



Environment and Natural Resources Trust Fund (ENRTF) M.L. 2017 LCCMR Work Plan

Date of Submission: September 14, 2016
Date of Next Status Update Report: March 1, 2017
Date of Work Plan Approval: 06/07/2017
Project Completion Date: July 1, 2018
Does this submission include an amendment request? No

PROJECT TITLE: Land Acquisition for Voyageurs National Park Crane Lake Visitors Center

Project Manager: Jim Janssen

Organization: Town of Crane Lake

Mailing Address: PO Box 402

City/State/Zip Code: Crane Lake/MN/55725

Telephone Number: (218) 993-1303

Email Address: info@cranelaketwp.com

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Location: Statewide

Total ENRTF Project Budget:

ENRTF Appropriation: \$950,000

Amount Spent: \$0

Balance: \$950,000

Legal Citation: M.L. 2017, Chp. 96, Sec. 2, Subd. 09i

Appropriation Language:

\$950,000 the first year is from the trust fund to the commissioner of natural resources for an agreement with the town of Crane Lake, in partnership with Voyageurs National Park and the Department of Natural Resources, to acquire approximately 30 acres to be used for a visitor center and campground. Income generated by the campground may be used to support the facility.

I. PROJECT TITLE: Voyageurs National Park Crane Lake Visitors Center Partnership

II. PROJECT STATEMENT:

As described in the Crane Lake Township Community Plan adopted 4/12/16 (Attached), our goal is to acquire a majestic 28.66 acre former resort site on the shores of Crane Lake at the entrance to Voyageurs National Park in order for the Town to work in partnership with an adjacent DNR 7 acre site to build a comprehensive entrance point to the Park that will include a Department of Interior National Park Service (NPS) Visitors Center, boat ramp, docks, beach, campground, restrooms, and educational and community space. This site is the last of four Visitors Centers planned for the Voyageurs National Park (VNP) forty years ago.

Voyageurs National Park is Minnesota's only national park and the nation's only water-based national park, consisting of more than 84,000 acres of water and 134,000 acres of land. The interconnected waterways of the park provide an unparalleled opportunity for citizens to explore the Northwood's lake and border country. You must leave your car and take to the water to fully explore and experience the lakes, islands, and shorelines of the park. Nearly 200 years ago, voyageurs paddled birch bark canoes full of animal pelts and trade goods through the park on their way to Canada. Today, people explore the park by canoes, kayaks, houseboats, and motorboats.

Water is the defining feature of Voyageurs National Park. Access and tourism expansion was the long-term promise of the park—increasing economic opportunities for local residents while preserving a national treasure and developing recreational and educational opportunities for our citizens.

This request for \$950,000 is to purchase the former Borderland Resort site on the shores of Crane Lake. The overall goal is to create a Visitor Center operated by the Department of Interior' NPS and coordinated with the DNR's new boat ramp and entrance point while combining all with a new NPS campground and public space. The purchase of this key property is a one-time opportunity to fully develop the final entrance point of the original four entrance points to the park.

The campground and visitor center would be owned and built by Crane Lake Township to NPS specifications and will be leased back to the NPS under a long term lease. The campground would consist of RV sites, tent sites, group sites and would include amenities such as toilets, showers and laundry. The NPS, the DNR, and the Township of Crane Lake will cooperatively work on a master plan and complete the federal NEPA process to determine the number of sites, specifications of the sites, and camping fee rate schedule along with the size, scope and design of the Visitors Center and additional development which will be determined after the land acquisition and master planning is completed. The net revenues generated through these fees will be used to support the campground and the Visitor Center. The plan will include RV pump out facilities at either the DNR or the Visitor Center sites, or both. It is not anticipated that there will be any excess fees or profits generated from the campground beyond paying operational costs and a portion of the debt service/lease payments.

The facilities and the campground are designed to enhance the guest experiences for folks visiting the VNP. It is clear that not enough revenue will be generated from the campground to pay for its operation and to retire the long-term capital costs to build the adjacent Visitors Center and the campground. It is not anticipated that there will be any excess revenue from the campground and all income will be directed to support the campground and the project. The Master planning process will determine the number of campground spots and their design (tenting, RV, electrical, and potential sewage hook ups) working under NPS standards. This process will go beyond the current and most recently updated Crane Lake Community Master Plan completed in 2016

The Minnesota Department of Natural Resources will be an important partner in the planning, development, and operations of these facilities because of their adjacent development of a new boat ramp, restroom facilities,

parking, and other recreational uses at Crane Lake. It is planned to have both a walking and vehicle connection to the two parcels, integrating their uses for a seamless, quality guest experience for visitors.

