



# Environment and Natural Resources Trust Fund

## 2021 Request for Proposal

### General Information

**Proposal ID:** 2021-458

**Proposal Title:** Early Enhancements: Upper St. Anthony Falls Lock

### Project Manager Information

**Name:** Kjersti Monson

**Organization:** Friends of the Lock and Dam

**Office Telephone:** (612) 836-8266

**Email:** kjersti@duvalcompanies.com

### Project Basic Information

**Project Summary:** Acquire, preserve, and improve land on the Central Riverfront in Minneapolis abutting the Upper Lock (but not the Lock structure itself) for recreation, conservation, natural restoration, and education.

**Funds Requested:** \$2,800,000

**Proposed Project Completion:** 2023-06-30

**LCCMR Funding Category:** Land Acquisition for Habitat and Recreation (G)

### Project Location

**What is the best scale for describing where your work will take place?**

Region(s): Metro

**What is the best scale to describe the area impacted by your work?**

Statewide

**When will the work impact occur?**

In the Future

## Narrative

### **Describe the opportunity or problem your proposal seeks to address. Include any relevant background information.**

The Upper St. Anthony Falls Lock, a U.S. Army Corps of Engineers facility, was closed to navigation by an act of Congress in 2015. Federally owned riverfront property is now subject to disposition. FL&D and the City of Minneapolis have the expertise and wherewithal to protect and enhance this land as an iconic public amenity. The project implements adopted plans and resolutions including City Resolution 2018R-098 (2018), the City's Downtown Public Realm Framework (2016); Minneapolis Park & Recreation Board's Central Riverfront Regional Parks Master Plan (2016); Meet Minneapolis' Destination Transformation 2030 (2016); and the St. Anthony Falls Heritage Board's Changing Relationships to the Power of the Falls (2014). The City of Minneapolis and FL&D worked have with members of the Minnesota Congressional delegation on the Water Resources Development Acts of 2018 and 2020 to expedite federal disposition, and are working in coordination with the City of Minneapolis on due diligence for acquiring the property so that it does not turn into industrial land or fall into disrepair.

### **What is your proposed solution to the problem or opportunity discussed above? i.e. What are you seeking funding to do? You will be asked to expand on this in Activities and Milestones.**

The City of Minneapolis and FL&D will undertake activities necessary to acquire property abutting the Lock from the federal government. The property will be donated or conveyed to the City of Minneapolis, who will, with FL&D, be its long-term steward. ENRTF funded activities will include capital improvements to enhance public connectivity to the river and river trails, restore natural systems, conserve and protect public land for public use, preserve and improve a naturally and culturally significant site, and provide visitor services. Programmatically, the project will enable place-based research and education programs, including environmental education and citizen science focused on the river.

### **What are the specific project outcomes as they relate to the public purpose of protection, conservation, preservation, and enhancement of the state's natural resources?**

Capital Improvements will be achieved with ENTRF funds, including water access improvements (kayak/canoe access, dock & marina improvements, fishing); improvements to connectivity, especially bike and pedestrian facilities (paths, wayfinding, preliminary placemaking); environmental and natural restoration improvements (shoreline, restoration); Design, engineering, and engagement soft costs to inform and implement capital improvements.

ENRTF funds will also enable the development of a strategic plan, partnerships & programs for research and education on the site.

Fee title acquisition will be achieved with matching dollars by the Friends.

## Activities and Milestones

### Activity 1: Capital improvements to enable connectivity, recreation, & restoration.

**Activity Budget:** \$2,700,000

**Activity Description:**

Design and install improvements that increase public access to the site and the river with trails, lighting, water access, site enhancements, and wayfinding; restore natural systems and improve habitat; introduce green infrastructure, and improve public safety. Trail connections, pedestrian lighting, wayfinding, kayak and canoe access, shore and pier fishing enhancements, public safety enhancements, habitat restoration.

**Activity Milestones:**

| Description                      | Completion Date |
|----------------------------------|-----------------|
| Community Engagement             | 2021-06-30      |
| Design Completed                 | 2022-06-30      |
| Capital Improvements Constructed | 2023-06-30      |

### Activity 2: Research & Education Partnership, Funding & Implementation Plan

**Activity Budget:** \$100,000

**Activity Description:**

Strategic plan, partnerships, & programs for research & education. Engage Wilderness Inquiry, Minneapolis Public Schools, the St. Anthony Falls Hydrology Lab (UMN), the Science Museum of Minnesota, and others to develop partnerships and plans for research, data collection, place based learning, credit recovery, and citizen science on the site, focused on water.

