

**Environment and Natural Resources Trust Fund
2018 Request for Proposals (RFP)**

Project Title:

ENRTF ID: 210-G

Bayport St. Croix Conservation Initiative

Category: G. Land Acquisition, Habitat and Recreation

Total Project Budget: \$ 550,000

Proposed Project Time Period for the Funding Requested: 2 years, July 2018 to June 2020

Summary:

Fee title acquisition for parkland to protect, reconnect, restore and make publicly accessible 11 acres of St. Croix Riverfront, including 665 feet of shoreline and natural area in Bayport, MN.

Name: Sara Taylor

Sponsoring Organization: City of Bayport

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Location

Region: Metro

County Name: Washington

City / Township: City of Bayport

Alternate Text for Visual:

Map outlines the three properties proposed for acquisition along the St. Croix River

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



Environment and Natural Resources Trust Fund (ENRTF)
2018 Main Proposal
Project Title: *Bayport St. Croix Conservation Initiative*

I. PROJECT STATEMENT

NEED: Funding for fee title acquisition for parkland is needed to permanently protect, reconnect, restore and make publicly accessible three properties on 11 acres, including 665 feet of St. Croix riverfront, near downtown Bayport, MN. The project area will provide year-round public access and a designated trail for enjoying the scenic views and wildlife.

OPPORTUNITY: Three sets of landowners have come forward together to make this opportunity possible. The City of Bayport, Washington County and Andersen Corporation are engaged in ongoing collaborative discussions around this project. Washington County's Land and Water Legacy program ranks areas along the St. Croix River as high priority for protection. The City of Bayport is eager to implement projects that improve the quality of life of its residents, the quality of its environment and water, and residents' views and access to this treasured community asset. The adjacent Andersen Corporation values the opportunity to be a good neighbor to the community, create space around their facility for wildlife moving along the river and provide access to open space for their workers to promote health and fitness.

THE CONTEXT: This project is located in the well-known St. Croix River National Wild and Scenic River area. The first property is wooded while the second and third will require more native vegetation and tree restoration to enhance the natural buffering and overall health and aesthetic of the area. Improved storm water infiltration and treatment methods will also be included in the project as appropriate. The buildings on the property are substandard due to lack of utility access and proneness to flooding, and reaching the end of their useful life (built in 1901 and 1940). Known inhabitants of the area potentially benefitting from this project are: Peregrin Falcon, Gilt Darter, Colonial Waterbird Nesting Site, Round Pigtoe, Blue Sucker, Mudpuppy, Lake Sturgeon, Pstolgrip, Higgins Eye, Paddlefish, Butterfly, Spike, Purple Wartyback and Mucket.

GOALS: The overall goals of this project are to protect land, water and trees, restore habitat, expand open space and scenic views, and increase access to the St. Croix River by investing in the acquisition of these 11 acres. This project promotes and builds upon prior conservation efforts along the St. Croix River.

IMPLEMENTATION: This project will achieve its goals through acquisition and placement of this land into local public ownership for permanent protection, thereby, reversing impacts and risks of aged development in a flood prone area, preventing future development, reconnecting the parcels into one larger connected natural area complex, and providing public access. The process will involve completion of a management plan for the property and a reopening of the full river view by eventual removal of buildings and buckthorn. Please note discussions and analysis are underway with the City and Andersen regarding the access road, parking and nearby boat launch that may require an exclusion area on the project's north or south end to assure access.

COST: Total project cost is anticipated to be \$1,650,000. We are proposing a 1/3 State- 1/3 County-1/3 City and foundation financing split of the total acquisition cost which comes to \$550,000. The County, City and foundation will cover costs exceeding the anticipated project total. Though not anticipated, if foundation support for the project wanes due to the access/parking issue, a 50-50 state-local government financing package may be needed to complete the project.

II. PROJECT ACTIVITIES AND OUTCOMES

Budget: \$550,000

Activity 1: Complete Fee Title Acquisition

The City of Bayport will acquire the three properties. An appraisal has already been completed.



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CRITERIA USED. These properties are located in one of the Washington County Land and Water Legacy Program's Top Ten High Priority Areas due to its potential for: 1) improving water quality of a stream, 2) protecting drinking water, 3) preserving wetlands and woodlands, and 4) protecting land along bodies of water from development.

Outcome	Completion Date
1. Acquisition of 11 acres for the City of Bayport PIDs: 1102920210006, 1102920210005, 1102920210003/1102920210004 (inseparable)	December 2019

Activity 2: Complete a Restoration and Management Plan

The City of Bayport will have 18 months to complete a restoration and management plan for the property after closing.

Outcome	Completion Date
1. Completion of a Restoration and Management Plan for 11 acres	June 2020

III. PROJECT STRATEGY

A. Project Team/Partners

City of Bayport: The City of Bayport has taken the lead on creating a vision for this project, convening the landowners and partners, having appraisals completed and agreeing to be the land holder and manager. The City recently worked in partnership with the Minnesota Land Trust to place a conservation easement on a residential neighborhood that is a conservation development with 145 acres of restored native prairie and open space.

