

**Environment and Natural Resources Trust Fund
2014 Request for Proposals (RFP)**

Project Title:

ENRTF ID: 187-G

Strategic Land Acquisition, Accelerating Sales and Exchanges

Category: G. Land Acquisition for Habitat and Recreation

Total Project Budget: \$ 500,000

Proposed Project Time Period for the Funding Requested: 2 Years, July 2014 - June 2016

Summary:

Strategic Land Asset Management opportunities for exchange, sale and acquisition of public lands will be planned for and implemented through comprehensive county based planning and completion of priority transactional activities.

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Sponsoring Organization: MN DNR

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Location

Region: Statewide

County Name: Statewide

City / Township:

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



I. PROJECT STATEMENT

Of the approximately 51.2 million acres of land in Minnesota, 25.5 % is in public ownership. Over 6 million acres of state land is managed by the DNR, and another 2.8 million acres is administered by counties. These public lands are a significant asset to Minnesota's citizens, providing multiple benefits including; outdoor recreational opportunities, protection of rare species, support for both local and state economies, and conservation of land, water and air. However, an unfortunate fact is that not all of these public lands are readily accessible to the general public, and much of the land base is interspersed with other public and private ownership which makes them difficult to manage.

The DNR's Strategic Land Asset Management (SLAM) program began in 2012 with the intention of taking a more strategic approach to acquiring, selling and exchanging state lands to accomplish multiple objectives. Since it began, the department has worked closely with certain counties to plan for and implement exchanges that benefit both the state and participating counties. Better consolidation of ownerships and improved access for both management and recreational purposes are two clear objectives of that effort. Through these partnerships the department also identified parcels to be sold through public auction. In addition to helping improve management efficiencies and increase county tax base, these sales helped the department obtain county concurrence to acquire priority inholdings and / or key access parcels; or other lands necessary to achieve our conservation mission.

While SLAM efforts to improve the state and county public land portfolios has had some success, greater accomplishments could be made if additional funding were available from LCCMR to help cover the costs of additional GIS analysis, planning, project management, and professional and technical real estate related services necessary for sales and exchanges. **Funding sale and exchange work will allow the department and our stakeholders to accomplish future acquisitions through a more strategic, as opposed to an opportunistic approach.**

The goals of this project are consolidation of state and / or county administered lands, improved access to public lands, increased protection of natural resources, providing more outdoor recreational opportunities close to population centers, targeted conservation of prairie and grasslands, and increased economic opportunities. These goals will be met through integrated planning for SLAM activities that accomplish multiple objectives, and assuring adequate and sustainable funding is available to accomplish the prioritized transactions.

II. DESCRIPTION OF PROJECT ACTIVITIES

Activity 1: Expanding SLAM outreach, coordination and planning.

\$381,255

DNR will accelerate our efforts by working with non-profit partners and others in 8 to 12 additional counties to plan for and implement comprehensive county based SLAM projects. These projects will result in plans that accomplish multiple objectives for both state and counties through a strategic approach of sales, exchanges and acquisitions. The funds requested for this activity will be used to help the DNR regions expand their capacity to manage projects, develop comprehensive strategic land asset management plans, and coordinate the additional work necessary to accomplish this activity.

Outcome	Completion Date
1. Confirm willing county partners, establish planning framework, complete project definitions, charter project teams and hire positions.	September, 2014
2. Complete 4 to 6 county SLAM plans that identify priority exchanges, sales and acquisitions.	June, 2015



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3. Complete remainder of 8 to 12 SLAM plans	March, 2016

Activity 2: Complete the professional and technical services associated with sales and exchanges; \$165,395

Through our SLAM efforts currently underway the department has already identified numerous sale and exchange opportunities. In addition to these we will be completing a highest and best use analysis of all trust fund parcels and reporting to the legislature by the end of December, 2013. One product of this analysis will be the identification of additional parcels that should be sold or exchanged in order to benefit the trust. Funding requested for this activity will pay for the professional real estate work performed within the department; and contract work including appraisals, survey (when necessary), abstract review, closings and final reviews by the AG's office. Additionally, the exchange and sale opportunities identified and planned for in activity one will require these same activities in order to complete them.