**Activity Milestones:**

| Description        | Completion Date |
|--------------------|-----------------|
| Procure Consultant | 2020-09-30      |
| Complete Study     | 2021-06-30      |

## Project Partners and Collaborators

| Name          | Organization                | Role   | Receiving Funds |
|---------------|-----------------------------|--|-----------------|
| Greg Lais     | Wilderness Inquiry          | Greg is our Primary Point of Contact for coordination with Wilderness Inquiry on future place based learning and nature experiences at the Upper Lock.             | No              |
| Katie Nyberg  | Mississippi Park Connection | Executive Director of MPC. Katie is our Primary Point of Contact for coordination of ongoing programming by MPC at the Upper Lock.                                 | No              |
| John Anfinson | National Park Service       | Superintendent of MNRRA. John is our Primary Point of Contact for coordination of National Park Service visitor services as an ongoing activity at the Upper Lock. | No              |
| Jeff Johnson  | City of Minneapolis         | Jeff is our Primary Point of Contact for the collaborative efforts of the Friends with the City of Minneapolis & Meet Minneapolis at the Upper Lock.               | No              |

## Long-Term Implementation and Funding

**Describe how the results will be implemented and how any ongoing effort will be funded. If not already addressed as part of the project, how will findings, results, and products developed be implemented after project completion? If additional work is needed, how will this be funded?**

If awarded these funds, the City of Minneapolis and FL&D will undertake activities necessary to acquire property abutting the Lock from the federal government, and protect and improve it for public use and enjoyment. The property will be donated or conveyed to the City of Minneapolis, who will, with FL&D, be its long-term steward.

## Project Manager and Organization Qualifications

**Project Manager Name:** Kjersti Monson

**Job Title:** Project Director

**Provide description of the project manager's qualifications to manage the proposed project.**

Kjersti has been with Friends of the Lock and Dam since mid 2016, and has been directing The Falls Initiative since the end of that year. She works directly with the FL&D board, public agency partners, coalition organizations, and community members to build and maintain constituencies and advance The Falls Initiative. She manages all aspects of the project, including coordination and oversight of legal and legislative activity, organizational and consultant management, and real estate strategy and due diligence. Prior to her work with FL&D, Kjersti served as the Director of Planning for the City of Minneapolis from 2013-2016 (an R.T. Rybak appointee). Her legacy achievement at the City was the Downtown Public Realm Framework Plan (Pathways to Places), a joint City/Park Board plan for enhanced parks & streets that successfully engaged 13 neighborhoods and 28 organizations, for which she won a 2025 Leadership Award in 2016. Prior to her time at the City, she led the Real Estate Strategy market sector, U.S. Eastern region, at AECOM, a multinational architecture and engineering firm headquartered in Los Angeles. Kjersti holds a Masters in Urban Planning (with distinction) and a Masters in Landscape Architecture from Harvard University. In 2004, as a Fulbright Fellow at Katholieke Universitat in Leuven, just outside of Brussels, she conducted research on public-private partnership in urban development. Kjersti is an Affiliate Researcher at the Minnesota Design Center (UMN), a member of the Executive Committee at the Center for Transportation Studies (UMN), and a member of the Implementation Committee for Destination Transformation 2030, the tourism master plan.

**Organization:** Friends of the Lock and Dam

**Organization Description:**

Friends of the Lock & Dam (FL&D) was incorporated by interested citizens as a 501c3 public nonprofit on February 23, 2016 with the mission to "re-purpose the Upper St. Anthony Falls Lock to a world class destination visitor and interpretive center, consistent with the Central Riverfront Regional Park Master Plan and fully integrated with the Water

Works/RiverFirst Initiative.” Mark Andrew, former Hennepin County Commissioner and former Chair of Meet Minneapolis, serves as its President. The FL&D Board of Directors is comprised of civic leaders deeply committed to public service, cultural and educational enrichment, and placemaking. Many have been committed over decades to plans, projects and initiatives to enhance the riverfront in Minneapolis. Founder Paul Reyelts retired from Valspar in 2009, where he served as CFO for 26 years. Paul is also a board member of the Minneapolis Parks Foundation, Minneapolis Foundation, Gold Medal Conservancy, and UMN College of Design Advisory Board. Paul served as the Chief Fundraiser for both the Water Works Park/RiverFirst Capital Campaign and the Gold Medal Park Conservancy, efforts which raised a combined \$21 million for implementation.

