

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

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**Project Title:**

**ENRTF ID: 213-G**

A Local-State-Federal Partnership Protects multiple public benefits on the Mississippi River

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**Category:** G. Land Acquisition, Habitat and Recreation

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**Total Project Budget:** \$ 700,000

**Proposed Project Time Period for the Funding Requested:** 1 year, July 2018 to June 2019

**Summary:**

A partnership among the City of Baxter, Brainerd Public Schools, Camp Ripley Sentinel Landscape program and The Conservation Fund will acquire 200 acres of riparian forest on the upper Mississippi River Headwaters.

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**Name:** Josh Doty

**Sponsoring Organization:** City of Baxter

**Address:** 13190 Memorywood Drive  
Baxter Minn 56425

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**Email** JDoty@baxtermn.gov

**Web Address** http://www.baxtermn.gov/

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**Location**

**Region:** Central

**County Name:** Crow Wing

**City / Township:** Baxter

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**Alternate Text for Visual:**

Map shows 200-acres of Potlatch land on the Mississippi River and Pike creek representing 1.75 miles of shoreline to be protected. This project is adjacent and just west of the Baxter Mississippi River Overlook Park

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



**PROJECT TITLE: A Local-State-Federal Partnership Protects multiple public benefits on the Mississippi River**

**I. PROJECT STATEMENT**

A partnership among the City of Baxter, Brainerd Public Schools Camp Ripley Sentinel Landscape program and The Conservation Fund will acquire 200 acres of riparian forest on the upper Mississippi River. This team identified synergistic priorities in the subject parcels, including development of a forest classroom, preservation of a high biodiversity forest and wetlands, protection of critical drinking water quality, and protection of the Camp Ripley training mission from incompatible land use.

Acquisition timing is critical due to landowner willingness to sell, impending threat of development, availability of matching funds, and alignment with the City of Baxter’s long-range open space plan goals.

This 200-acre acquisition adjoins the 60-acre Mississippi River Overlook Park already owned by the City of Baxter, and is within walking distance of Forestville Middle School, one of the largest middle schools in the state. Acquisition of this property will protect a riparian forest, a top priority goal of both the Crow Wing County water plan and the Mississippi Headwaters Board comprehensive plan, all while providing the unique educational opportunities of a forest classroom for more than 2000 local middle school students each year. Additionally, this acquisition will allow Baxter to extend its existing operational capacity efficiently, by managing the new acreage within its existing park maintenance program.

**II. PROJECT ACTIVITIES AND OUTCOMES**

**Land Acquisition**

Description:

Camp Ripley Sentinel Landscape will provide federal matching funds to the maximum extent authorized, up to 75% of the land cost, approximately \$1,875,000. This funding will be coordinated via a Cooperative Agreement (CA) between Camp Ripley (National Guard Bureau) and The Conservation Fund (TCF). Only organizations in the CA can receive these CRSL funds. TCF will facilitate the real estate transaction between the seller, Potlatch Corporation, and the buyer, the City of Baxter. Baxter would be appropriated 25% of the project costs from the Environment and Natural Resources Trust Fund (ENRTF), and would own and manage the 200 acres acquired from Potlatch.

The partnership of the three government organizations will develop a forest management plan and implement land stewardship per that plan. The partnership will facilitate relevant Brainerd Public Schools educational programs, provide site stewardship, and ongoing public education and awareness opportunities beyond the forest classroom for the middle school. The city of Baxter will manage full site access for both school and other public uses per the forest management plan.

Note that an existing power line corridor divides the five Potlatch parcels in this acquisition. Both Great River Energy (GRE) and Crow Wing Power Cooperative (CWP) have good working relationships with Baxter, as proven by a successful track record of co-developing multi-use trails within other like corridors. The Baxter long range Parks and Trails Plan offers future guidance that includes pedestrian/bicycle trail development through this property and within the powerline corridor. (see attached exhibit map). The jointly owned GRE/CWP 120-foot wide powerline easement is managed to maintain access to the powerline infrastructure; including a heavy truck roadway and managed vegetation. Future trail development within this corridor would not negatively impact the natural resource values of the property but would provide accessibility to the forest.



