

**Environment and Natural Resources Trust Fund  
2019 Request for Proposals (RFP)**

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**Project Title:**

**ENRTF ID: 249-G**

Minnesota State Parks and State Trails In-Holdings

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

**Sub-Category:**

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**Total Project Budget: \$** 5,000,000

**Proposed Project Time Period for the Funding Requested:** June 30, 2022 (3 yrs)

**Summary:**

Acquire high priority State Park, Recreation Area and Trail in-holding parcels from willing sellers to protect Minnesotas natural and cultural heritage, enhance outdoor recreation and promote tourism.

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**Name:** Jennifer Christie

**Sponsoring Organization:** MN DNR

**Title:** Land Acquisition and Real Estate Consultant

**Department:** \_\_\_\_\_

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St. Paul MN 55155

**Telephone Number:** (651) 259-5579

**Email** Jennifer.Christie@state.mn.us

**Web Address** www.dnr.state.mn.us

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**Location**

**Region:** Statewide

**County Name:** Statewide

**City / Township:**

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**Alternate Text for Visual:**

Map illustrates location of proposed acquisitions within each state park and geographically in the State.

_____ Funding Priorities	_____ Multiple Benefits	_____ Outcomes	_____ Knowledge Base
_____ Extent of Impact	_____ Innovation	_____ Scientific/Tech Basis	_____ Urgency
_____ Capacity	_____ Readiness	_____ Leverage	_____ TOTAL _____%
_____ If under \$200,000, waive presentation?			



**Environment and Natural Resources Trust Fund (ENRTF)**  
**2019 Minnesota Department of Natural Resources (DNR)**  
**State Parks and Trails In-holdings**

**PROJECT TITLE: Minnesota State Parks and State Trails In-holdings**

**I. PROJECT STATEMENT**

Acquire top priority in-holdings within legislatively established boundaries of Minnesota's 75 State Parks and Recreation Areas and 26 State Trails from willing sellers.

This proposal is an investment in the future, fulfilling legislative direction to acquire parcels from willing sellers within legislatively defined State Parks, Recreation Areas and Trails systems. This project will protect and enhance Minnesota's environment, promote positive economic impacts, and increase outdoor recreation opportunities for all Minnesota citizens.

Each State Park, Recreation Area and State Trail has a master plan. These plans include public, county and other local jurisdiction input; and they define desirable land to be acquired within legislatively defined boundaries and alignments. These parcels represent unique landscapes and natural resources to be managed for the benefit of the public statewide. In addition to preserving and protecting Minnesota's natural resources and cultural heritage, these projects also generate positive local economic impacts created by enhanced recreation and tourism opportunities.

Most Minnesota State Parks and Trails projects are once-in-a-lifetime opportunities. Interested sellers often have a vision of including their family's treasured property in the State Park and Trail system so that it can be enjoyed by the public in perpetuity. If funding doesn't exist to pursue an acquisition, the property may be subdivided, developed or taken off the market for decades.

The Minnesota Department of Natural Resources (DNR) has identified and ranked each parcel within legislatively defined boundaries and alignments for State Parks and Trails. DNR maintains a general statewide priority list that is reviewed and updated annually. Potential projects are analyzed using investment criteria established in the DNR Parks and Trails System Plan. If a requested acquisition is not successful, an LCCMR workplan amendment to include the next priority State Park, Recreation Area and State Trail acquisition may be requested.

**II. PROJECT ACTIVITIES AND OUTCOMES**

**Activity 1:** Minneopa State Park, In-holding, Blue Earth County, ~30 acres

**ENRTF BUDGET: \$300,000**

Acquire approximately 30 acres of land located in legislatively authorized boundary of Minneopa State Park. The property is in the middle of the State Park and would provide buffer protection for the Minnesota River. Combined with another parcel, it will create a contiguous 195 acres rather than a fragmented gap in protected land. The goal is to connect this land to the campground, Bison Range and Seppmann Mill.

Outcome	Completion Date
1. Acquire ~30 acres within Minneopa State Park boundary	June 30, 2022

**Activity 2:** St. Croix State Park, In-holding, Pine County, ~64 acres

**ENRTF BUDGET: \$250,000**

Acquire approximately 64 acres of land located in legislatively authorized boundary of St. Croix State Park. This parcel has a tributary stream that connects to Wilbur Brook, which is a trout stream. DNR property is adjacent to this parcel on three sides. This area will create a link with existing hiking trails and has potential for a new group camping feature per the recently updated Master Plan.