The Township of Crane Lake is in discussions with the private owners of site #5 on the attached core development proposal map. This connection between the DNR boat ramp site (seven acres) and the 28 acre acquisition proposed in this document will be used as a future road connector and pedestrian access between the DNR site and the NPS Visitor Center/campground site.

It is anticipated that additional funding will be sought to complete the Master Plan, including from these potential sources: United State Department of Agriculture (USDA), United State Forest Service (USFS), NPS, State Bonding, municipal bonding, and other sources. The NPS has the ability to lease facilities over the long-term where there is a potential income stream and pay off the facilities over the long-term, even if the income stream is only a partial source for the lease payments and operational costs. Thus the campground is an important component of the large scale Visitor Center project from the NPS viewpoint. A similar structure was developed by the City of International Falls, which built the VNP Headquarters and leased it to the NPS under a long-term agreement.

In summary, the Township of Crane Lake, working cooperatively with the NPS and the DNR, has identified a 28 site with an additional road and pedestrian access parcel, to match up with a seven acre DNR boat landing/facilities site to build a comprehensive NPS VNP Visitors Center and campground to enhance the guest experience for visitors to the VNP. The Township will follow the state appraisal process in acquiring the 28 site with LCCMR funds and other potential funding sources and seek other funding to build the campground and facilities and will prepare a Master Plan working with the NPS, DNR, and the Town according to the NEPA process to develop the site and lease it to the NPS.

III. OVERALL PROJECT STATUS UPDATES:

Project Status as of March 1, 2017

Project Status as of September 1, 2017

Project Status as of March 1, 2018

Project Status as of September 1, 2018

Overall Project Outcomes and Results:

IV. PROJECT ACTIVITIES AND OUTCOMES:

ACTIVITY 1:

Description: The former Borderland Resort Site will be purchased by the Town of Crane Lake. The Township will follow the state process for acquiring the land, including the appraisal process, and will be following the DNR guidelines.

Summary Budget Information for Activity 1:

ENRTF Budget: \$ 950,000
Amount Spent: \$ 0
Balance: \$ 950,000

Outcome	Completion Date
1. The 28.66 acre site will be acquired in fee title	October 31, 2017

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Activity 1 Status as of March 1, 2017

Activity 1 Status as of September 1, 2017

Activity 1 Status as of March 1, 2018

Activity 1 Status as of September 1, 2018

Final Report Summary:

V. DISSEMINATION:

Description: During the process of negotiating, securing and developing the former Borderland Resort Site, the Township of Crane Lake will be posting progress on their website, updating the local newspapers, working with the local tourism offices, area chambers of commerce and working very closely with their partners at the DNR, Department of Interior, the Voyageurs Park staff to develop a master plan to finance and construct the amenities described in the project statement.

Status as of March 1, 2017

Status as of September 1, 2017

Status as of March 1, 2018

Status as of September 1, 2018

Final Report Summary:

VI. PROJECT BUDGET SUMMARY:

A. Preliminary ENRTF Budget Overview:

Budget Category	\$ Amount	Overview Explanation
	\$	
	\$	
	\$	
	\$	
Fee Title Acquisition:	\$950,000	Acquisition of former Borderland Resort Site
	\$	
Professional Services for Acquisition:	\$0	Town of Crane Lake
	\$	
	\$	
	\$	
TOTAL ENRTF BUDGET:	\$950,000	

Explanation of Use of Classified Staff:

Explanation of Capital Expenditures Greater Than \$5,000: The entire LCCMR funding will be used to acquire the property. The property will be developed as described in the project statement.

Total Number of Full-time Equivalents (FTE) Directly Funded with this ENRTF Appropriation: NA

Total Number of Full-time Equivalents (FTE) Estimated to Be Funded through Contracts with this ENRTF Appropriation:

B. Other Funds:

Source of Funds	\$ Amount Proposed	\$ Amount Spent	Use of Other Funds
Non-state			
Town of Crane Lake	\$15,000	\$0	Appraisal, Community Plan
State			
	\$	\$	
TOTAL OTHER FUNDS:	\$15,000	\$	

VII. PROJECT STRATEGY:

A. Project Partners:

Partners receiving ENRTF funding

- *All ENRTF monies will be used for property acquisition.*

Partners NOT receiving ENRTF funding

- *Jim Janssen, Chair, Town of Crane Lake*
- *Bill Carlson, Acting Superintendent, VNP*
- *Scott Kelling, Staff, DNR*
- *Crystal Franklin, Staff, NPS Facilities*

B. Project Impact and Long-term Strategy: Upon purchase of the property, the Town of Crane Lake and its partners will proceed to develop a master plan to guide them through the process of building a comprehensive entrance point to the Park that will include a Department of Interior Visitors Center, boat ramp, docks, beach, campground, restrooms, and educational and community space. This site is the last of four Visitors Centers planned for the Park forty years ago.

