

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

Project Title:

ENRTF ID: 073-D

Frogtown Farm and Park

Topic Area: D. Land Acquisition & Restoration

Total Project Budget: \$ 1,500,000

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

Other Non-State Funds: \$ 0

Summary:

Acquisition of land for Frogtown Farm and Park, a much-needed urban green space for demonstration farming, recreation areas, and a nature sanctuary that preserves a grove of mature trees.

Name: Robert McGillivray

Sponsoring Organization: The Trust for Public Land

Address: 2610 University Ave, #300

St. Paul MN 55114

Telephone Number: (651) 999-5307

Email rim@tpl.org

Web Address www.tpl.org

Location

Region: Metro

County Name: Ramsey

City / Township: St. Paul

<u> </u>	Funding Priorities	<u> </u>	Multiple Benefits	<u> </u>	Outcomes	<u> </u>	Knowledge Base
<u> </u>	Extent of Impact	<u> </u>	Innovation	<u> </u>	Scientific/Tech Basis	<u> </u>	Urgency
<u> </u>	Capacity Readiness	<u> </u>	Leverage	<u> </u>	Employment	<u> </u>	TOTAL <u> </u> %



Environment and Natural Resources Trust Fund (ENRTF)

2012-2013 Main Proposal

PROJECT TITLE: Frogtown Farm and Park

I. 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, measurable 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.

II. DESCRIPTION OF PROJECT ACTIVITIES

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, development and stewardship.

Activity 1: Land acquisition

Budget: \$1.5 million

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.

Outcome	Completion Date
1. Acquire 12 acres of land and convey to the City of St. Paul for use as a park.	Fall 2013

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, initial development of the park, and initial programming and stewardship funds. The total budget for the acquisition of this land and all of the above-described activities is estimated at approximately \$3 million. 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 remaining \$1.5 million is expected to come from the City of St. Paul, private individuals, foundations (including Wilder) and corporations.

III. PROJECT STRATEGY

A. Project Team/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 would 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. Potential additional sources include Ramsey County, other state and federal funds.

B. Timeline Requirements

The Trust for Public Land anticipates acquiring this land and conveying it to the City of St. Paul in the fall of 2013. If funding for this acquisition is not obtained by that time, the property will go back on the market. It was listed for sale until TPL obtained an agreement to purchase the land within 18 months.

C. Long-Term Strategy and Future Funding Needs

The City of St. Paul will hold title to the property and have ultimate responsibility for maintenance, public access and stewardship. 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.

2012-2013 Proposed Acquisition List

Project Title: Frogtown Farm and Park

Project Manager Name: Robert McGillivray

Environment and Natural Resources Trust Fund \$ Request: \$1,500,000

#	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	Frogtown Farms	Fee title	Ramsey	Land contains large mature oaks and rare opportunity to educate urban residents about nature and agriculture.	12	na	City of St. Paul
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NOTES:

