

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

Project Title:

ENRTF ID: 255-G

Reviving a Camp for North Minneapolis Youth

Category: G. Land Acquisition for Habitat and Recreation

Sub-Category:

Total Project Budget: \$ 1,373,000

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

Summary:

A conservation easement on the Phyllis Wheatley Community Center's Camp Katherine Parsons property will protect habitat, water quality, and provide outdoor education and recreation opportunities for North Minneapolis youth.

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Sponsoring Organization: Minnesota Land Trust

Title: Program Manager

Department: na

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Location

Region: Metro

County Name: Carver

City / Township:

Alternate Text for Visual:

Camp Katherine Parsons property on Oak Lake in Carver County Minnesota

<input type="checkbox"/>	Funding Priorities	<input type="checkbox"/>	Multiple Benefits	<input type="checkbox"/>	Outcomes	<input type="checkbox"/>	Knowledge Base	
<input type="checkbox"/>	Extent of Impact	<input type="checkbox"/>	Innovation	<input type="checkbox"/>	Scientific/Tech Basis	<input type="checkbox"/>	Urgency	
<input type="checkbox"/>	Capacity Readiness	<input type="checkbox"/>	Leverage	<input type="checkbox"/>		TOTAL	<input type="checkbox"/>	%
<input type="checkbox"/> If under \$200,000, waive presentation?								



**Environment and Natural Resources Trust Fund (ENRTF)
2019 Main Proposal Template**

PROJECT TITLE: Reviving a Camp for North Minneapolis Youth

I. PROJECT STATEMENT

The Minnesota Land Trust, in partnership with the Phyllis Wheatley Community Center, propose a conservation easement on the Camp Katherine Parsons property on Oak Lake in Carver County, MN. This easement will protect wildlife habitat and water quality in perpetuity, while also providing an influx of financial resources to support the revitalization of this historic camp for north Minneapolis youth, in turn providing this community with an important opportunity for outdoor recreation and education. Phyllis Wheatley intends to invest proceeds from the conservation easement directly into Camp infrastructure rehabilitation and programming invigoration. This project has multiple public benefits which are within LCCMR's strategic goals including protection of water resources, protection of land and habitat resources, support of environmental education initiatives, and support of outdoor recreation opportunities.

The positive health and social impacts of being outside are well documented. Communities with access to green and open spaces benefit from increased physical and mental wellbeing. Children who spend quality time outdoors are less likely to have issues with anxiety and childhood obesity, and are more likely to succeed academically. Alarming, however, research has repeatedly shown a close correlation between the amount of time spent outside by youth in the United States and a cascade of related negative impacts. In urbanizing environments and places with historically disproportionate access to economic prosperity, like Minneapolis' North Side, access to meaningful outdoor experiences is frequently limiting. The Twin Cities are nationally recognized for outstanding parks system, yet parks in the poorest areas of the Metro are disproportionately underfunded relative to parks in other areas.

Fortunately, we have – through this proposal – a very unique opportunity to address these challenges. This opportunity lies in the long-term protection of natural habitat in a rapidly developing region of the Metro coupled with the investment of resources into Camp Katherine Parsons in Oak Lake, Minnesota. The Camp is located on Oak Lake. The Camp property it is the last remaining portion of shoreline not used for agriculture or housing and serves as an important buffer to maintain water quality, rural character, and wildlife habitat. The lake is home to many species of waterfowl including trumpeter swans, Canada geese, several duck species, woodpeckers, and migratory birds. A pair of bald eagles nest in the woods of the Camp. The property is solely-owned by the Phyllis Wheatley Community Center, a ninety-four-year old institution founded in 1924 in North Minneapolis as a settlement house for African Americans. Phyllis Wheatley serves more than seven hundred elementary and middle-school aged youth living within a three-mile radius of its facility in Minneapolis; Camp Katherine Parsons is accessed through programming provided by the Center. Youth in the North Minneapolis community represent the primary target for education about nature and technology at the camp and will benefit from the perpetual protection of the property to ensure the long-term viability of the property.

This project carries the benefits of engaging an underserved demographic in stewardship of Minnesota's environmental resource and providing conservation to the most threatened areas of land undergoing urban development.

II. PROJECT ACTIVITIES AND OUTCOMES

Activity 1 – Protect Camp Katherine Parsons with Conservation Easement: Stabilize, revitalize, and protect Camp through

- purchase of a conservation easement by the Minnesota Land Trust from the Phyllis Wheatley Center who owns the Camp and,
- development of a long-term ecological management plan to guide the future use and management of the property.

