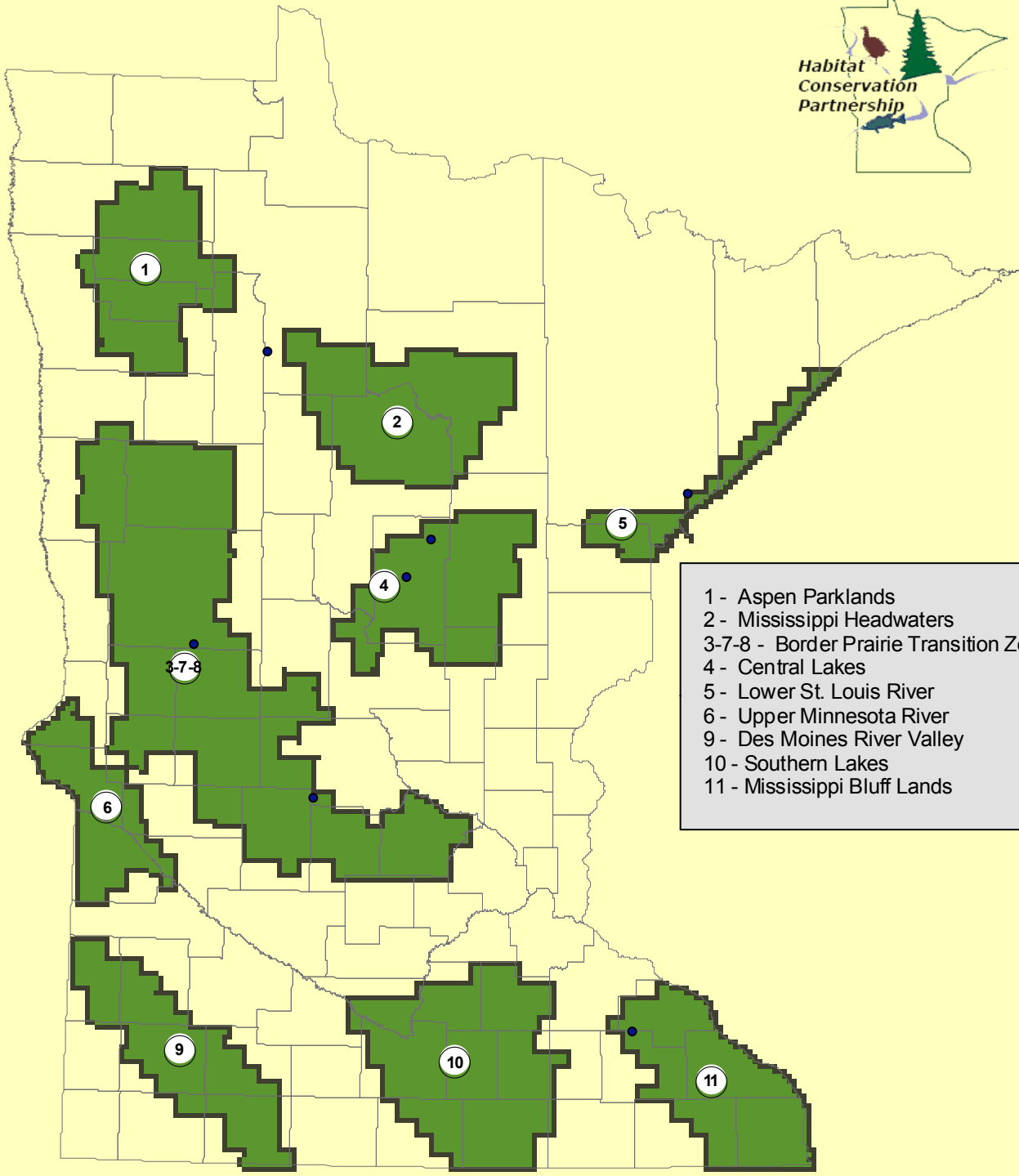
<b>ENTF:</b>	Grant dollars provided through the Minnesota Environment and Natural Resources Trust Fund
<b>Other Funds:</b>	Non-state, non-state leveraged dollars (if partner funds are leveraging State Funds (e.g. RIM) they are not eligible to be considered Other Funds)
<b>State Funds:</b>	State Funds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

