

**Environment and Natural Resources Trust Fund
2012-2013 Request for Proposals (RFP)**

Project Title:

ENRTF ID: 070-D

State Land Asset Management

Topic Area: D. Land Acquisition & Restoration

Total Project Budget: \$ 3,544,000

Proposed Project Time Period for the Funding Requested: 2 yrs, July 2013 - June 2015

Other Non-State Funds: \$ 0

Summary:

Improve the DNR's capability to effectively manage the state's land assets through records enhancement, assessing potential improvements to utilizing the public land survey, increasing strategic land exchanges and purchasing critical access.

Name: Robert Tomlinson

Sponsoring Organization: MN DNR

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St. Paul MN 55155

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Web Address www.dnr.state.mn.us

Location

Region: Statewide

County Name: Statewide

City / Township:

<input type="checkbox"/> Funding Priorities	<input type="checkbox"/> Multiple Benefits	<input type="checkbox"/> Outcomes	<input type="checkbox"/> Knowledge Base
<input type="checkbox"/> Extent of Impact	<input type="checkbox"/> Innovation	<input type="checkbox"/> Scientific/Tech Basis	<input type="checkbox"/> Urgency
<input type="checkbox"/> Capacity Readiness	<input type="checkbox"/> Leverage	<input type="checkbox"/> Employment	<input type="checkbox"/> TOTAL _____%



Environment and Natural Resources Trust Fund (ENRTF) 2012-2013 Main Proposal

PROJECT TITLE: State Land Asset Management

I. PROJECT STATEMENT

The goal of this project is to improve the DNR’s capability to effectively manage the state’s land assets through records enhancement, assessing potential improvements to utilizing the public land survey, increasing strategic land exchanges and purchasing critical access. This project has three parts that address 1) land records, 2) acquisition of critical access and in-holdings, and 3) exchanges with counties to consolidate state land:

1. Complete land records are essential to the efficient management of the state’s land asset. Additional data about the bundle of rights or restrictions on a land parcel will enhance DNR land managers’ ability to conduct effective management of the state’s natural resources. Capturing information about the use of federal and state funds, or reversionary clauses, cooperative agreements and grantor rights embedded in deeds will enhance the DNR’s ability to work with other landowners on exchanges, sales and acquisitions that protect critical resources. This project will also look at issues and provide a plan and cost analysis for updating the State’s Control Point Inventory of section corners and automating the updates to the Public Land Survey (PLS40) GIS base layer. This responds to LCCMR 2012-2013 Funding Priorities 2 and 3.
2. State Forest land in the Outdoor Recreation System is fragmented with non-state in-holdings and restricted from public access by private lands. Only forty percent of the land within state forest boundaries is state owned. This results in access and boundary conflicts that increase management costs and reduce the ability to protect and manage critical habitat and ecosystems. The land asset goal of DNR forest management is to consolidate state forest land into large contiguous blocks to reduce forest fragmentation and allow for more efficient management for timber and wildlife resources and reduce the incidence of trespass by the state and forest users. This goal will protect forests and their associated flora, fauna and water resources. Through direct acquisition from willing private sellers, this project will provide two of eighty identified critical public accesses to state forest land and improve two additional accesses. It will also reduce state/private boundaries by five miles. This responds to LCCMR 2012-2013 Funding Priority 5.
3. To improve management efficiency on both state and county lands, this project will pursue exchanges in two counties, to consolidate state land, reducing boundaries by an additional 13 miles. This responds to LCCMR 2012-2013 Funding Priority 5.