C. Funding History:

Funding Source and Use of Funds	Funding Timeframe	\$ Amount
		\$
		\$
		\$

VIII. REPORTING REQUIREMENTS:

- The project is for two years, will begin on 07/01/17, and end on 06/30/19.
- Periodic project status update reports will be submitted 03/01 and 09/01 of each year.
- A final report and associated products will be submitted between June 30 and August 15, 2019.

IX. VISUAL COMPONENT or MAP(S): See Attached

X. FEE TITLE ACQUISITION/CONSERVATION EASEMENT/RESTORATION REQUIREMENTS:

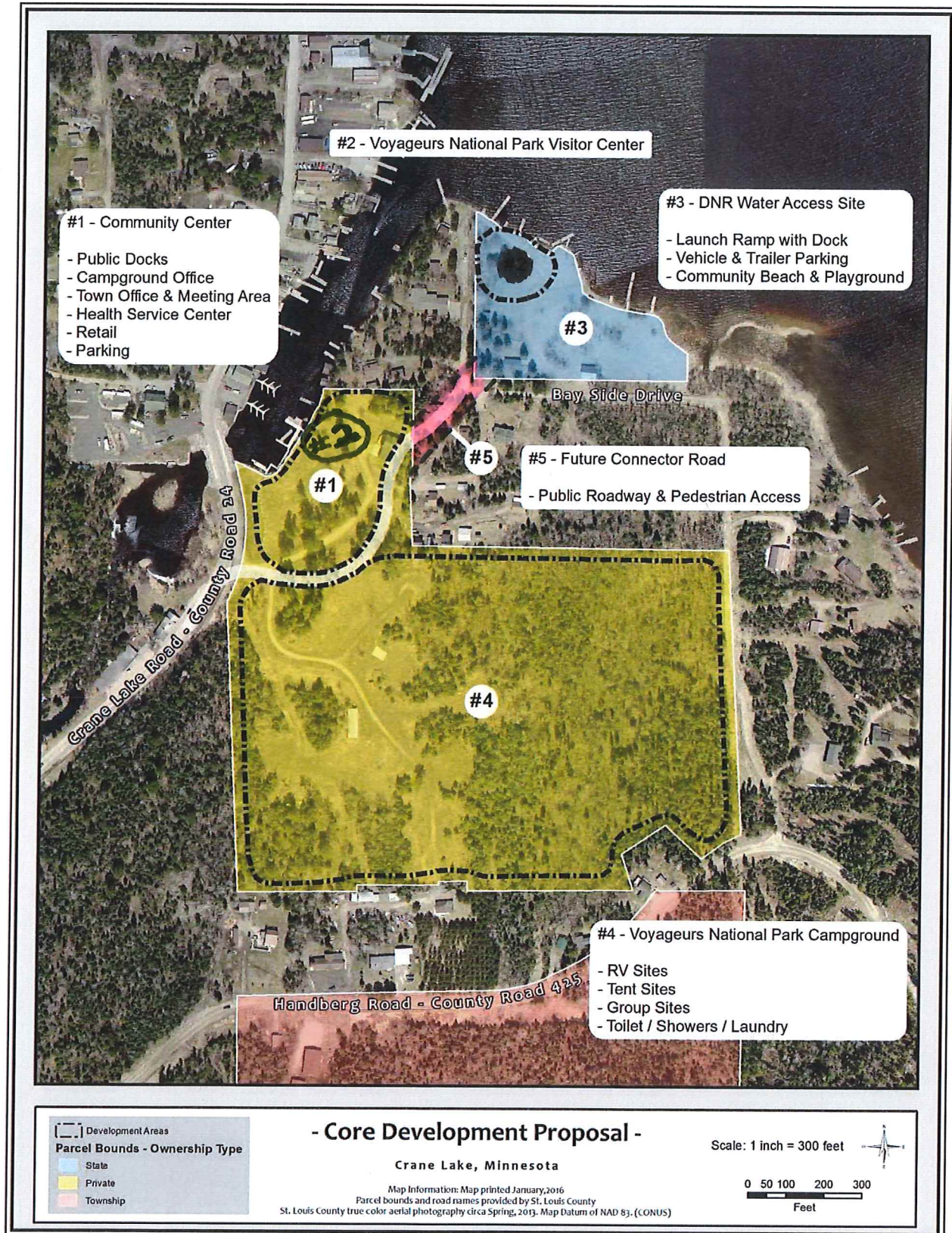
A. Parcel List: See Attached

B. Acquisition/Restoration Information:

Fee Title Acquisition

1. **Describe the selection process for identifying and including proposed parcels on the parcel list, including explanation of the criteria and decision-making process used to rank and prioritize parcels.** The Town of Crane Lake has selected these parcels due to the proximity of the VNP, its availability for purchase and a parcel size that will allow for the construction of necessary amenities. All of the parcels listed are owned by a single owner. He originally purchased the Borderland Resort and demolished it to replace it with a comprehensive townhouse development, but the project did not move forward due to the changed economy and financing. Parcel ID's include: 308-0095-00001, 308-0095-00010, 308-0095-00020, 308-0095-00030, 308-0095-00040, 308-0095-00050, 308-0095-00060, 308-0095-00070, 308-0095-00080, 308-0095-00090, 308-0095-00100, 308-0095-00110, 308-0095-00120, 308-0095-00140 and 308-0095-00150.
2. **List all adopted state, regional, or local natural resource plans in which the lands included in the parcel list are identified. Include a link to the plan if one is available.** Crane Lake Township Community Plan (Attached).
3. **For any parcels acquired in fee title, a restoration and management must be prepared. Summarize the components and expected outcomes of restoration and management plans for parcels acquired by your organization, how these plans are kept on file by your organization, and overall strategies for long-term plan implementation, including how long-term maintenance and management needs of the parcel will be financed into the future.** The Township of Crane Lake, along with its partners, will produce a master plan that will identify the restoration activities, site management and layout of all of the components to be constructed on site. These plans will be available at the Town Hall and on the websites of all of the partners. It has anticipated that funding will be sought through USDA, State Bonding, the USFS and the VNP. Monies will be used for the masterplan, construction activities and for long-term operation and maintenance. It is anticipated that natural areas and shoreline vegetation composition along with any restoration will be completed according to Minnesota Board of Water and Soil Resources (BWSR) standards and will be included in the master plan.