**Environment and Natural Resources Trust Fund (ENRTF)  
2018 Main Proposal**

Criteria used for selection of these parcels include: City of Baxter Comprehensive Plan guidance language, adjacency to other city managed property, parcels within the Camp Ripley 3-mile Army Compatible Use Buffer area, public accessibility, proximity to Forestview Middle School, near-shore and wetland protection, large block riparian corridor forest and landowner willingness to sell.

| <b>Land Acquisition</b>              | <b>Budget: \$2,500,000</b> |
|--------------------------------------|----------------------------|
| <b>Outcome</b>                       | <b>Completion Date</b>     |
| 1. Appraisal                         | 2018                       |
| 2. Agency approval of appraisal      | 2018                       |
| 3. Closing: city of Baxter ownership | 2019 January               |
|                                      |                            |

**III. PROJECT STRATEGY**

**A. Project Team/Partners**

The project partners and partner lead staff include: City of Baxter, Josh Doty Community Development Director; Camp Ripley Sentinel Landscape (CRSL), Josh Pennington Camp Ripley Environmental Supervisor; Brainerd Public Schools, Steve Lund Director of Operations; and Steve Hobbs State Director of The Conservation Fund.

**B. Project Impact and Long-Term Strategy**

The preservation of this land represents a significant step toward meeting state goals to protect Minnesota’s native plant and animal communities. The communities mapped on this land include Central Rich Dry Pine Woodland (FDc24). All subtypes within FDc24 are classified S1, critically impaired, or S3, vulnerable to extirpation.

The diverse forest mosaic includes upland oak/aspen/pine, flood plain forest, scrub-shrub wetland, and jack pine. In the open upland areas, native savanna remnant species exist. Animal species of special concern that are dependent on this habitat include red-shouldered hawk, Blanding’s turtle, and eastern hog-nosed snake. Federal Threatened and Endangered Species include the northern long-eared bat and the gray wolf. Camp Ripley is a host site for extensive statewide research on these two species. Critical to the long-term recovery of both is protecting the habitat bordering Camp Ripley.

Brainerd Public Schools has recently drafted a Comprehensive Long Range Facilities Plan that cites an up to 10% student enrollment increase over the next ten years. 64% of that increase is comprised of middle school and high school students who will benefit from near access to a School Forest managed jointly with Baxter. Population forecasts anticipate an increase of 29% for Crow Wing County by 2035, or 14,238 people. The City of Baxter represents almost one quarter of that growth (Baxter Comprehensive Plan 2015). The city Comprehensive Plan analysis emphasizes the anticipated development pressure while the school study shows student growth anticipated in the facility closest to this acquisition of forest land.

**C. Timeline Requirements**

ENRTF appropriation, following legislative approval, is anticipated July 2018. The CRSL matching funds will be available through a Cooperative Agreement with The Conservation Fund by federal fiscal year 2018 (October). The project timeline would include full certified appraisal by The Conservation Fund, agency review and approval by September 2018. DNR Forestry, Camp Ripley environmental staff, and the City of Baxter would approve development of a forest management plan, to include program inputs from Brainerd Public Schools by September 2018. Property closing is anticipated by January 2019.

## 2018 Detailed Project Budget

**Project Title: A Local-State-Federal Partnership Protects multiple public benefits on the Mississippi River**

INSTRUCTIONS AND TEMPLATE (1 PAGE LIMIT)

Attach budget, in MS-EXCEL format, to your "2018 LCCMR Proposal Submission Form".

(1-page limit, single-sided, 10 pt. font minimum. Retain bold text and DELETE all instructions typed in italics. ADD OR DELETE ROWS AS NECESSARY. If budget item row is not applicable put "N/A" or delete it. All of "Other Funds" section must be filled out.)

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

| <b>BUDGET ITEM</b> (See "Guidance on Allowable Expenses", p. 13)   | <b>AMOUNT</b>   |
|--|---|
| <b>Personnel:</b> In this column, list who is getting paid to do what and what is the % of full-time employment for each position. List out by position or position type - one row per position/position type. For each, provide details in this column on the inputs: i.e., % dollars toward salary, % dollars toward benefits, time period for position/position type, and number of people in the position/position type. | NA  |
| <b>Professional/Technical/Service Contracts:</b> In this column, list out proposed contracts. Be clear about whom the contract is to be made with and what services will be provided. If a specific contractor is not yet determined, specify the type of contractor sought. List out by contract types/categories - one row per type/category. If an RFP will be issued, state that.  | NA  |
|  | Appraisal \$5,000   |
|  | Real Estate Services (The Conservation Fund) The Conservation Fund, by its sole source Cooperative Agreement with Camp Ripley, is the only entity able to acquire land using Department of Defense funding \$20,000 |
|  | Environmental Assessment \$10,000   |
|  | Title Insurance \$6,000   |
| <b>Equipment/Tools/Supplies:</b> In this column, list out general descriptions of item(s) or item type(s) and their purpose - one row per item/item type.  | \$ -  |
| <b>Acquisition (Fee Title): 200-acres to be owned by the city of Baxter</b>  | \$ 625,000  |
| <b>Travel:</b> Be specific. Generally, only in-state travel essential to completing project activities can be included.  | \$ -  |
| <b>Additional Budget Items:</b> 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 determined One row per type/category.  | \$ -  |
| <b>TOTAL ENVIRONMENT AND NATURAL RESOURCES TRUST FUND \$ REQUEST =</b>   | <b>\$ 666,000</b>   |