II. DESCRIPTION OF PROJECT ACTIVITIES

Activity 1: Land Record Enhancement

Budget: \$ 1,200,000

Outcome	Completion Date
1. Capture additional rights and restrictions encumbering state land that will enhance DNR’s management of land assets	6/30/2015
2. Complete project plan and cost analysis for updating the CPI and automating creation of a statewide GIS dataset of parcel boundaries.	6/30/2015

Activity 2: Land Acquisition

Budget: \$ 2,294,000

Outcome	Completion Date
1. Acquire 4 parcels to improve access to state land	6/30/2015
2. Acquire 11 parcels of 1261 acres to consolidate state forest land	6/30/2015

Activity 3: Land Consolidation**Budget: \$ 50,000**

Outcome	Completion Date
1. Exchange 60 parcels of approximately 2400 acres with Kanabec County to consolidate state forest land and reduce forest fragmentation	6/30/2014
2. Exchange 130 parcels of approximately 5000 acres with Carlton County to consolidate state forest land and reduce forest fragmentation	6/30/2015

III. PROJECT STRATEGY**A. Project Team/Partners**

For activity 1, the project team will consist of a project manager that will be contributing funds to the project along with unclassified research analysts, researchers, contract attorneys and a GIS project lead that will be receiving funding from this project.

For activities 2 and 3, the project team will consist of a project manager and county land staff that will be contributing funds to the project along with unclassified real estate specialists and contractors that will be receiving funds from this project.

B. Timeline Requirements

Activity	Time Required	Anticipated Completion
1,2&3 - Engaging landowners/partners; Research	3-9 months; 7-12 months	March 2014; July 2014
2&3 - Appraisal of Land	2-7 months	October 2014
1 – Import Deed Restrictions & GIS Data into land record system	6-12 months	June 2015
2&3 - Title, Closing & Finalization	6-12 months	June 2015

C. Long-Term Strategy and Future Funding Needs

DNR Forestry's Long Term Strategic Asset Management Plan calls for obtaining access to all state forest land and consolidating in-holdings within existing state forests. The plan looks at 80 key access parcels and over 5000 in-holdings for acquisition or exchange to complete this twenty year plan. Past bonding (2005-06), ENRTF (2008) and Outdoor Heritage Funds (2011) have helped to achieve some of this goal (17 access and 30 in-holdings). Future funding will be required to complete this long-term strategy. A state-wide GIS parcel layer will require significant future funding.

2012-2013 Detailed Project Budget

IV. TOTAL ENRTF REQUEST BUDGET 2 years

BUDGET ITEM <i>(See list of Eligible and Non-Eligible Costs, p. 11)</i>	AMOUNT
Personnel:	
DNR Lands & Minerals Staff - Hiring of temporary staff to provide activity 1 project management, research, analysis and IT services and to provide activity 2 & 3 additional transaction services for this project. This service will be provided throughout the project period: 0.5 FTE Project Manager (~70K) 1.0 FTE GIS Project Lead (~100K) 4.0 FTE Researchers and Analysts (~400K) 2.0 FTE Real Estate Specialists (~200K)	\$ 767,635
Attorney General's Office Staff - Attorney opinion on titles and deeds provided at professional services rates. This service will be provided throughout the project period.	\$ 123,420
County Land Commissioners - Determine land exchange parcels, coordinate county side of exchange. None of the budget will go toward this position (In-kind). This position is needed throughout the project period.	\$ -
Contracts:	
Research Interns - Research county deeds for deed restrictions	\$ 374,000
Certified Land Appraisers - Determine land values	\$ 13,090
Abstractor - Updates title abstract of land to be purchased	\$ 10,285
Equipment/Tools/Supplies: N/A	\$ -
Acquisition (Fee Title or Permanent Easements): 1100 acres fee to be acquired and 7400 acres exchanged. Titles to be held by the state.	\$ 2,010,250
Travel: N/A	\$ -
Additional Budget Items: Recording & Deed Tax Fees by counties where land acquired	\$ 14,960
Direct support services: DNR used a rate of 6.5% to calculate costs for direct support services, which are DNR's direct and necessary business services required to support this proposal.	\$ 230,360
	\$ 3,544,000