Outcome	Completion Date
1. Acquire ~64 acres within St. Croix State Park boundary	June 30, 2022



**Environment and Natural Resources Trust Fund (ENRTF)**  
**2019 Minnesota Department of Natural Resources (DNR)**  
**State Parks and Trails In-holdings**

**Activity 3:** Frontenac State Park, In-holding, Goodhue County, ~158 acres

**ENRTF BUDGET: \$1,000,000**

Acquire approximately 158 acres to enhance the natural assets of Frontenac State Park. According to the Master Plan, this land improves the park's ability to preserve and buffer natural resources, wildlife habitat and view sheds. This parcel also has a stunning overlook and incredible birding opportunities for unique trail hiking experiences.

Outcome	Completion Date
1. Acquire ~158 acres within Frontenac State Park boundary	June 30, 2022

**Activity 4:** Crow Wing State Park, In-holding, Crow Wing County, ~3 acres

**ENRTF BUDGET: \$450,000**

Acquire the last, 3-acre in-holding on the Crow Wing State Park peninsula, fulfilling this element of the master plan. It is adjacent to state park land on three sides and the Crow Wing River on one side. This parcel contains very high natural and cultural resource values and would protect 370 feet along the Crow Wing River State Water Trail, near the confluence with the Mississippi River. Consolidated management and contiguous outdoor recreation opportunities, such as hiking trails and access to the river, are major benefits.

Outcome	Completion Date
1. Acquire ~3 acres of land within Crow Wing State Park Boundary	June 30, 2022

**Activity 5:** Other High Priority In-holdings, State Parks, Recreation Areas and Trails, est. 10-50 acres

**ENRTF BUDGET: \$3,000,000**

Pursue other high priority in-holdings from willing sellers statewide to fulfill master plans based on legislative boundaries and alignments of State Parks, Recreation Areas and Trails. Other potential high priority parcels include in-holdings from landowners indicating a willingness to sell in the following locations: Tettegouche, Minneopa, Cascade, Jay Cooke, and Sibley State Parks; Cuyuna Country Recreation Area; Heartland, Mill Towns, Gateway, Goodhue-Pioneer and Blufflands State Trails.

Outcome	Completion Date
1. Acquire est. 10-50 acres of land within State Park, Recreation Area and Trail Boundary	June 30, 2022

**III. PROJECT PARTNERS:**

**A. Partners receiving ENRTF funding – N/A**

**B. Partners NOT receiving ENRTF funding – Parks and Trails Council of Minnesota**

**IV. LONG-TERM- IMPLEMENTATION AND FUNDING:**

The long-term implementation goal is to acquire priority in-holdings within State Parks, State Recreation Areas and State Trails as identified in each master plan. The Parks and Trails Division maintains an active priority parcel list of potential acquisitions to pursue, based on available funding sources. The restoration parcel list and activity items may be modified to add parcels if the status of a parcel changes, or if negotiations are unsuccessful.

**V. TIME LINE REQUIREMENTS:**

All projects will be completed within three years, by June 30, 2022.

**IX. SEE ADDITIONAL PROPOSAL COMPONENTS:**

**A. Proposal Budget Spreadsheet**

**B. Visual Component or Map**

**C. Parcel List Spreadsheet**

**D. Acquisition, Easements, and Restoration Requirements**

**F. Project Manager Qualifications and Organization Description**

## 2019 Proposal Budget Spreadsheet

**Project Title: Minnesota State Parks and State Trails In-holdings**

### IV. TOTAL ENRTF REQUEST BUDGET 3 years

BUDGET ITEM	AMOUNT
<b>Professional/Technical/Service Contracts:</b> Professional service expenses and other transaction related charges including, but not limited to, the appraisal, survey, title work, closing costs-recording fees and deed tax required and necessary for the proposed in-holdings to transfer clear title.	\$ 150,000
<b>Acquisition (Fee Title or Easement):</b> Propose to acquire highest priorities of in-holdings (land located in state park statutory boundary and state trail legislatively authorized corridors) in Fee Title with the ownership to be held by the State of Minnesota, Department of Natural Resources.	\$ 4,850,000
<b>TOTAL ENVIRONMENT AND NATURAL RESOURCES TRUST FUND \$ REQUEST =</b>	<b>\$ 5,000,000</b>

