



Environment and Natural Resources Trust Fund (ENRTF)

M.L. 2013 Work Plan

Date of Status Update Report: May 20, 2013
Date of Next Status Update Report: January 2014
Date of Work Plan Approval: June 11, 2013
Project Completion Date: June 30, 2015 **Is this an amendment request?** N

PROJECT TITLE: Frogtown Farm and Park Acquisition
Project Manager: Robert McGillivray
Affiliation: The Trust for Public Land
Mailing Address: 2610 University Ave, #300
City/State/Zip Code: St. Paul, MN 55114
Telephone Number: (651) 999-5307
Email Address: rjm@tpl.org
Web Address: www.tpl.org

Location: Ramsey County

Total ENRTF Project Budget:	ENRTF Appropriation:	\$1,500,000
	Amount Spent:	\$0
	Balance:	\$1,500,000

Legal Citation: M.L. 2013, Chp. 52, Sec. 2, Subd. 04k

Appropriation Language:

\$1,500,000 the first year is from the trust fund to the commissioner of natural resources for an agreement with the Trust for Public Land to acquire a portion of 12 acres for Frogtown Farm and Park to be established as a St. Paul city park.

I. PROJECT TITLE: Frogtown Farm and Park

II. PROJECT STATEMENT:

The Trust for Public Land (TPL) seeks funding for the acquisition of the 12-acre former Wilder Foundation headquarters property in the Frogtown neighborhood of St. Paul. Working in partnership with the City of St. Paul and local community groups, we intend to create Frogtown Farm and Park – a much-needed public green space for this culturally diverse, low-income neighborhood. The new Frogtown Farm and Park will include a six-acre urban demonstration farm, a recreation area, and a nature sanctuary that preserves a grove of large mature oak trees. When complete, this urban park will be the site of a variety of activities demonstrating green and sustainable inner-city living and providing exceptional educational opportunities.

Frogtown has been identified by the City of St. Paul Parks and Recreation Department as one of only two areas in the city in need of a new park. Frogtown Farm and Park will provide green space in a neighborhood identified by the Parks Department’s 2010 Master Plan as a “new park search area.” The plan specifically identified the Wilder property as a potential park site, not suitable for housing development. Frogtown has less green space per child (.006 acres per child) than any other St. Paul neighborhood, according to studies in 2010 and 2011. In addition to addressing green space inequities, a new park in Frogtown would address other aspects of inner city living that cause social and health disparities. This new park would:

- Offer a safe place for neighborhood children to experience nature
- Transform an underused, unsafe, vacant space into a beautiful community amenity
- Increase property values of adjacent homes and businesses
- Preserve dozens of 50- to 100-year-old trees
- Protect a beloved sliding hill and recreation area
- Preserve public access to iconic views of the city from the hilltop
- Provide significant improvements in energy efficiency, climate regulation, carbon sequestration, and water management

Frogtown Farm is the vision of longtime neighborhood residents, who view urban farming as a tool for social and economic development and education. Creation of this public park and demonstration farm will advance environmental and social justice, and strengthen residents’ self-sufficiency, environmental stewardship, healthy living and community collaboration. The project furthers the LCCMR Six-Year Strategic Plan in multiple ways including protecting important land resources (especially the oak grove), supporting research and demonstration projects of natural resources (U of M involvement with these activities is expected on both the natural area and demonstration farm components), supporting community based conservation planning (this project both implements existing planning and will continue such planning), encouraging outdoor recreation, promoting public education and dissemination of information about natural resources (for both students and community residents), and supporting the creation of green jobs.

Prior to acquiring the property, The Trust for Public Land will (a) obtain written permission from the commissioner of natural resources, and (b) submit the most recent tax assessed value and most recent tax statement for the property and the amount intended to be offered for the property to the commission and the commissioner of natural resources.

III. PROJECT STATUS UPDATES:

Project Status as of January 2014:

Project Status as of August 2014:

Project Status as of January 2015:

Project Status as of June 2015:

IV. PROJECT ACTIVITIES AND OUTCOMES:

Based on TPL’s considerable experience in urban parks and conservation, this project will encompass acquiring the land and working with the City of St. Paul and community groups on planning, initial development and programming.