V. OTHER FUNDS

SOURCE OF FUNDS	AMOUNT	Status
Other Non-State \$ Being Applied to Project During Project Period: Exchange partners typically pay 50% of the non-staff related expenses of a land exchange. In this case the county exchange partners (Carlton & Kanabec) will be paying these costs.	\$ 20,000	<i>Pending</i>
Other State \$ Being Applied to Project During Project Period: N/A	\$ -	
In-kind Services During Project Period: Project Manager - Manages the project budget & direction (all costs for this position covered by DNR Forestry general fund allocation). Estimate 0.2 FTE at \$80,000/FTE times 3 years	\$ 48,000	Secured
Remaining \$ from Current ENRTF Appropriation (if applicable): N/A	\$ -	
Funding History: N/A	\$ -	

2012-2013 Proposed Acquisition List

Project Title: State Land Asset Management (State Forest Access and Consolidation)

Project Manager Name: Robert Tomlinson (David Schuller)

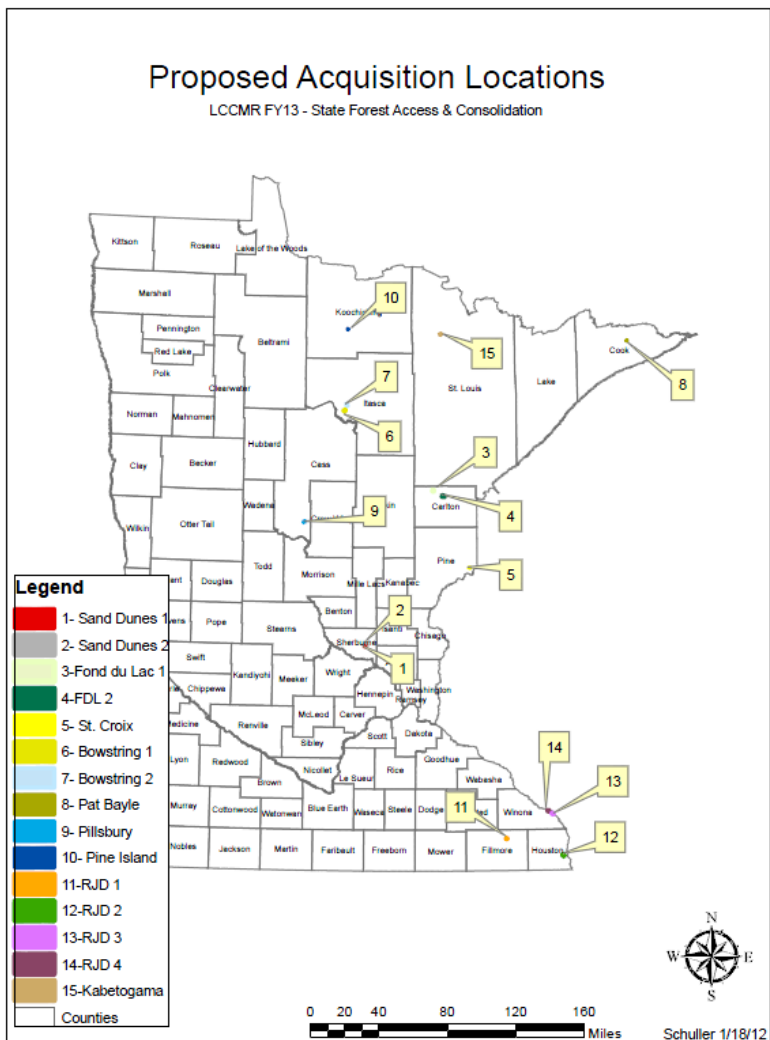
Environment and Natural Resources Trust Fund \$ Request: \$ 2,294,000 out of \$3,544,000 total request