Outcome	Completion Date
1. Prioritize and begin transaction activities necessary to complete sales and exchanges already in the queue.	July, 2014
2. Complete exchange and sale transactions began in outcome number 1 of Activity Two above.	June, 2015
3. Begin transactions for new counties.	July, 2015
4. Complete transactions for all 8 to 12 new counties.	June, 2016

III. PROJECT STRATEGY

A. Project Team/Partners

Each of the 8 to 12 county SLAM planning projects will require a project team consisting of representatives from the counties, third party conservation groups (i.e. TCF, TNC, TPL, etc.), and local DNR resource managers. Team leadership will be shared between LCCMR funded positions and existing DNR regional real estate program supervisors and planners. Support needs, such as data integration and analysis, modeling, and GIS, will be provided by DNR, or partner organizations when available. The DNR SLAM Integration Team will provide overall coordination to assure that each project begins and ends on time, project managers have the resources they need to be successful and communication needs are met.

B. Timeline Requirements

This project will require a full two years to complete. Beginning immediately on July 1, 2014 we will begin work necessary to complete the professional services and contract real estate activities necessary to assure completion of transactions already in the queue. Also during the first year we anticipate the planning to be largely completed in 4 to 6 of the new counties. The second year will consist of completing the remainder of the 8 to 12 county plans and additional transactions that had been identified.

C. Long-Term Strategy and Future Funding Needs

This project will help to complete much of the exchange and sale work already existing and planned for in activity one. Another benefit of it will be an improved understanding of additional SLAM opportunities and the ongoing transactional needs necessary to complete them. This will help the department to prioritize and budget for these activities through their future biennial appropriations. Also, as we sell more lands, the DNR's revolving Land Acquisition Account may become adequately funded to help pay for the services needed to sell and exchange land into the future.

2014 Detailed Project Budget

Project Title: Strategic Land Asset Management, Accelerating Sales and Exchanges

IV. TOTAL ENRTF REQUEST BUDGET [Insert # of years for project] years

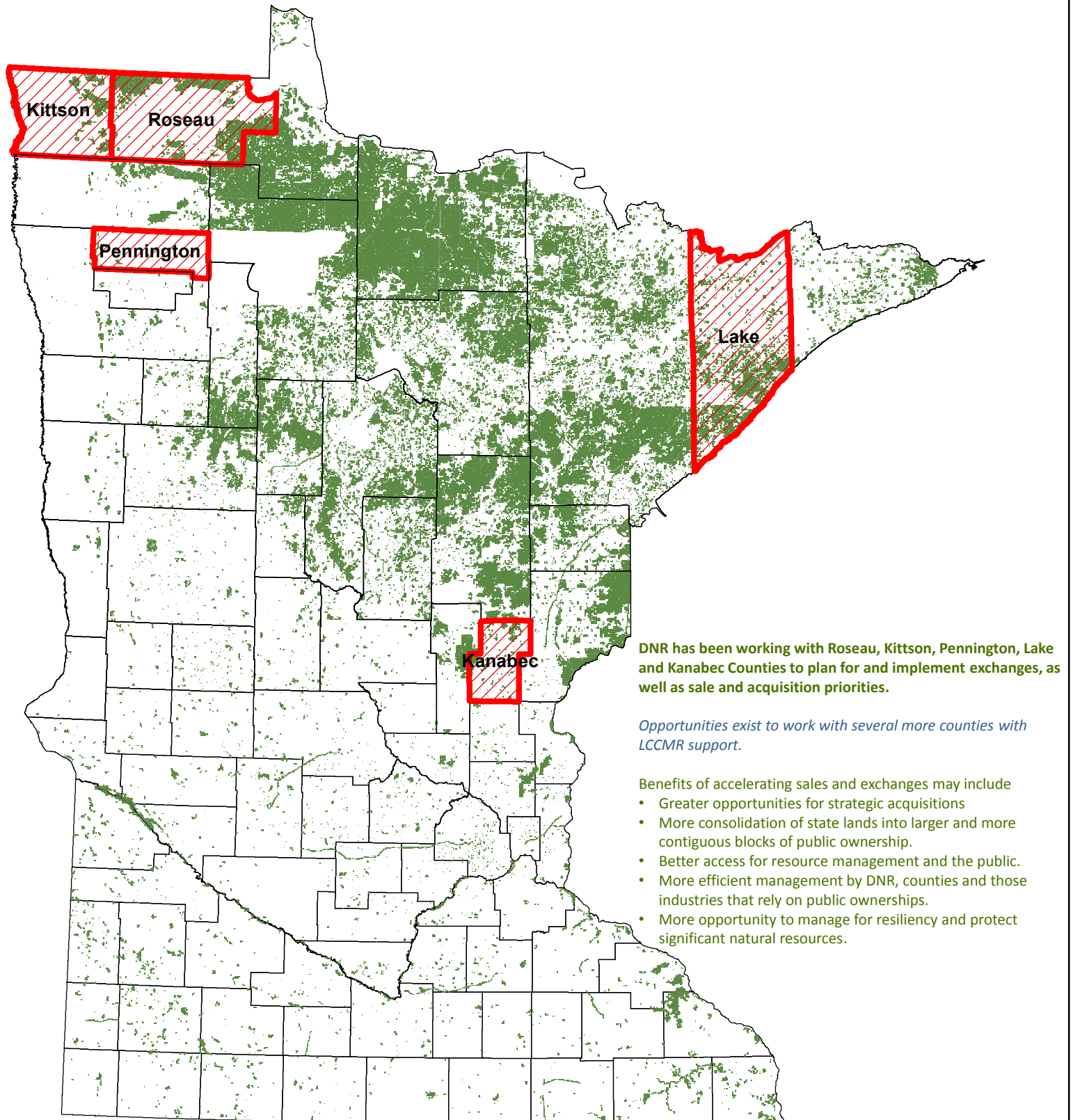
BUDGET ITEM (See "Guidance on Allowable Expenses", p. 13)	AMOUNT
Personnel: Regional Project Managers / Planners (2.5 FTE's / 3 positions for 18 months)	\$350,000
Contracts: Miscellaneous contracts for certified appraisals, survey, title review, attorney general work, etc. necessary to complete the transactions. Professional Services: Direct and Necessary Services will be \$46,650	\$150,000 & \$46,650
Equipment/Tools/Supplies: In this column, list out general descriptions of item(s) or item type(s) and their purpose - one row per item/item type.	\$ -
Acquisition (Fee Title or Permanent Easements): In this column, indicate proposed number of acres and name of organization or entity who will hold title.	\$ -
Travel: minimal travel costs will be covered by the department	\$ -
Additional Budget Items: In this column, list any additional budget items that do not fit above categories. List by item(s) or item type(s) and explain how number was reached. One row per type/category.	\$ -
TOTAL ENVIRONMENT AND NATURAL RESOURCES TRUST FUND \$ REQUEST =	\$546,650