### V. OTHER FUNDS

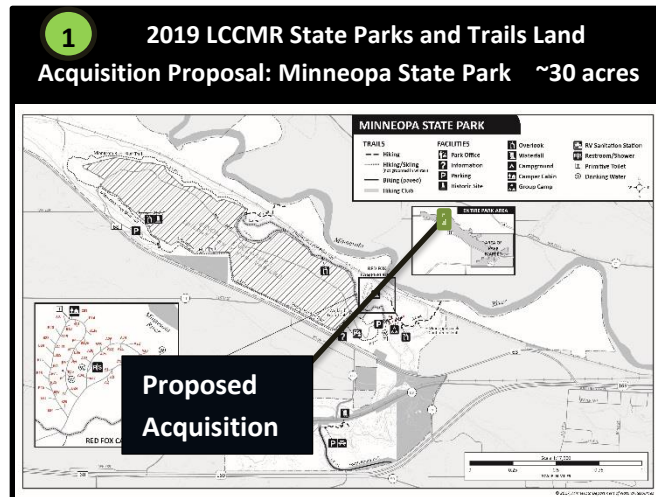
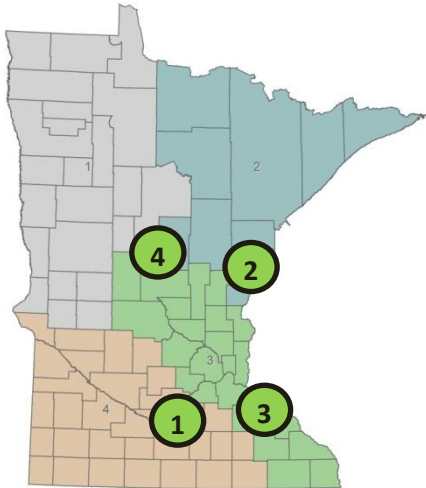
SOURCE OF FUNDS	AMOUNT	Status
<b>Other Non-State \$ To Be Applied To Project During Project Period:</b> N/A	\$ -	
<b>Other State \$ To Be Applied To Project During Project Period:</b> Parks and Trails Legacy Fund (FY18) Parks and Trails Legacy Fund (FY19)	\$500,000 \$500,000	Secured Pending
<b>In-kind Services To Be Applied To Project During Project Period:</b> N/A	\$ -	
<b>Past and Current ENRTF Appropriation:</b> ENRTF M.L. 2018 (LCCMR 2018 Recommendation to the Legislature) ENRTF M.L. 2017, Subd. 9c ENRTF M.L. 2015, Subd. 9a ENRTF M.L. 2013, Subd. 4a ENRTF M.L. 2011, Subd. 4b and M.L. 2014, Subd. 19 ENRTF M.L. 2010, Subd. 4d ENRTF M.L. 2009, Subd. 4b and M.L. 2011, Subd. 18a ENRTF M.L. 2008, Subd. 3h	\$2,500,000 \$1,500,000 \$1,500,000 \$1,000,000 \$3,000,000 \$2,200,000 \$1,590,000 \$1,500,000	Pending Active Closed Closed Closed Closed Closed Closed
<b>Other Funding History:</b> 2016 State parks account in the natural resources fund	\$ 1,115,000	Closed

Attachment C:  
Environment and Natural Resources Trust Fund  
M.L. 2019 Acquisition/Restoration Parcel List Spreadsheet  
Project Title: Minnesota State Parks and Trails In-holdings  
Legal Citation: TBD  
Project Manager: Jennifer Christie  
Organization: Minnesota Department of Natural Resources  
College/Department/Division: Parks and Trails Division  
M.L. 2019 ENRTF Appropriation: \$5,000,000  
Project Length and Completion Date: June 30, 2022  
Today's Date: April 4, 2018