#	Parcel Name	Acquisition Type (Fee Title or Conservation Easement)	County	Ecological Significance	Proposed # of Acres	Proposed # of Shoreline Miles (if applicable)	Proposed Fee Title or Easement Holder (if applicable)
1	Sand Dunes SFT#1	Fee Title	Sherburne	Forest and savanna surrounded by state forest. Last surrounded inholding in Sand Dunes State Forest. Reduces forest fragmentation.	40	NA	State
2	Sand Dunes SFT#2	Fee Title	Sherburne	Forest and savanna surrounded adjacent to, providing access to state forest.	80	NA	State
3	Fond du Lac SFT#1	Fee Title	Carlton	Northern forest. Surrounded by state forest. Reduces forest fragmentation.	80	NA	State
4	Fond du Lac SFT#2	Fee Title	Carlton	Northern forest. Surrounded by state forest. Reduces forest fragmentation.	80	NA	State
5	St. Croix SFT	Fee Title	Pine	Forested in-holding. Reduces forest fragmentation. Protects Tamarack River.	80	0.25	State
6	Bowstring SFT#1	Fee Title	Itasca	Forested in-holding, reduces forest fragmentation & provides critical access to state forest land.	120	NA	State
7	Bowstring SFT#2	Fee Title	Itasca	Forested. Protects an active deer yard. Improves access to state forest land.	240	NA	State
8	Pat Bayle SFT	Fee Title	Cook	Forested in-holding. Reduces forest fragmentation.	40	NA	State
9	Pillsbury SFT	Fee Title	Cass	Forested. Protects Home Brook.	80	0.5	State
10	Pine Island SFT	Fee Title	Koochiching	Forested in-holding. Reduces forest fragmentation.	40	NA	State
11	Richard J Dorer Memorial SFT#1	Fee Title	Fillmore	Forested. Provides critical access to state forest	35	NA	State
12	Richard J Dorer Memorial SFT#2	Fee Title	Houston	Forested in-holding, reduces forest fragmentation & provides critical access to state forest land. Also protects part of Crooked Creek.	240	0.1	State
13	Richard J Dorer Memorial SFT#3	Fee Title	Winona	Forested in-holding. Reduces forest fragmentation. Protects Mississippi River Bluff	62	0.25	State
14	Richard J Dorer Memorial SFT#4	Fee Title	Winona	Forested in-holding. Reduces forest fragmentation. Provides access to state forest.	40	NA	State
15	Kabetogama SFT	Fee Title	St. Louis	Forested in-holding. Reduces forest fragmentation.	4	NA	State

NOTES: Does not include 60 parcels of approximately 2400 acres in Kanabec county or 130 parcels of approximately 5000 acres in Carlton county to be acquired through exchange with the county.