ACTIVITY 1: Land Acquisition

Description: After years of working with local citizens, the City of St. Paul and the owner of this land, The Trust for Public Land has reached agreement with the Amherst H. Wilder Foundation to acquire approximately 12 acres in the Frogtown neighborhood of St. Paul. Originally home to the Sisters of Good Shepard convent, the 919 Lafond Avenue site has been owned by the Wilder Foundation since 1971. Under the terms of the transaction, TPL will purchase the property for \$2.2 million, a significant discount from the appraised value of \$4,780,000. After acquisition, TPL will convey ownership of the site to the City of St. Paul, which will assume responsibility for ensuring maintenance, community access and stewardship.

Summary Budget Information for Activity 1:

ENRTF Budget: \$ 1,500,000
Amount Spent: \$ 0
Balance: \$ 1,500,000

Activity Completion Date: December 2013

Outcome	Completion Date	Budget
1. Acquire 12 acres in fee title and transfer to the City of St. Paul	December 2013	\$1,500,000

As part of its work on the acquisition of this land, The Trust for Public Land will coordinate and pay for the due diligence process including appraisals, environmental reviews, title investigation and survey review. TPL will also help facilitate a public outreach, education and planning process for the park and its programs involving local citizens, the City and other interested stakeholders. The current vision for the site includes creation of three separate, complementary areas or uses within the park:

- A six-acre urban demonstration farm to serve as a hub for teaching and learning about growing food locally, in keeping with the agricultural traditions of Minnesota as well as this culturally diverse neighborhood.
- A recreation area, including a steep slope and playing field that is already a much-loved site for neighborhood pick-up volleyball and football games in summer and sledding in winter; and
- A nature sanctuary designed for quiet relaxation, picnics and short walks through a grove of large mature oak trees.

The Trust for Public Land will also lead a private fundraising campaign with help from local citizens. The fundraising campaign will raise money not only for the acquisition of this property, but also for planning, and initial development and programming at the park. The total budget for the acquisition of this land and all of the above-described activities is \$3,450,000. This proposal seeks ENRTF funding of \$1.5 million that will be used towards the purchase of land (which will cost \$2.2 million). The balance of \$700,000 to purchase the property is expected to be contributed by The City of St. Paul. The remaining \$1.25 million for the other activities described above is expected to come from the City of St. Paul, private individuals, foundations (including Wilder) and corporations.

Activity Status as of January 2014:

Activity Status as of August 2014:

Activity Status as of January 2015:

Activity Status as of June 2015:

Final Report Summary:

V. DISSEMINATION:

Description: The Trust for Public Land will disseminate information on its website, www.tpl.org, broadcast emails to its list serve members, distribute press releases, and include information in TPL's newsletters and publications as appropriate. The Trust for Public Land will also work with the City of St. Paul and Frogtown Gardens to ensure information is distributed to their listserves and on their website as well.

Status as of January 2014:

Status as of August 2014:

Status as of January 2015:

Status as of June 2015:

Final Report Summary:

VI. PROJECT BUDGET SUMMARY:

A. ENRTF Budget:

Budget Category	\$ Amount	Explanation
Fee Title Acquisition:	\$1,500,000	Acquisition capital
TOTAL ENRTF BUDGET:	\$1,500,000	

Explanation of Use of Classified Staff: NA.

Explanation of Capital Expenditures Greater Than \$3,500: NA.

Number of Full-time Equivalent (FTE) funded with this ENRTF appropriation: NA.

Number of Full-time Equivalent (FTE) estimated to be funded through contracts with this ENRTF appropriation: NA.