ENRTF BUDGET: \$ 1,373,000



**Environment and Natural Resources Trust Fund (ENRTF)
2019 Main Proposal Template**

Budget costs for the easement are based on recent appraisal estimates for the purchase of an easement, and also include transactional costs and a contribution to the stewardship fund for perpetual monitoring of the property and defense of the easement if needed. The proceeds of the easement will be reinvested in the Camp by the Phyllis Wheatley Center. Phyllis Wheatley Center associates have estimated renovations and needed investment costs at \$1,320,750.

Outcome	Completion Date
1. Completed conservation easement on ~100 acres of Camp property	June 2022
2. Completed habitat management plan for Camp property	June 2022

III. PROJECT PARTNERS:

A. Partners receiving ENRTF funding

Name	Title	Affiliation	Role
Byron Jackson	Board Chair	Phyllis Wheatley Community Center	Camp Katherine Parsons Steering Committee Chair

B. Partners NOT receiving ENRTF funding

Name	Title	Affiliation	Role
Louis King	CEO	Summit Academy OIC	Skilled construction labor for the renovation phase
Rev. John Hunter	CEO	Hospitality House Youth Development	Provide k-12 youth programming at Camp
Arthur Gardner, Jr.	Director of Project Management	Thor Construction	Project management during the construction and improvement phases

Project implementation will include close ties to North Minneapolis community and resources, with a particular focus on partnering with organizations that have roots in the community such as Summit Academy OIC, Hospitality House Youth Development, and Thor Construction. Once the easement is in place, the camp’s facilities will be renovated using state-of-the art building technology to lower energy consumption, reduce waste and emissions, and provide a safe environment for camp-goers. Once these camp facilities are operational, there will be a focus on providing the North Minneapolis community with an experience designed to facilitate Science Technology Arts and Math (STEAM) education as it relates to our natural world in a camping environment.

IV. LONG-TERM- IMPLEMENTATION AND FUNDING:

The initial investment of funds from the easement purchase will be a key component in the long term viability of the Camp. Additionally, the Land Trust and Phyllis Wheatley Community Center will work to identify a transition strategy for the Camp to another organization or unit of government in the unlikely event that the Center is no longer able to run the Camp facility or manage the property.

V. TIME LINE REQUIREMENTS: Anticipated project completion by June of 2022

2019 Proposal Budget Spreadsheet

Project Title:

IV. TOTAL ENRTF REQUEST BUDGET: 3 years

BUDGET ITEM (See "Guidance on Allowable Expenses")	AMOUNT
Personnel: Conservation Staff: (.55 FTE); Legal Staff (.1 FTE); Administrative Staff (.1 FTE)	\$ 50,000
Professional Services: Mapping, Title Work, Appraisal, Survey,	\$ 16,000
Acquisition (Fee Title or Permanent Easements):	\$ 1,300,000
Travel:	\$ 1,000
Contracts: Management Plan	\$ 6,000
Easement Stewardship:	\$ 24,000
TOTAL ENVIRONMENT AND NATURAL RESOURCES TRUST FUND \$ REQUEST =	\$ 1,373,000

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

SOURCE OF FUNDS	AMOUNT	Status
Other Non-State \$ To Be Applied To Project During Project Period: additional funds will be sought from foundations and support organizations to help supplement programing and rehabilitation	\$30,000 - \$50,000	<i>pending</i>
Other State \$ To Be Applied To Project During Project Period:	NA	NA
In-kind Services To Be Applied To Project During Project Period: Project partners Summit Academy OIC and Thor Construction will provide labor and project management.	estimated \$200,000	<i>secured</i>
Past and Current ENRTF Appropriation:	\$7,769,600 awarded	\$5,588,290 spent
Other Funding History:	na	<i>na</i>

Attachment C:
 Environment and Natural Resources Trust Fund
 M.L. 2019 Acquisition/Restoration Parcel List Spreadsheet
 Project Title: Reviving a Camp for North Minneapolis Youth
 Legal Citation:
 Project Manager: Vanessa Perry, PhD
 Organization: Minnesota Land Trust
 College/Department/Division: NA
 M.L. 2019 ENRTF Appropriation: \$ 1,373,000
 Project Length and Completion Date: 3 years, June 30, 2022
 Today's Date: April 11, 2018



#	Acquisition or Restoration Parcel Name	Geographic Coordinates (preferably from the center of the parcel) Format: [Deg.]° [Min.]' [Sec.]" [Hemis.]		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)
		Latitude	Longitude										
1	Camp Katherine Parsons	93°48'18.191"W	44°57'8.01"N	\$1,300,000	NA	Carver	Undisturbed shoreline and upland habitat at Oak Lake, with perpetual protection of camp property serving North Minneapolis youth, and extinguishment of 8 potential residential building lots.	conservation easement	102	1.5 miles	non-profit organization	Minnesota Land Trust - Easement holder	engaged with land owner in negotiations
2													
3													
4													
5													
6													
7													
8													
9													
10													

NOTES: Property is currently exempt from property taxes as it is under ownership of a non-profit organization.