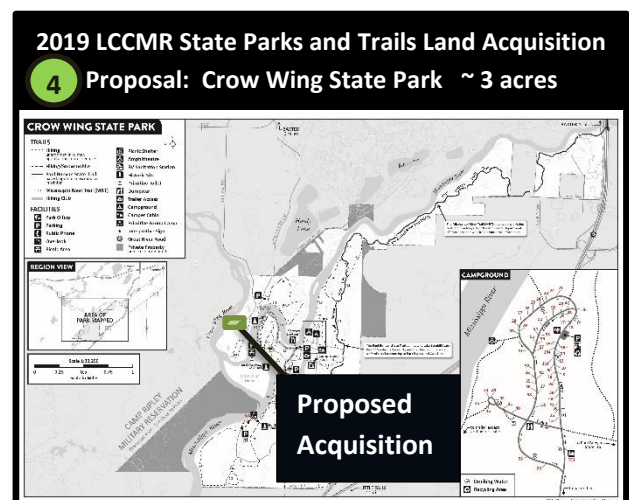
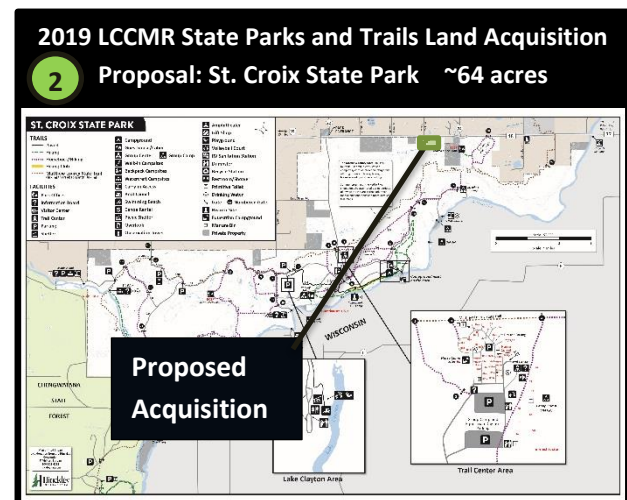


		Geographic Coordinates (preferably from the center of the parcel) Format: [Deg.]° [Min.]' [Sec.]" [Hemis.]											
	Acquisition or Restoration Parcel Name	Latitude	Longitude	Estimated Cost	Estimated Annual PILT Liabilities	County	Site Significance (please include what ecosystem (e.g., prairie, forest, wetland, savanna) is represented as well as the ecological significance, site importance, conservation value, and public benefits)	Activity Description (e.g. fee title acquisition, conservation easement acquisition, site preparation, restoration)	# of Acres	# of Shoreline Miles	Type of Landowner (private individual or trust, non-profit organization, for-profit entity)	Proposed Fee Title or Easement Holder (if applicable)	Status of work (e.g. engaged in landowner negotiations, no longer in consideration, restoration activities underway)
	1. Minneopa State Park	44° 11' 26.7"	94° 9' 35.8"	\$ 300,000	\$ 2,250	Blue Earth	Provide buffer protection for the Minnesota River	Fee Title Acquisition	30	650 feet	Private	State of Minnesota	Confirmed landowner is a willing seller
	2. St. Croix State Park	46° 0' 38.1"	92° 33' 0.6"	\$ 250,000	\$ 1,875	Pine	Protects the watershed for a trout stream below parcel	Fee Title Acquisition	64	None	Private	State of Minnesota	Confirmed landowner is a willing seller
	3. Frontenac State Park	44° 31' 10.8"	92° 21' 10.5"	\$ 1,000,000	\$ 7,500	Goodhue	Stunning overlook and incredible birding opportunities	Fee Title Acquisition	158	1,100 feet	Non-profit organization	State of Minnesota	Confirmed landowner is a willing seller
	4. Crow Wing State Park	46° 16' 59.2"	94° 20' 45.9"	\$ 450,000	\$ 3,375	Cass	Very high natural and cultural resource, along Crow Wing River	Fee Title Acquisition	3	370 feet	Private	State of Minnesota	Confirmed landowner is a willing seller
	5. Other High Priority In-holding Parcels			\$ 3,000,000	\$ 22,500	Statewide	Pursue high-priority in-holdings as they become available	Fee Title Acquisition	est 10-50	TBD	Private	State of Minnesota	Landowners have indicated willingness to sell in-holdings
NOTES:													

# 2019 LCCMR Land Acquisition Proposed Projects



Map #	Facility Name	County	Acres
1	Minneopa State Park	Blue Earth	30
2	St. Croix State Park	Pine	64
3	Frontenac State Park	Goodhue	158
4	Crow Wing State Park	Cass	3



## **Attachment D. Additional Work Plan Information for Acquisition, Easements, and Restoration**

### **Acquisition Information:**

DNR maintains an active priority list for future State Park, State Recreation Area, and State Trail acquisitions. The priority list evolves as new parcels are added to the statutory boundary of a park, when the status of a parcel changes, after additional information is evaluated, and when willing sellers approach the DNR to sell their land to the State.