## Budget Summary

| Category / Name                       | Subcategory or Type                        | Description   | Purpose   | Gen. Ineligible | % Benefits | # FTE | Classified Staff? | \$ Amount          |
|---------------------------------------|--|---|---|-----------------|------------|-------|-------------------|--------------------|
| <b>Personnel</b>                      |  |   |   |                 |            |       |                   |                    |
| Project Director                      |  | Project Director is responsible for managing the implementation of Project. Reports to the President. |   |                 | 0%         | 1     |                   | -                  |
|                                       |  |   |   |                 |            |       | <b>Sub Total</b>  | -                  |
| <b>Contracts and Services</b>         |  |   |   |                 |            |       |                   |                    |
| TBD                                   | Professional or Technical Service Contract | AEC Services  |   |                 |            | 0     |                   | \$500,000          |
| TBD                                   | Professional or Technical Service Contract | Research & Education Partnership, Funding & Implementation Plan                                       |   |                 |            | -     |                   | \$100,000          |
|                                       |  |   |   |                 |            |       | <b>Sub Total</b>  | <b>\$600,000</b>   |
| <b>Equipment, Tools, and Supplies</b> |  |   |   |                 |            |       |                   |                    |
|                                       |  |   |   |                 |            |       | <b>Sub Total</b>  | -                  |
| <b>Capital Expenditures</b>           |  |   |   |                 |            |       |                   |                    |
|                                       |  | Trail connections, canoe/kayak/boat access, natural restoration, wayfinding, lighting, etc.           | Capital improvements are the basis of the proposed Project. |                 |            |       |                   | \$2,200,000        |
|                                       |  |   |   |                 |            |       | <b>Sub Total</b>  | <b>\$2,200,000</b> |
| <b>Acquisitions and Stewardship</b>   |  |   |   |                 |            |       |                   |                    |
|                                       | Fee Title Acquisition                      | Acres: 3 Parcels: 2   |   |                 |            |       |                   | -                  |
|                                       |  |   |   |                 |            |       | <b>Sub Total</b>  | -                  |

|                                 |  |  |  |  |  |  |                    |                    |
|---------------------------------|--|--|--|--|--|--|--------------------|--------------------|
| <b>Travel In Minnesota</b>      |  |  |  |  |  |  |                    |                    |
|                                 |  |  |  |  |  |  | <b>Sub Total</b>   | -                  |
| <b>Travel Outside Minnesota</b> |  |  |  |  |  |  |                    |                    |
|                                 |  |  |  |  |  |  | <b>Sub Total</b>   | -                  |
| <b>Printing and Publication</b> |  |  |  |  |  |  |                    |                    |
|                                 |  |  |  |  |  |  | <b>Sub Total</b>   | -                  |
| <b>Other Expenses</b>           |  |  |  |  |  |  |                    |                    |
|                                 |  |  |  |  |  |  | <b>Sub Total</b>   | -                  |
|                                 |  |  |  |  |  |  | <b>Grand Total</b> | <b>\$2,800,000</b> |

Classified Staff or Generally Ineligible Expenses

| Category/Name | Subcategory or Type | Description | Justification Ineligible Expense or Classified Staff Request |
|---------------|---------------------|-------------|--|
|---------------|---------------------|-------------|--|



Non ENRTF Funds

| Category         | Specific Source           | Use         | Status                     | Amount             |
|------------------|---------------------------|-------------|----------------------------|--------------------|
| <b>State</b>     |                           |             |                            |                    |
|                  |                           |             | <b>State Sub Total</b>     | -                  |
| <b>Non-State</b> |                           |             |                            |                    |
| Cash             | Friends of the Lock & Dam | Acquisition | Secured                    | \$2,500,000        |
|                  |                           |             | <b>Non State Sub Total</b> | <b>\$2,500,000</b> |
|                  |                           |             | <b>Funds Total</b>         | <b>\$2,500,000</b> |