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

Conservation Easement Acquisition

1. Selection process:

The Mission of the Minnesota Land Trust is to protect and restore Minnesota's most vital natural lands in order to provide wildlife habitat, clean water, outdoor experiences and scenic beauty for generations to come. This proposal is for acquisition of a conservation easement on a single property. This property was selected both because of the unique natural resource and conservation benefits, but also for the social and community benefits. The Camp property is the only remaining undisturbed shoreline on Oak Lake and provides important wildlife and water quality benefits. The Camp also serves as an open space refuge for the youth of North Minneapolis who participate in Phyllis Wheatley Community Center programming.

2. Natural Resource Plans:

- CROW Joint Powers Board Strategic Plan which improve water quality in the Crow River Basin through educational outreach and collaboration with our partners and citizens and to achieve a reduction of TP and TSS levels in the Crow River Basin.
- Carver County Watershed Management Organization Comprehensive Water Resources Management Plan which aims to maintain or improve the physical, chemical, biological, and aesthetic condition of surface water resources in the CCWMO, taking into account the watershed context of each resource.
- Minnesota Statutes Chapter 103A, which promotes protection of Minnesota's waters and their adjacent lands, and Minnesota Statutes Section 103A.206 in particular, which recognizes the economic and environmental importance of maintaining and enhancing the soil and water resources of this state and the role of private lands in these conservation efforts to, among other things, preserve natural resources, protect water quality, preserve wildlife, and protect public lands and waters.
- Minnesota Statutes Section 103A.201, which specifically promotes the protection of wetlands, and Minnesota Statutes Section 103A.202, which specifically declares that it is in the public interest to preserve the wetlands of this state to conserve surface waters, maintain and improve water quality, preserve wildlife habitat, reduce runoff, provide for floodwater retention, reduce stream sedimentation, contribute to improved subsurface moisture, and enhance the natural beauty of the landscape.
- Minnesota Statutes Chapter 84C, which recognizes the importance of private conservation efforts by authorizing conservation easements for the protection of natural, scenic, or open space values of real property, assuring its availability for agriculture, forest, recreational, or open space use, protecting natural resources, and maintaining or enhancing air or water quality.

3. Management plan summary:

It is the intent of a conservation easement to permanently protect the natural, scenic and open space qualities of the property. Management of the property in accordance with a professionally designed management plan is required under the terms of the conservation easement. Habitat Management Plans are intended to provide landowners with a comprehensive and over-arching set of recommendations for managing the conservation values (natural communities, water resources, and species) of their property under conservation easement. These plans provide landowners with information should they desire to take action but do not require a landowner to undertake the given recommendations. If landowners decide to embark upon a more specific action, they will be required to submit a detailed action plan for review and approval by the Land Trust prior to embarking upon that desired body of work.

The habitat management plan should envision overall management goals and future uses by the landowner consistent with the terms of the conservation easement. Those goals and uses should be outlined in the context of the various plant communities on the property, with specific goals and actions for management of each cover type. Native Plant Communities (NPCs) and other Cover types should be mapped to clearly identify where management actions are recommended. It will be important to include definitions of any specific terms regarding proposed actions to assure there is a common understanding of the proposal. Financing will be provided by the land owner, through sustainable management of camp and through seeking additional outside funding as needed for special projects.

4. Property will not be conveyed to State of Minnesota.

5. Written approval from the DNR Commissioner will be obtained 10 business days prior to any final acquisition transaction, as applicable.