Land Acquisition
Proposed Projects

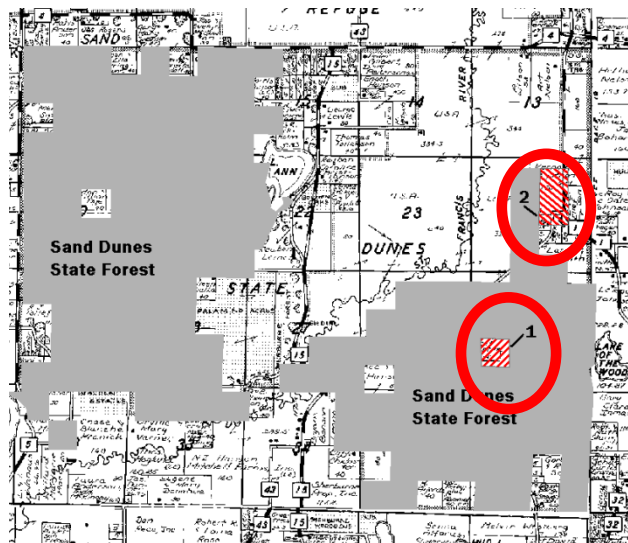
LCCMR 2013 Proposal



State Land Asset Management
Proposal - Tomlinson

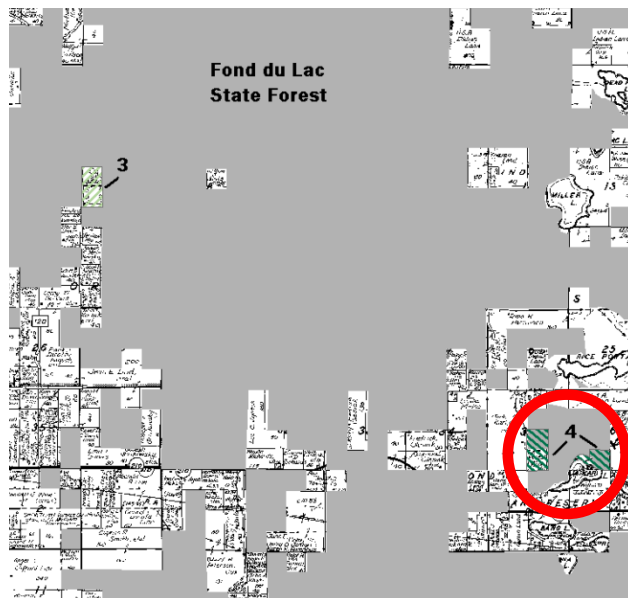
Location 1 – Sand Dunes State Forest. Acquire 40 acre in-holding in the Sand Dunes State Forest to reduce forest fragmentation and costs of boundary maintenance.

Location 2 – Sand Dunes State Forest. Acquire 80 acres adjacent to state forest that provides access and protects forest and savanna.



Location 3 – Fond du Lac State Forest. Acquire 80 acre in-holding in the Fond du Lac State Forest to reduce forest fragmentation and costs of boundary maintenance.

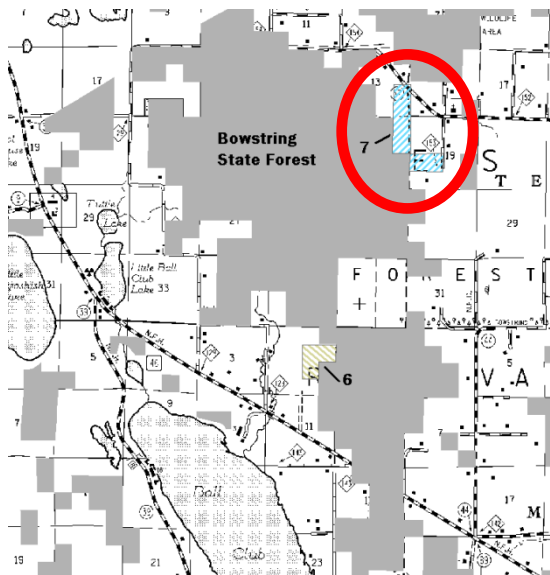
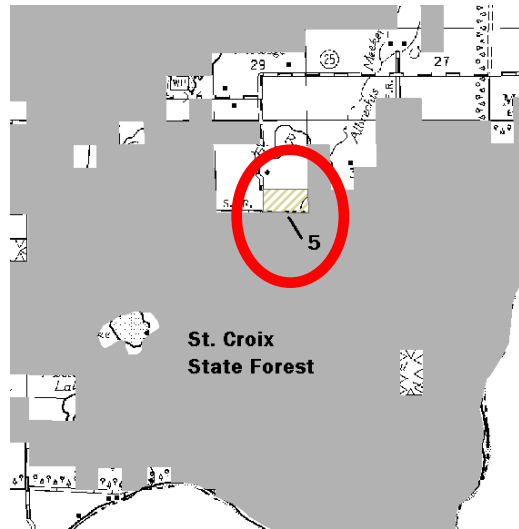
Location 4 - Fond du Lac State Forest. Acquire 80 acre in-holding in the Fond du Lac State Forest to reduce forest fragmentation and costs of boundary maintenance.



Location 5 – St. Croix State Forest. Acquire 80 acres adjacent to state forest land to provide state forest access and protection of riparian habitat.