V. OTHER FUNDS

SOURCE OF FUNDS	AMOUNT	Status
Other Non-State \$ Being Applied to Project During Project Period: Indicate any additional non-state cash dollars to be spent on the project during the funding period. For each individual sum, list out the source of the funds, the amount, and indicate whether the funds are secured or pending approval.	\$ -	Indicate: Secured or Pending
Other State \$ Being Applied to Project During Project Period: Divisions will be asked to cover the costs of professional real estate services provided by the Division of Lands and Minerals. These services will be necessary to complete the transaction work associated with sales and exchanges. These services are estimated at 25% of the total transaction costs.	\$40,000	Secured
In-kind Services During Project Period: Will include overall project coordination, planning, GIS and mapping, modeling, and data analysis and integration.	\$100,000	Secured
Remaining \$ from Current ENRTF Appropriation (if applicable): Specify dollar amount and year of appropriation from any current ENRTF appropriation for any directly related project of the project manager or organization that remains unspent or not yet legally obligated at the time of proposal submission. Be as specific as possible. Describe the status of funds in the right-most column.	\$ -	Indicate: Unspent? Not Legally Obligated? Other?
Funding History: Indicate funding secured prior to July 1, 2014, for activities directly relevant to this specific funding request, including past ENRTF funds. State specific source(s) of funds.	\$ -	

Strategic Land Asset Management, Accelerating Sales and Exchanges

DNR land ownership and administrative interest



State Lands

Current Land Asset Exchange Underway

No

08/07/2013

Project Manager Qualifications and Organization Description

Project Manager

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

Experience: I have had over 34 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. In late 2012 I was assigned to the newly established DNR Land Asset Manager position within the Division of Lands and Minerals. This position was established to provide leadership within the department in moving toward a more strategic approach to managing the state public land asset. 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 DNR's **Strategic Land Asset Management Integration Team** includes Dave Schuller from the Division of Forestry, Peggy Booth from Ecological and Water Resources, Pat Rivers from Fish and Wildlife and Jennifer Christie from Parks and Trails, as well as representatives from the regions, information management, and planning units within the department. This interdisciplinary team will be significantly engaged in helping to accomplish this project.

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.