B. Other Funds:

Source of Funds	\$ Amount Proposed	\$ Amount Spent	Use of Other Funds
Non-state			
City of St. Paul	\$1,000,000	\$0	Acquisition costs, initial park development, design and community engagement
Private	\$ 950,000	\$0	Acquisition costs, initial park development, design and community engagement, capacity building for Frogtown Gardens, and fundraising costs

TOTAL OTHER FUNDS:	\$1,950,000	\$0	
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VII. PROJECT STRATEGY:

A. Project Partners: The Trust for Public Land is working in partnership with the City of St. Paul, Frogtown Gardens, Frogtown Neighborhood Association District 7, the University of Minnesota and other interested stakeholders to help the City achieve its goal of creating a new park in the Frogtown neighborhood. This project enjoys broad support from a variety of organizations and elected officials. Frogtown Gardens is a local nonprofit whose mission is to develop a greener, healthier community. The organization works to create, protect and enhance green spaces; promote backyard, household and urban agriculture; and advocate for sustainable development in Frogtown. Founded in 2009, Frogtown Gardens has played a major role in developing the vision and plan for this new public resource. ENRTF funds will go to The Trust for Public Land for the purpose of land acquisition. Other funding for the acquisition will come predominantly from the City and private contributions.

B. Project Impact and Long-term Strategy:

The impact of this project is discussed above in the Project Statement. The long-term strategy for this project is that the City of St. Paul will hold title to the property and have ultimate responsibility for maintenance, stewardship, and developing and implementing a restoration and management plan using its traditional park funding sources. An analysis will be provided to LCCMR and MMB that identifies increased operations and maintenance costs likely to be incurred by public entities as a result of this acquisition and how these costs will be paid. The Frogtown Gardens community group is committed to ongoing involvement in planning, development, programming, and stewardship of Frogtown Farm and Park. In addition to enlisting strong community support, the group has created budget projections and identified potential sources of ongoing support for the farm component of the park on which its activities will focus.

C. Spending History:

Funding Source	M.L. 2007 or FY08	M.L. 2008 or FY09	M.L. 2009 or FY10	M.L. 2010 or FY11	M.L. 2011 or FY12-13
NA.					

VIII. ACQUISITION/RESTORATION LIST: Attached.

IX. MAP(S): Attached.

X. RESEARCH ADDENDUM: NA.

XI. REPORTING REQUIREMENTS:

Periodic work plan status update reports will be submitted not later than January 2014, August 2014, and January 2015. A final report and associated products will be submitted between June 30 and August 15, 2015 as requested by the LCCMR.