### V. OTHER FUNDS (This entire section must be filled out. Do not delete rows. Indicate "N/A" if row is not applicable.)

| <b>SOURCE OF FUNDS</b>  | <b>AMOUNT</b>                    | <b>Status</b>   |
|---|----------------------------------|---|
| <b>Other Non-State \$ To Be Applied To Project During Project Period:</b> Indicate any additional non-state cash dollars secured or applied for 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.                                | \$ 1,875,000                     | Secured from Camp Ripley Sentinel Landscape (DOD federal) |
| <b>Other State \$ To Be Applied To Project During Project Period:</b> Indicate any additional state cash dollars (e.g., bonding, other grants) secured or applied for 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.          | NA                               | Indicate: Secured or Pending                              |
| <b>In-kind Services To Be Applied To Project During Project Period:</b> Indicate any additional in-kind service(s) secured or applied for to be spent on the project during the funding period. For each type of service, list type of service(s), estimated value, and indicate whether it is secured or pending. In-kind services listed must be specific to the project. | Chip trail constuction \$155,000 | City of Baxter secured subject to annual budget approvals |
| <b>Past and Current ENRTF Appropriation:</b> 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. Indicate the status of the funds.               | NA                               | Indicate: Unspent? Legally Obligated? Other?              |
| <b>Other Funding History:</b> Indicate funding secured but to be expended prior to July 1, 2018, for activities directly relevant to this specific funding request. State specific source(s) of funds and dollar amount.  | NA                               |   |

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

**Project Title:** Protecting a Riparian Forest Classroom in the Mississippi River Headwaters with Partnership

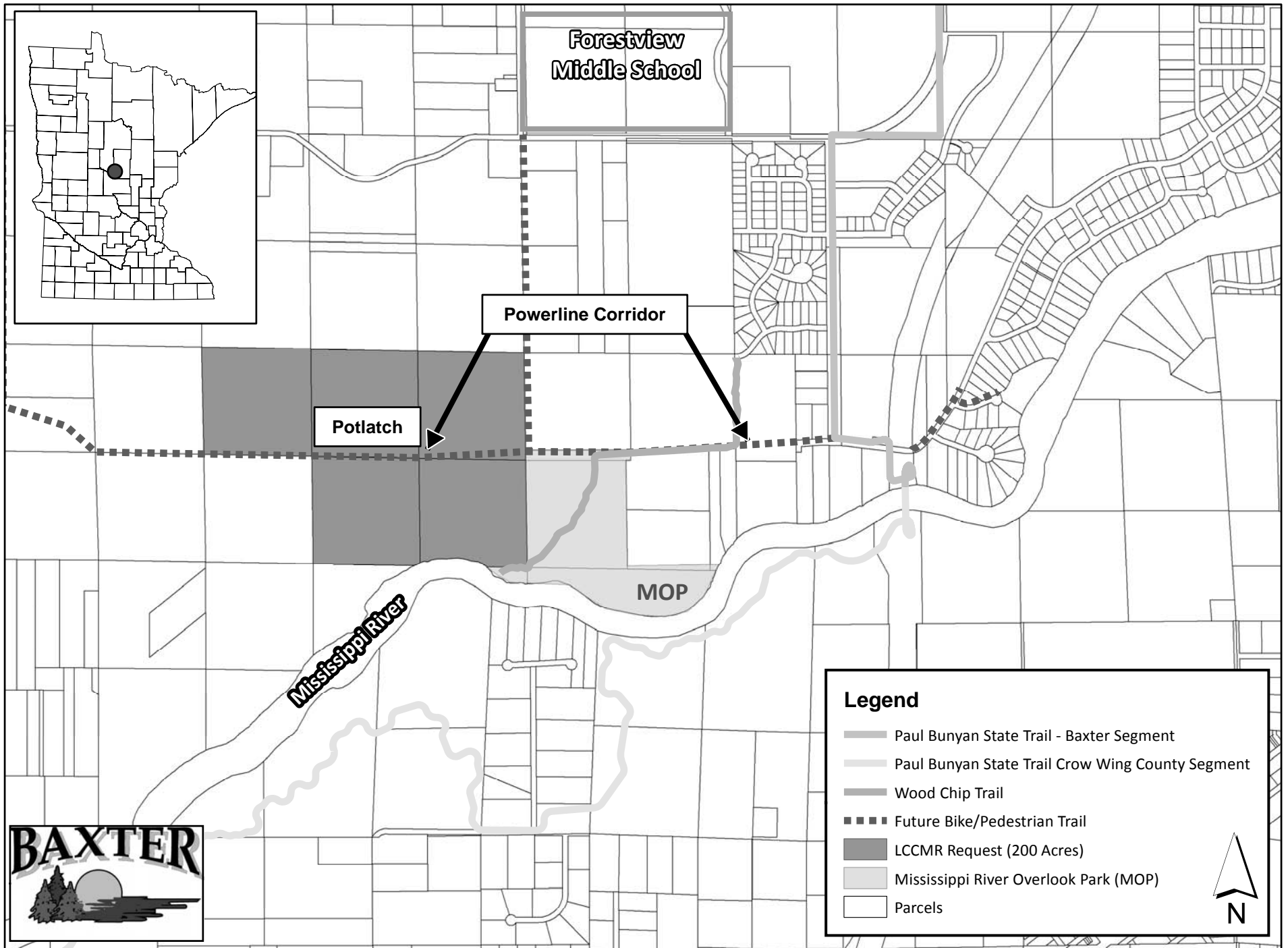
**Project Manager Name:** Josh Doty, Community Development Director