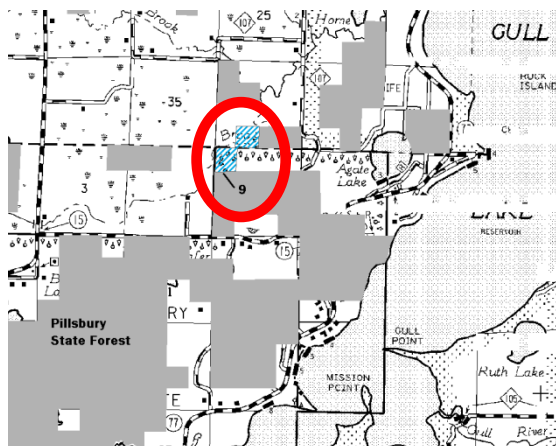
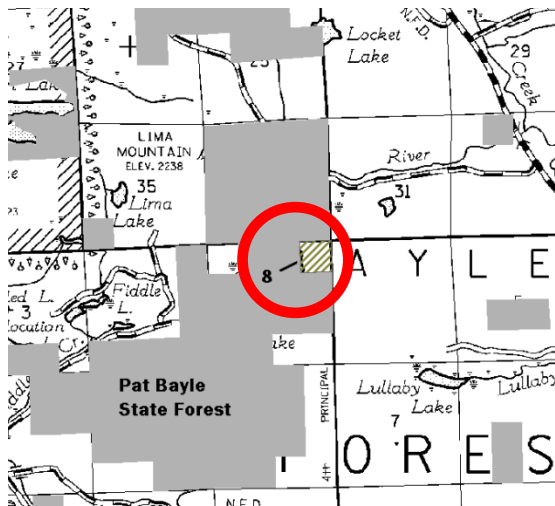
Location 6 – Bowstring State Forest. Acquire 120 acre partial in-holding in state land that also provides critical access to state forest land.

Location 7 – Bowstring State Forest. Acquire 240 acre parcel adjacent to state forest land that protects an active deer yard and improves access to state forest land.



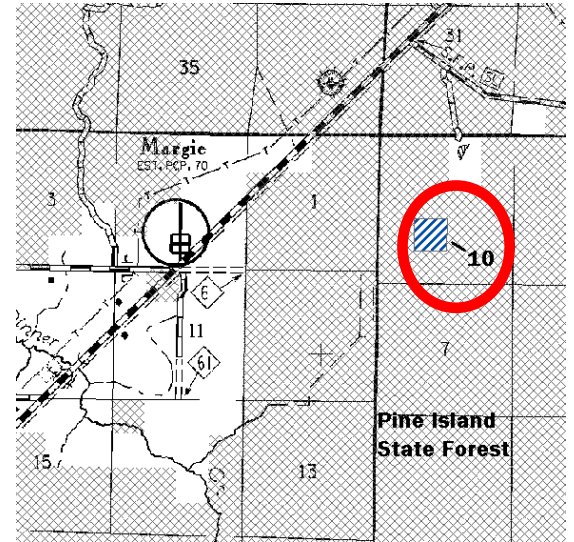
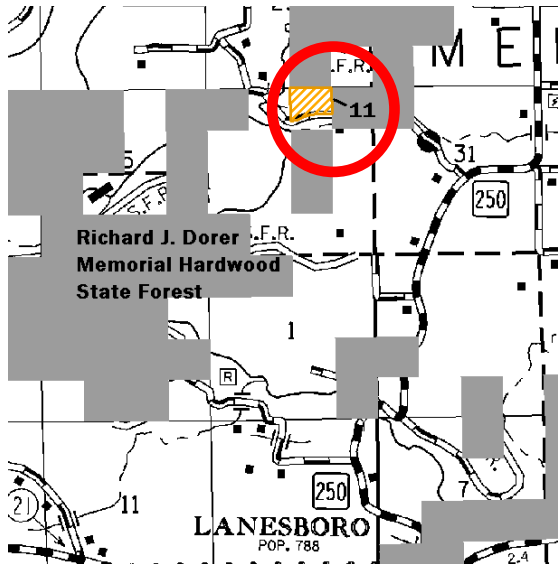
Location 8 – Pat Bayle State Forest. Acquire a 40 acre in-holding in state forest land to reduce forest fragmentation and costs of boundary maintenance.

Location 9 – Pillsbury State Forest. Acquire 80 acres adjacent to state forest land that protects ½ mile of riparian forest.