#### **Fee Title Acquisition**

##### **1. Describe the selection process for identifying and including proposed parcels on the parcel list, including explanation of the criteria and decision-making process used to rank and prioritize parcels.**

The DNR Parks and Trails Division utilizes a two-filter evaluation process to initially identify and help prioritize parcels based on the active willing sellers list. Division selected parcels are then reviewed by the DNR regional managers from other DNR Divisions within the Department to ensure parcels meet and exceed Department's Strategic Land Asset Management (SLAM) goals and objectives, which include proactive and frequent communication with local governmental agencies. The Division's System Plan provides direction and criteria for setting acquisition division priorities.

The first filter is for each state park manager or area supervisor to assign a priority ranking for the private parcels located within the statutory boundary or alignment, also known as in-holdings. The local parks and trails staff and managers review these rankings before submitting the priority report to the Resource and Asset Management Section of the Division of Parks and Trails. This first filter priority ranking helps us decide if a greater assessment is needed. The ranking is divided into four levels of priority, A through D. Lands considered the highest importance to the mission of the state park or trail, such as high resource or high recreational potential, is given an A-ranking.

This second filter evaluation looks into greater detail at a wide range of factors that determine the importance for acquiring the parcel. These factors include, but are not limited to, the following:

- Rare geological features
- Quality or quantity of natural or cultural resources present
- Historic buildings or cultural sites
- Riparian and watershed protection
- High restoration potential
- View shed preservation
- Threat due to development or timber harvesting
- Buffer potential
- Links to other recreation opportunities, such as a trail connection, development of a new recreational facility or improved trail system, or expansion of a facility
- Improved access to park or facilities
- Reduced fragmentation of parcels for better management
- Urgency to acquire due to landowner's needs
- Resolution of visitor safety concerns
- Funding leverage with potential partnerships and bargain sale opportunity.

Then internal discussions and rankings determine which parcels should be included in the upcoming funding request proposals. During a funding cycle, the identified funding proposal list may be revised due to failed negotiations or another priority parcel being identified.

When a parcel is identified for acquisition, the park manager or area supervisor discusses the priority ranking with the



Regional Manager and/or the Acquisition Program Consultant. If they determine the site merits greater review and evaluation, the park manager or area supervisor is asked to fill out a Real Estate/Acquisition Proposal Form.

The Regional Parks and Trails Manager, Resource and Asset Manager, and Acquisition Program Consultant evaluate various factors and land attributes described on the Real Estate/Acquisition Proposal Form. They discuss what other priority acquisitions are available, the current funding availability, and then decide whether to present the new parcel to the Division Director.

The Division Director determines if staff should proceed with the acquisition. Depending on the funding availability and/or urgency of the acquisition, staff pursue the acquisition with current funds or the parcel is placed on the priority list for future acquisitions as funding becomes available. Division Directors and Regional Directors have delegated authority to approve acquisitions when the properties are identified as a high priority. The proposed land acquisitions are reviewed, evaluated and approved within each region's respective spring SLAM meeting, which includes a representative from the Commissioner's office, to ensure proposed acquisitions meet and exceed program criteria and to ensure that proactive, effective communications occurs with local government units.

- 2. List all adopted state, regional, or local natural resource plans in which the lands included in the parcel list are identified. Include a link to the plan if one is available.**

Each State Park, State Recreation Area and State Trail has a management plan which is the basis for acquisition and development within that unit. In addition, these plans provide guidance for priority-setting on a statewide basis.