Washington County: Washington County has discussed the project with the Bayport City Council and is a willing financial partner through its Land and Water Legacy Program. The County will also place a conservation easement on the property. Washington County residents passed a \$20 million referendum in 2006 for purposes of land acquisitions and easements to protect water quality, grow the parks system, and protect open space and habitat. Washington County's completed and underway conservation projects now total over \$12 million.

Andersen Corporation: Andersen Corporation has provided feedback as the northern neighbor to the project. The project concept appeals to their business as a health and wellness resource for employees.

Private Corporation/Foundation: A corporation and foundations have been found to provide additional partnership funding for the project.

B. Project Impact and Long-Term Strategy

The long-term strategy is to protect and restore 11 acres of St. Croix River shoreline near a downtown area and make it accessible to the public in perpetuity. The long-term impact of this is that the public will have improved access, appreciation for and connection to a nationally recognized natural resource and treasure in an area that was previously inaccessible due to private ownership. This increased connection can only grow support for the overall protection of the river.

C. Timeline Requirements

The greatest urgency for this project is obtaining financing and completing the closing so as to not lose any of the willing sellers. All are at the stage of wanting this project completed yesterday. To meet the City of Bayport's and Andersen Corporation's needs, the project will allow for a previous walking trail for which no funding currently exists. It will also take time for the City to complete demolition related to the existing building sites.

2018 Detailed Project Budget

Project Title: Bayport St. Croix Conservation Initiative

IV. TOTAL ENRTF REQUEST BUDGET two years

<u>BUDGET ITEM</u>	<u>AMOUNT</u>
Acquisition: <i>Fee title acquisition for parkland: 3 parcels totaling ~11 acres to be owned by the City of Bayport (1/3)</i>	\$550,000
TOTAL ENVIRONMENT AND NATURAL RESOURCES TRUST FUND \$ REQUEST =	\$550,000

V. OTHER FUNDS

<u>SOURCE OF FUNDS</u>	<u>AMOUNT</u>	<u>Status</u>
Other Non-State \$ To Be Applied To Project During Project Period: <i>Washington County's Land and Water Legacy Fund (1/3)</i> <i>City of Bayport/Foundation (1/3)</i>	\$1,100,000	Pending approval of state funds
Other State \$ To Be Applied To Project During Project Period:	N/A	N/A
In-kind Services To Be Applied To Project During Project Period:	N/A	N/A
Past and Current ENRTF Appropriations to Washington County: --Aiple Property, Stillwater, MN: \$1.25M --Zephyr/Brown's Creek State Trail: \$2.15M	\$3,400,000	Expended
Other Funding History: City of Bayport-Appraisals	\$7,900	Expended

Environment and Natural Resources Trust Fund
2018 Proposed Acquisition/Restoration List

Project Title: Bayport St. Croix Conservation Initiative
Project Manager Name: Sara Taylor
Organization: City of Bayport
ENRTF \$ Request: \$550,000

#	Acquisition or Restoration Parcel Name	Geographic Coordinates Format: [Deg.]° [Min.]' [Sec.]" [Hemis.]		Estimated Cost	County	Ecological Significance	Activity Description	# of Acres	# of Shoreline Miles	Type of Landowner	Proposed Fee Title Holder
		Latitude	Longitude								
1	Scheider Family Trust	45° 1' 11.6436" N and 45° 1' 10.0056" N	92° 46' 30.414" W and 92° 46' 29.6688" W	\$511,000	Washington	St. Croix River Shoreline/Forest	Fee Title Acquisition	5.55	340 FF	Private	City of Bayport
2	R. Schneider	45° 1' 8.814" N	92° 46' 29.2368" W	\$592,000	Washington	St. Croix River Shoreline/Forest	Fee Title Acquisition	2.54	150 FF	Private	City of Bayport
3	McPherson	45° 1' 7.122" N	92° 46' 28.7184" W	\$547,000	Washington	St. Croix River Shoreline/Forest	Fee Title Acquisition	2.93	174 FF	Private	City of Bayport



Project Manager Qualifications & Organization Description

Project Manager Qualifications

Sara Taylor, Assistant City Administrator and Planner
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651-275-4404
staylor@ci.bayport.mn.us

Sara Taylor is the Assistant City Administrator and Planner with the City of Bayport and has managed an array of planning and land project for the last 13 years.

Organization Description

City of Bayport, MN

Located on the St. Croix River, between the cities of Afton and Stillwater, Bayport is known for its scenic river views and warm, small town hospitality. Whether you are a resident or visitor, Bayport provides a variety of ways to enjoy and explore the river valley.

Outdoor enthusiasts take pleasure in swimming and boating on the calm waters of Lake St. Croix, as well as hiking and bird watching in the hill prairies of the St. Croix Savanna Natural Area. Unique, independent businesses and restaurants also enhance the character and charm of our historic town, and definitely aim to please shoppers and diners alike.

The Bayport City Council is committed to continuing the quality of services that its 3,500 residents enjoy today. This commitment is carried out by dedicated city employees at the City Hall, Library, Police Department, Public Works Department, and Fire Department.

The City of Bayport's most recent experience with land protection was in partnership with the Minnesota Land Trust who recently placed a conservation easement on a residential neighborhood that is a conservation development with 145 acres of restored native prairie and open space.