Environment and Natural Resources Trust Fund

M.L. 2013 Acquisition/Restoration List

Project Title: Frogtown Farm and Park

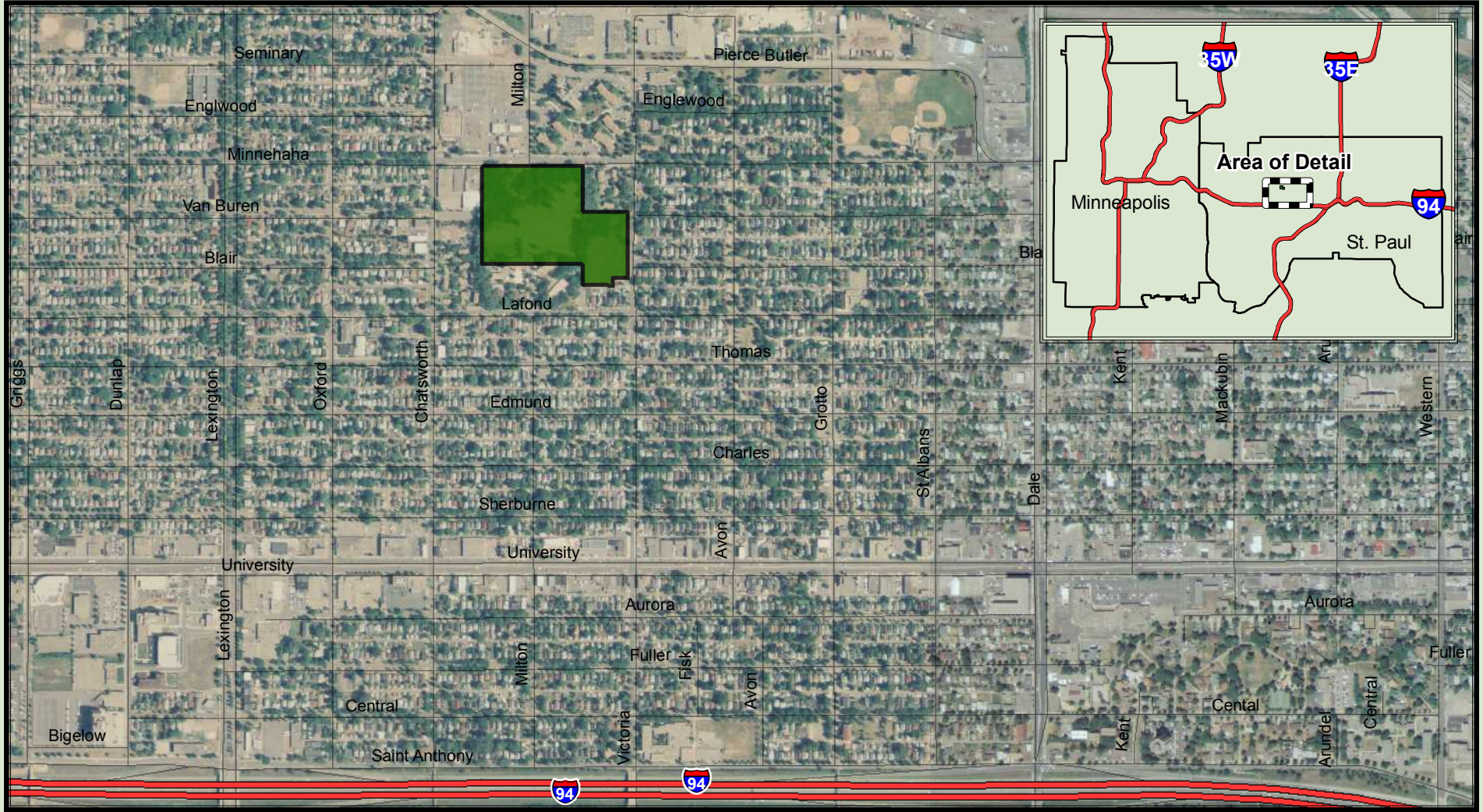
Project Manager Name: Robert McGillivray

M.L. 2013 ENRTF Appropriation: \$1,500,000

#	Acquisition or Restoration Parcel Name	Geographic Coordinates		Estimated Cost	Estimated Annual PILT Liabilities	County	Ecological Significance	Activity Description	# of Acres	# of Shoreline Miles	Type of Landowner	Proposed Fee Title or Easement Holder (if applicable)	Status
		Latitude	Longitude										
1	Frogtown Farm and Park	44° 57' 43" N	93° 8' 20" W	\$2,200,000	\$ -	Ramsey	Land contains large mature oaks and rare opportunity to educate urban residents about nature and agriculture.	Fee title acquisition	12	0	Non-profit Foundation	The City of St. Paul	Under contract for purchase
NOTES:													

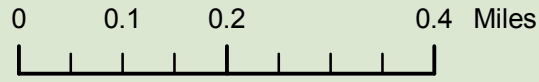
Attachment A: Budget Detail for M.L. 2013 Environment and Natural Resources Trust Fund Projects					
Project Title: Frogtown Farm and Park					
Legal Citation: <i>M.L. 2013, Chp. 52, Sec. 2, Subd. 04k</i>					
Project Manager: Robert McGillivray					
M.L. 2013 ENRTF Appropriation: \$ 1,500,000					
Project Length and Completion Date: December 2013					
Date of Update: 5-20-13					
ENVIRONMENT AND NATURAL RESOURCES TRUST FUND BUDGET	Activity 1 Budget	Amount Spent	Balance	TOTAL BUDGET	TOTAL BALANCE
BUDGET ITEM	Land Acquisition				
Fee Title Acquisition Acquire 12 acres and transfer to the City of St. Paul	1,500,000	0	1,500,000	1,500,000	1,500,000
COLUMN TOTAL	\$1,500,000	\$0	\$1,500,000	\$1,500,000	\$1,500,000

Frogtown Farm and Park Site in St. Paul



Legend

- Frogtown Farm and Park Site
- Interstates
- Local Roads



Map created by The Trust for Public Land on 04/03/12

Created in ArcMap 9.1®
Map Projection:

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