2012-2013 Detailed Project Budget

Frogtown Farm and Park

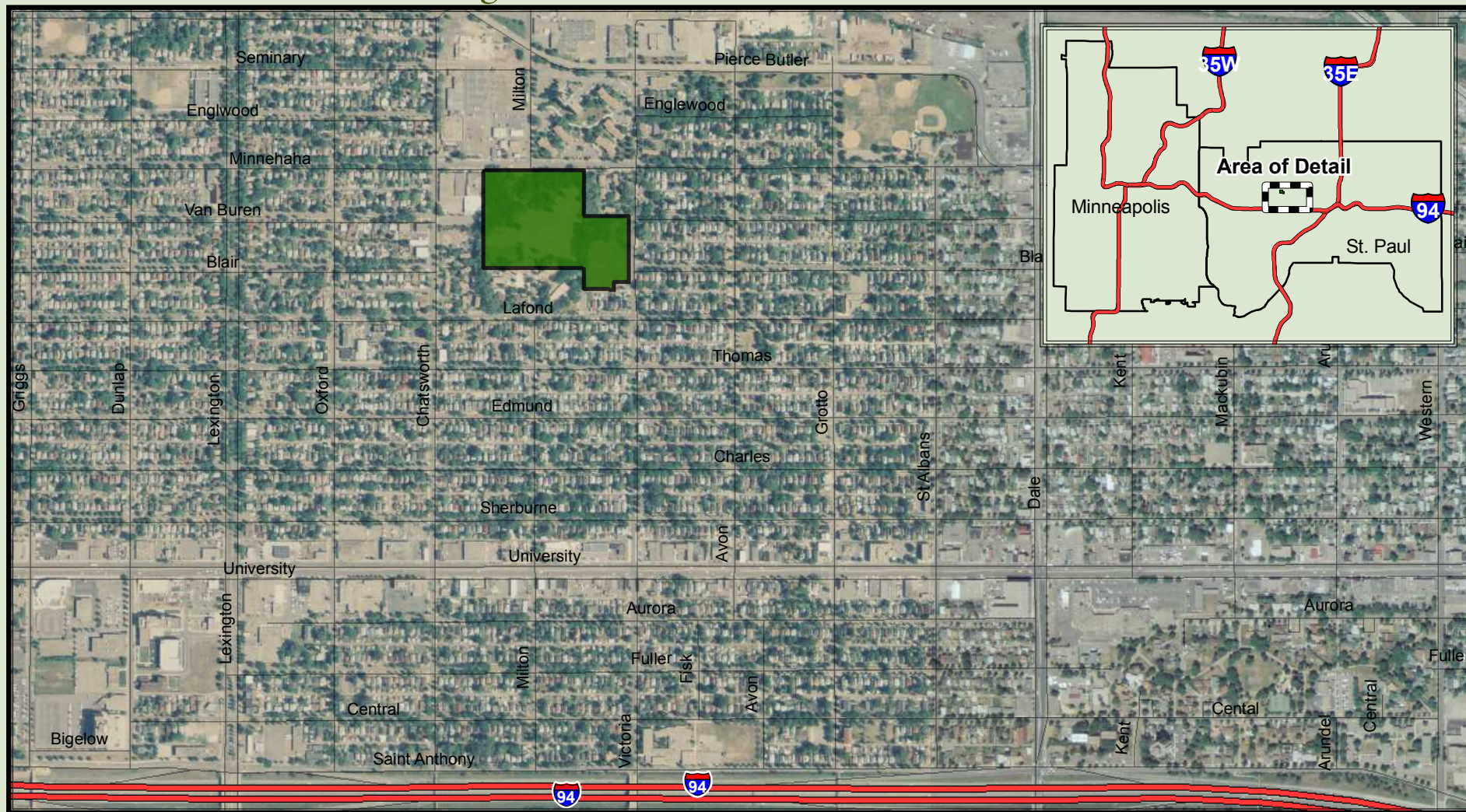
IV. TOTAL ENRTF REQUEST BUDGET 2 years

<u>BUDGET ITEM</u>	<u>AMOUNT</u>
Personnel:	\$ -
Contracts:	\$ -
Equipment/Tools/Supplies:	\$ -
Acquisition (Fee Title or Permanent Easements): 12 acres to be owned by the City of St. Paul	\$ 1,500,000
Travel:	\$ -
Additional Budget Items:	\$ -
TOTAL ENVIRONMENT AND NATURAL RESOURCES TRUST FUND \$ REQUEST =	\$ 1,500,000

V. OTHER FUNDS

<u>SOURCE OF FUNDS</u>	<u>AMOUNT</u>	<u>Status</u>
Other Non-State \$ Being Applied to Project During Project Period: City of St. Paul and private	\$ 1,500,000	Pending
Other State \$ Being Applied to Project During Project Period:	\$ -	
In-kind Services During Project Period:	\$ -	
Remaining \$ from Current ENRTF Appropriation (if applicable):	NA	
Funding History:	NA	

Frogtown Farm and Park Site in St. Paul



Legend

- Frogtown Farm and Park Site
- Interstates
- Local Roads

0 0.1 0.2 0.4 Miles



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

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Map Projection:

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Project Title: Frogtown Farm and Park

Project Manager Qualifications

Bob McGillivray is a Senior Project Manager in the Minnesota State Office of The Trust for Public Land and has been with TPL for nearly ten years. He works directly with landowners, public agency partners, and community members to protect land throughout the state of Minnesota for public use and enjoyment. He manages all aspects of real estate transactions including conducting property research; negotiating contracts; advocating for and securing financing; and coordinating due diligence activities. Prior to joining TPL, Bob was a partner at the law firm of Oppenheimer Wolff & Donnelly with a broad commercial practice. He also served as a law clerk for the Honorable Edward J. Devitt, United States District Court Judge; a Special Assistant Attorney General with the Minnesota Attorney General's Office; and a legal intern with the United Nations and the United States Attorney's Office for the Southern District of New York. Bob graduated summa cum laude and Phi Beta Kappa from the University of Minnesota and received his law degree from New York University. He also studied at Stirling University in Scotland and the University of Copenhagen, Denmark. Bob's volunteer activities have included serving on the Board of the Legal Aid Society of Minneapolis and on the Board of Minnesota Waters, a nonprofit conservation organization that promotes responsible stewardship of water resources.

Organization Description

The Trust for Public Land is a national non profit organization dedicated to conserving land for people to enjoy as parks, gardens, and other natural areas, ensuring livable communities for generations to come. The primary way The Trust for Public Land accomplishes this vision is through conservation real estate, conservation finance, and conservation vision.