## Attachment A: Budget Detail

<b>Project Title:</b>					
Habitat Corridors Partnership--Phase 5					
Minnesota Land Trust - Shoreland Protection Program -3(a)					
<b>Project Manager:</b> Sarah Strommen					
ETF Funds: \$210,000					
	<b>Result 1 -- Acquiring CEs - Shoreland Protection Program :</b>	<b>Adjusted BUDGET January 27, 2010</b>	<b>AMOUNT SPENT AS OF March 31, 2010</b>	<b>BALANCE AS OF March 31, 2010</b>	
	<b>BUDGET</b>				
<b>BUDGET ITEM</b>					
Personnel: Staff expenses including salaries, benefits (FICA,FUTA. SUI, worker's comp health insurance, 401 (k), etc.) and related costs		\$80,000.00	\$100,000.00	\$100,000.00	\$0.00
Contracts: land protection project professional services, including negotiating and drafting conservation easements and/or completing easement baseline documentation			\$10,000.00	\$7,757.00	\$2,243.00
Easement acquisition costs		\$75,000.00	\$45,000.00	\$19,978.00	\$25,022.00
	Purchase price of conservtion easement(s)				
	Title work, title insurance, closing costs, recording fees				
	Maps, GIS (sprecific project mapping by Community GIS for Minnesota Land Trust individual projects.)				
	Film				
	Appraisals, surveys				
	Other				
Travel in Minnesota		\$5,000.00	\$5,000.00	\$4,107.00	\$893.00
Easement stewardship		\$50,000.00	\$50,000.00	\$39,000.00	\$11,000.00
<b>TOTAL</b>		<b>\$210,000.00</b>	<b>\$210,000.00</b>	<b>\$170,842.00</b>	<b>\$39,158.00</b>

# Habitat Conservation Partnership Shorelands Protection Program

3A



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

• All Layers

**Attachment A: Budget Detail**

**Project Title:**

Habitat Corridors Partnership--Phase 5  
Minnesota Land Trust - Shoreland Protection Program -3(a)

**Project Manager:** Sarah Strommen

ETF Funds: \$210,000

<b>BUDGET ITEM</b>	<b>Result 1 -- Shoreland Protection Program : BUDGET (adjusted - approved Jan 2010)</b>	<b>Final BUDGET June 30, 2010</b>	<b>AMOUNT SPENT AS OF June 30, 2010</b>	<b>BALANCE AS OF June 30, 2010</b>
<b>Personnel: Staff expenses including salaries, benefits (FICA,FUTA. SUI, worker's comp health insurance, 401 (k), etc.) and related costs</b>	<b>\$100,000.00</b>	<b>\$106,857.00</b>	<b>\$106,857.00</b>	<b>\$0.00</b>
<b>Contracts: land protection project professional services, including negotiating and drafting conservation easements and/or completing easement baseline documentation</b>	<b>\$10,000.00</b>	<b>\$7,757.00</b>	<b>\$7,757.00</b>	<b>\$0.00</b>
<b>Easement acquisition costs</b>	<b>\$45,000.00</b>	<b>\$25,065.00</b>	<b>\$25,065.00</b>	<b>\$0.00</b>
Purchase price of conservtion easement(s)				
Title work, title insurance, closing costs, recording fees				
Maps, GIS (specific project mapping by Community GIS for Minnesota Land Trust individual projects.)				
Film				
Appraisals, surveys				
Other				
<b>Travel in Minnesota</b>	<b>\$5,000.00</b>	<b>\$4,321.00</b>	<b>\$4,321.00</b>	<b>\$0.00</b>
<b>Easement stewardship</b>	<b>\$50,000.00</b>	<b>\$66,000.00</b>	<b>\$66,000.00</b>	<b>\$0.00</b>
<b>TOTAL</b>	<b>\$210,000.00</b>	<b>\$210,000.00</b>	<b>\$210,000.00</b>	<b>\$0.00</b>