**Organization:** City of Baxter

**ENRTF \$ Request:** \$625,000

| #  | Acquisition or Restoration Parcel Name | Geographic Coordinates<br>Format: [Deg.]° [Min.]' [Sec.]" [Hemis.] |            | Estimated Cost | County    | Ecological Significance         | Activity Description | # of Acres | # of Shoreline Miles | Type of Landowner | Proposed Fee Title or Easement Holder (if applicable) |
|----|--|--|------------|----------------|-----------|---------------------------------|----------------------|------------|----------------------|-------------------|---|
|    |  | Latitude   | Longitude  |                |           |                                 |                      |            |                      |                   |   |
| 1  | Potlatch Corp. 1-5                     | 46.314183  | -94.293646 | 2,5000,000     | Crow Wing | riparian forest, wetland, shrub | Fee acquisition      | 200        | 1.75                 | Private           | City of Baxter  |
| 2  | Parcel 1                               |  |            |                |           |                                 |                      | 40         |                      |                   |   |
| 3  | Parcel 2                               |  |            |                |           |                                 |                      | 40         |                      |                   |   |
| 4  | Parcel 3                               |  |            |                |           |                                 |                      | 40         |                      |                   |   |
| 5  | Parcel 4                               |  |            |                |           |                                 |                      | 40         |                      |                   |   |
| 6  | Parcel 5                               |  |            |                |           |                                 |                      | 40         |                      |                   |   |
| 7  |  |  |            |                |           |                                 |                      |            |                      |                   |   |
| 8  |  |  |            |                |           |                                 |                      |            |                      |                   |   |
| 9  |  |  |            |                |           |                                 |                      |            |                      |                   |   |
| 10 |  |  |            |                |           |                                 |                      |            |                      |                   |   |

**NOTES:** 75% land cost commitment from Camp Ripley Sentinel Landscape program, 25% cost from ENRTF



Joshua Doty  
Community Development Director  
City of Baxter

Josh attended the University of Wisconsin-Stevens Point College of Natural Resources, where he received his degree in Land Use Planning and a minor in soils science. The majority of Mr. Doty's professional career was spent at the City of Plymouth where he served as associate planner, planner, and then senior planner. Josh also spent some time at the City of Medina as their planner. Josh has been the Community Development Director for the City of Baxter for three years. The City's that Josh has worked for have been actively developing communities. His career has been working with many different types of development while maintaining a focus on his background of natural resources. Specifically, Josh has worked on projects ranging from an approximately 500,000 square foot medical campus, to commercial, industrial and residential development. Doty has worked on numerous school district projects, parks planning, natural resources planning and comprehensive planning. He has also worked on grant applications, including being the point of contact for the Stimulus Recovery Act grant for the City of Plymouth. Experiences include grant application, administration and reporting.

Stephen Hobbs  
MN State Director  
The Conservation Fund

Steve has nearly three decades of conservation experience working for non-profit organizations and government around the country. Since joining The Conservation Fund in Minnesota in 2012, he has led landmark initiatives and has negotiated the conservation of more than 30,000 acres of land. Nationally, he has negotiated hundreds of real estate transactions conserving more than 250,000 acres. He is the recipient of numerous conservation awards.

Previously, Steve was the principal architect of large-scale sustainable conservation efforts in Virginia and Nevada. A hallmark of Steve's work has been finding conservation solutions that allow for economic development. This entails everything from developing conservation strategies for working lands to integrated compensatory mitigation projects.

Steve holds an M.A. in Ecological Physiology from the University of California, Riverside.