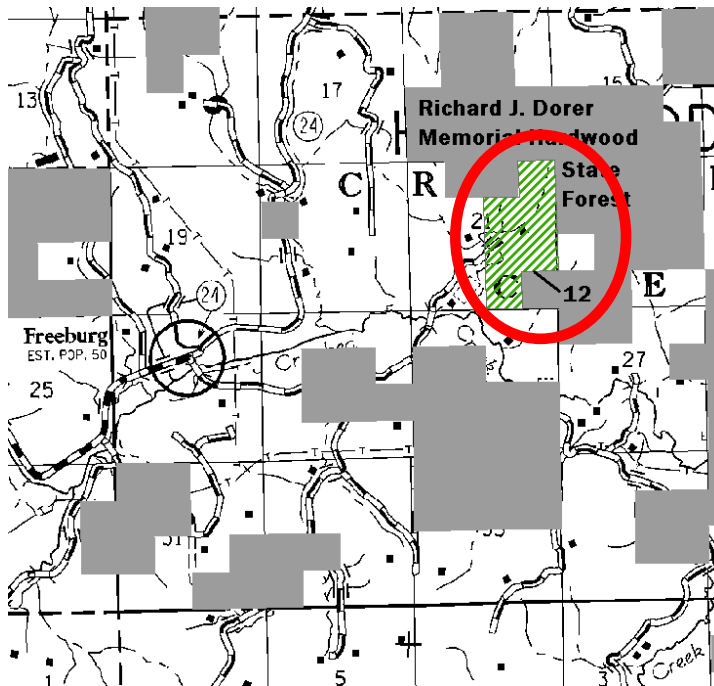


Location 10 – Pine Island State Forest. Acquire a 40 acre in-holding in state forest land to reduce forest fragmentation and costs of boundary maintenance.

Location 11 – Richard J. Dorer Memorial Hardwood State Forest. Acquire 35 acres that provides critical access to state forest land.

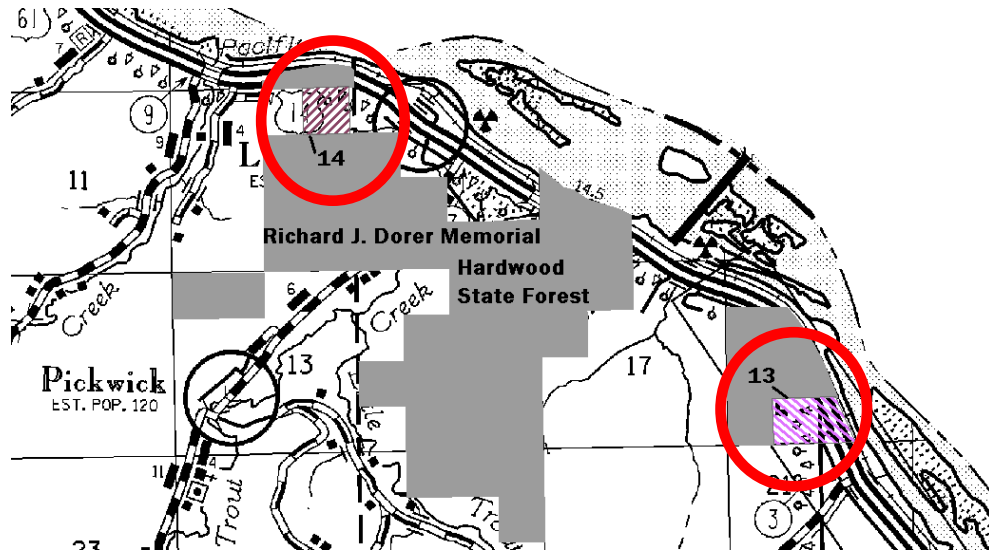


Location 12 – Richard J. Dorer Memorial Hardwood State Forest. Acquire a 240 acre in-holding within state forest land that provides critical access to state forest land, protects a portion of riparian forest, reduces forest fragmentation and costs of boundary maintenance.