2015 Division of Parks and Trails System Plan:

[http://files.dnr.state.mn.us/input/mgmtplans/pat/system\\_plan/system\\_plan.pdf](http://files.dnr.state.mn.us/input/mgmtplans/pat/system_plan/system_plan.pdf)

2012 – 2022 Division of Parks and Trails Strategic Plan:

[http://files.dnr.state.mn.us/input/mgmtplans/parks/strategic/0212\\_pat\\_strategic\\_plan.pdf](http://files.dnr.state.mn.us/input/mgmtplans/parks/strategic/0212_pat_strategic_plan.pdf)

- 3. For any parcels acquired in fee title, a restoration and management must be prepared. Summarize the components and expected outcomes of restoration and management plans for parcels acquired by your organization, how these plans are kept on file by your organization, and overall strategies for long-term plan implementation, including how long-term maintenance and management needs of the parcel will be financed into the future.**

State Parks and Trails resource management staff are responsible for the restoration and management of natural/undeveloped areas. Landscape architects and local staff are responsible for restoration and management of areas being planned for facility development. For restoration efforts like converting an old field to a prairie, bonding and Legacy funds are eligible and used. Legacy monies and other sources, such as general fund and the State Parks working capital fund are used for long-term maintenance of the communities once the site has been restored.

Any restoration needs will be determined in accordance with each state park and/or state trail master plan and all available natural resources restoration best management practices. Any additional operations, maintenance and/or restoration costs required to manage the additional land will be determined and taken into consideration during the next budget planning cycle. Operations and maintenance costs are not anticipated to increase significantly with these acquisitions, and these duties and costs will be absorbed by existing staffing and within pre-existing Division restoration plans.

- 4. For each parcel to be conveyed to a State of Minnesota entity (e.g., DNR) after purchase, provide a statement confirming that county board approval will be obtained.**



For State Park and State Trail land acquisitions, county board approval is not required, nor obtained. When legislation is proposed to change the statutory authorized boundary, an informational presentation to the county board is offered to the respective counties.

To enhance and maintain positive working relationships on mutually beneficial State Park and State Trail acquisitions, DNR follows Operational Order #6 Land Acquisition procedures, which include county notification communications procedures.

- 5. If applicable (see M.S. 116P.17), provide a statement confirming that written approval from the DNR Commissioner will be obtained 10 business days prior to any final acquisition transaction.**

Land acquisition projects selected for ENRTF funding are vetted and reviewed through DNR internal fact sheet acquisition approval process. The Division follows Operational Order #6 Land Acquisition procedures, which is approved by the Commissioner.

## **Environment Natural Resources Trust Fund - 2019 Project Proposal**

### **Project Title: Minnesota State Parks and State Trails In-holdings**

#### **Project Manager Qualifications – Jennifer Christie**

As the Land Acquisitions and Real Estate Consultant for the Minnesota Department of Natural Resources-Parks and Trails Division, Jennifer Christie manages the statewide land acquisition prioritization, planning and transaction process for property located within legislatively-defined State Parks, State Recreation Areas, State Trails and Public Water Access systems from willing sellers. She strives to ensure successful acquisitions of high priority, critical in-holdings that provide protection of Minnesota's natural and cultural resources, promote positive economic impacts and enhance outdoor recreation opportunities for all the citizens of Minnesota to enjoy and appreciate.

Jennifer has over 25 years of knowledge and experience from working in the Parks, Recreation and Natural Resources field and the Real Estate industry.

She has worked in various parks, and outdoor recreation capacities from numerous front-line, seasonal park positions including: Gate, Boat Rental and Concession Attendant, Lifeguard, Camp Counselor Team Leader, Summer Site Coordinator, Intern, to Park Manager, Parks and Natural Resources Project Coordinator and her current position for the past 10 years as the Minnesota Department of Natural Resources-Parks and Trails Division Land Acquisition and Real Estate Consultant.

Jennifer has also worked seven years in the private sector Real Estate industry as a Mortgage Underwriter, Title Closer, Construction Finance Administrator and Valuations Supervisor.

Jennifer has a Bachelor of Science degree from the University of Minnesota-Twin Cities in Parks, Recreation and Leisure Services Management.

#### **Organization Description**

The Department of Natural Resources-Division of Parks and Trails manages and operates 66 State Parks, 9 State Recreation Areas, 26 State Trails, 1,610 Public Water Access Sites, 35 State Water Trails and 9 State Waysides throughout Minnesota.

The vision of the Parks and Trails Division is to create unforgettable park, trail and water recreation experiences that inspire people to pass along the love for the outdoors to current and future generations.

The Parks and Trails Division connects people to the state's natural and cultural resources through natural and cultural resource restoration and management, and providing access to conservation education and outdoor recreation opportunities.