6. Conservation easement benefit to water:

The property is located in an area experiencing substantial population growth and residential expansion. If not protected, the threat of division and land conversion has implications for local water resources. Intact and natural habitat systems buffer these sensitive shoreland areas and provide protection. Specifically, the Camp property is located on Oak Lake, which is currently impaired for phosphorus, largely as a result of surrounding land uses. The Camp property it is the last remaining portion of shoreline not used for agriculture or housing. Conservation easements limit future residential development, mining, surface alteration, and guide vegetation management. The bulk of the property (90+ of the 100 total acres) will be reserved in natural land scape conditions. The small use area will be managed to mitigate impacts to habitat quality and prevent water resource contamination. Therefore, the property will serve to preserve water quality by blocking further residential or agricultural development, the primary sources of phosphorus loading for the water body.

7. Long-term monitoring and enforcement program:

Conservation easements are forever. With each conservation easement, the Minnesota Land Trust accepts responsibility to protect that land and its conservation values into the future. Stewardship in the Minnesota Land Trust is that portion of our program designed to make sure that we do meet our responsibility for each conservation easement over time. There are a number of specific components to the Minnesota Land Trust's conservation easement stewardship program.

The baseline documentation report is a critical component of the conservation easement process. Documenting the condition of a parcel of land subject to a conservation easement at the time the easement is granted, it is the background information against which the property is monitored and evaluated over time to determine if there has been a violation of the terms of the easement.

The report can also be used to help the landowner become more familiar with the property's natural features and conservation values.

The Land Trust updates baseline documentation reports to reflect changes. An update serves as a current conditions report and does not replace the original baseline report or the conservation easement.

Monitoring is the regular inspection of property protected with a conservation easement. It is the core component of the Minnesota Land Trust's conservation easement stewardship program. It helps the Land Trust build relationships with landowners, allows the Land Trust to discover any problems on the land, provides an opportunity to document any changes in the property or its ownership, and is critical for the Land Trust in order to meet its legal obligations.

Our commitment to land preservation cannot be met unless we also manage our program to keep track of the status and condition of the lands protected by our conservation easements. Therefore, we also:

- Document the condition of lands protected by each easement at the time the easement is completed by completing a baseline documentation report, and updating it over time as changes in the landscape dictate.
- Monitor the condition of the property at least annually.
- Maintain accurate records regarding each conservation easement accepted by the Land Trust, including landowner's information, approvals or interpretations provided, reserved rights exercised, etc.

The Minnesota Land Trust has created a dedicated stewardship and enforcement fund to provide a long-term, ongoing source of income to cover the ongoing, long-term costs associated with monitoring and managing our portfolio of conservation easements. The fund is also available to cover extraordinary expenses associated with managing, upholding or defending an easement should its terms or validity be at risk.

Contributions to the stewardship fund are pooled from a number of sources, including landowners, and are managed to support all of the overall needs and obligations of the Minnesota Land Trust. The Land Trust strives to be as efficient and effective as possible in using these funds to support our ongoing stewardship activities.



Minnesota Land Trust

Minnesota Land Trust Organizational Overview

The Minnesota Land Trust protects and restores Minnesota's most vital natural lands in order to provide wildlife habitat, clean water, outdoor experiences and scenic beauty for generations to come. A 501(c)(3) public charity, the Minnesota Land Trust has been working with landowners and local communities since 1991 to protect and enhance Minnesota's increasingly threatened lands and waters. Our strategies include:

- **PROTECT:** Permanently protecting land through conservation easements, land acquisition and effective land management.
- **RESTORE:** Building upon our current pioneering work in the St. Louis River Estuary, we are adding more restoration and land management projects to our work.
- **ENGAGE:** Helping to foster a culture of conservation, to support enhanced conservation legislation and funding, and to ensure the state has highly-skilled professionals. We're currently working closely with the City of Duluth to help the city develop world class trails and recreational experiences. We expect this project to inspire more cities in reaching their outdoor livability goals.

With a conservation focus on protecting Minnesota's natural and scenic lands—particularly its renowned lakes, rivers and streams—the Land Trust has completed 533 land protection projects, permanently protecting nearly 55,000 acres and more than 1 million feet of shoreline.

Project Manager Qualifications

The Minnesota Land Trust employs 21 staff, relies on the skills of over 100 dedicated volunteers, and is governed by an active Board of Directors.

Program Manager Dr. Vanessa Perry is responsible for land protection projects and program development in the Mississippi Headwaters and Metro areas. She has nearly 20 years of experience in natural resource management, with a particular focus on community engagement, land use planning, and applied social science research. Vanessa has a B.S. in Environmental Policy and Planning from The Ohio State University, and earned both a M.S. and a Ph.D. from the University of Minnesota in Natural Resource Science and Management. Vanessa has a particular interest in applied research that links communities and science to develop best practices for effective management of resources.