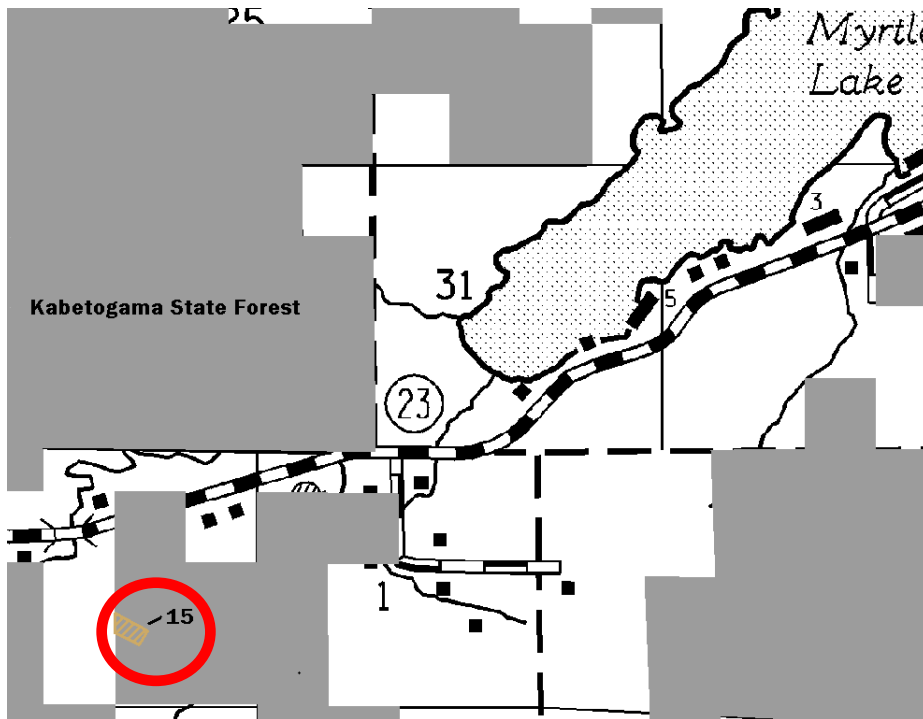


Location 13 – Richard J. Dorer Memorial Hardwood State Forest. Acquire 62 acres of partial state land in-holding that protects Mississippi river bluff forest, reduces forest fragmentation and costs of boundary maintenance.

Location 14 – Richard J. Dorer Memorial Hardwood State Forest. Acquire a 40 acre inholding in state land that provides access to state land and reduces forest fragmentation.



Location 15 – Kabetogama State Forest. Acquire a 4 acre in-holding in state land to reduce forest fragmentation and costs of boundary maintenance.



Project Manager Qualifications/Organization Description

Project Manager

Bob Tomlinson, Land Asset Manager
DNR, Division of Lands and Minerals

Experience: I have had over 32 years of experience working in the Department of Natural Resources, mostly within the Division of Forestry which is the largest land managing program within the department. I have recently been assigned to the newly established DNR Land Asset Management position within the Division of Lands and Minerals. In this position my responsibilities include identifying and implementing strategic activities that will enhance the management of our state land asset and other lands that the state has an interest in. Given my past experiences in one of the principal resource management divisions in the department, and my current role in helping to assure that the state land asset is able to help us meet our conservation mission, I feel that I am uniquely qualified to manage this important LCCMR project.

The projects team will include Dave Schuller from the Division of Forestry, Perry Canton from the Division of Lands and Minerals, as well as representatives from the other land managing divisions, information management, and planning units within the department. This team will be carefully selected to work with myself as project manager following a defined project definition.

Organization Description

The Minnesota Department of Natural Resources (DNR) has managed over 5.5 million acres of state land for natural resource benefits for over 100 years.

The mission of the Minnesota Department of Natural Resources (DNR) is to work with citizens to conserve and manage the state's natural resources, to provide outdoor recreation opportunities, and to provide for commercial uses of natural resources in a way that creates a sustainable quality of life.