4. **For each parcel to be conveyed to a State of Minnesota entity (e.g., DNR) after purchase, provide a statement confirming that county board approval will be obtained.** NA
5. **If applicable (see M.S. 116P.17), provide a statement confirming that written approval from the DNR Commissioner will be obtained 10 business days prior to any final acquisition transaction.** NA

CRANE LAKE CORE DEVELOPMENT PROPOSAL



Environment and Natural Resources Trust Fund
M.L. 2017 Project Budget



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Legal Citation: M.L. 2017, Chp. 96, Sec. 2, Subd. 09i

Project Manager: Jim Janssen

Organization: Town of Crane Lake

M.L. 2017 ENRTF Appropriation: \$950,000

Project Length and Completion Date: 2Years, June 30, 2018

Date of Report: September 2018

ENVIRONMENT AND NATURAL RESOURCES TRUST FUND BUDGET	Activity 1 Budget	Amount Spent	Activity 1 Balance	Activity 2 Budget	Amount Spent	Activity 2 Balance	Activity 3 Budget	Amount Spent	Activity 3 Balance	TOTAL BUDGET	TOTAL BALANCE
BUDGET ITEM	Land Acquisition			Fill in your activity title here.			Fill in your activity title here.				
Personnel (Wages and Benefits)											
Professional/Technical/Service Contracts											
Equipment/Tools/Supplies											
Capital Expenditures Over \$5,000											
Fee Title Acquisition	\$950,000	\$0	\$950,000								
Approximately 12 parcels,28.66 acres,held by the Town of Crane Lake											
Easement Acquisition											
Professional Services for Acquisition											
Printing											
Travel expenses in Minnesota											
Other											
COLUMN TOTAL	\$950,000	\$0	\$950,000								

Environment and Natural Resources Trust Fund

M.L. 2017 Parcel List

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M.L. 2016 ENRTF Appropriation: \$950,000

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#	Acquisition or Restoration Parcel Name	Geographic Coordinates Format: [Deg.]° [Min.]' [Sec.]" [Hemis.]		Estimated Cost	Estimated Annual PILT Liabilities	County	Site Significance	Activity Description	# of Acres	# of Shoreline Miles	Type of Landowner	Proposed Fee Title or Easement Holder (if applicable)	Status
		Latitude	Longitude										
1	Borderland Resort Site	48.264243	92.488456	\$950,000		St. Louis	Prime 28+ site with shoreline	purchase	28.66	300'	private	n/a	negotiating
2													
3													
4													
5													
6													
7													
8													
9													
10													
NOTES: A list of all parcels attached													