## Acquisition and Restoration

### Parcel List

| Name          | County   | Site Significance  | Activity  | Acres    | Miles      | Estimated Cost     | Type of Landowner | Easement or Title Holder                        | Status of Work           |
|---------------|----------|--|-----------|----------|------------|--------------------|-------------------|---|--------------------------|
| 2302924430004 | Hennepin | Riverfront land at St. Anthony Falls guided by adopted plans for a public interest                       | Fee Title | 1        | 0.2        | \$750,000          | Public            | City of Minneapolis / Friends of the Lock & Dam | Negotiations in Progress |
| 2302924430005 | Hennepin | Riverfront land at St. Anthony Falls guided by adopted plans for a public interest. Partial Acquisition. | Fee Title | 2        | 0.2        | \$1,750,000        | Public            | City of Minneapolis / Friends of the Lock & Dam | Negotiations in Progress |
| <b>Totals</b> |          |  |           | <b>3</b> | <b>0.4</b> | <b>\$2,500,000</b> |                   |   |                          |

## Fee Acquisition

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

The parcels to be acquired together make up the site of the Upper St. Anthony Falls Lock, which is identified in City Resolution 2018R-098 (by Johnson) for the proposed purpose.

**2. List all adopted state, regional, or local natural resource plans in which the lands included in the parcel list are identified for the acquisition purposes you propose. Include the URL to the plan if one is available.**

Minneapolis Park & Recreation Board: Central Riverfront Regional Park Masterplan (2016); St. Anthony Falls Heritage Board: Changing Relationship to the Power of the Falls, West Bank Vision (2014); Meet Minneapolis: Destination Transformation 2030 (2016); National Parks Conservation Association: Transforming the Lock (2017); City of Minneapolis Council Resolution (2018)

**3. For any parcels acquired in fee title, a restoration and management plan 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.**

Restoration and management plans will be compiled in partnership with the City of Minneapolis and all appropriate authorities, and will be kept on file within the appropriate City department. Long term plan implementation, maintenance, and management will be undertaken by the City of Minneapolis and Friends of the Lock & Dam and will be funded by Friends of the Lock & Dam.

**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.**

No parcels will be conveyed to a State of Minnesota entity.

**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.**

Our understanding is that this is not applicable.

## Easement (Other) Acquisition

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

No easements have been identified.

**2. List all adopted state, regional, or local natural resource plans in which the lands included in the parcel list are identified for the acquisition purposes you propose. Include the URL to the plan if one is available.**

Mississippi River Corridor Critical Area Plan:

[https://www.dnr.state.mn.us/waters/watermgmt\\_section/critical\\_area/index.html](https://www.dnr.state.mn.us/waters/watermgmt_section/critical_area/index.html)

**3. For any parcels acquired in fee title, a restoration and management plan 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.**

Restoration and management plans will be compiled in partnership with the City of Minneapolis and all appropriate authorities, and will be kept on file within the appropriate City department. Long term plan implementation, maintenance, and management will be undertaken by the City of Minneapolis and Friends of the Lock & Dam and will be financed by Friends of the Lock & Dam.

**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.**

No parcels will be conveyed to a State of MN entity.

**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.**

## Restoration

**1. Provide a statement confirming that all restoration activities completed with these funds will occur on land permanently protected by a conservation easement or public ownership.**

All restoration activities completed with these funds will occur on land permanently protected by a conservation easement or public ownership.

**2. Summarize the components and expected outcomes of restoration and management plans for the parcels to be restored by your organization, how these plans are kept on file by your organization, and overall strategies for long-term plan implementation.**

Restoration and management plans will be compiled in partnership with the City of Minneapolis and all appropriate authorities, and will be kept on file within the appropriate City department. Long term plan implementation, maintenance, and management will be undertaken by the City of Minneapolis and Friends of the Lock & Dam and will be funded by Friends of the Lock & Dam.

**3. Describe how restoration efforts will utilize and follow the Board of Soil and Water Resources “Native Vegetation Establishment and Enhancement Guidelines” in order to ensure ecological integrity and pollinator enhancement.**

Restoration planning, design, and implementation will be done according to Board of Soil and Water Resources guidelines and professional best practices.

**4. Describe how the long-term maintenance and management needs of the parcel being restored with these funds will be met and financed into the future.**

Long term plan implementation, maintenance, and management will be undertaken by the City of Minneapolis and Friends of the Lock & Dam and will be funded by Friends of the Lock & Dam.

**5. Describe how consideration will be given to contracting with Conservation Corps of Minnesota for any restoration activities.**

Conservation Corps of Minnesota will be among the resources considered in the Project.

**6. Provide a statement indicating that evaluations will be completed on parcels where activities were implemented both 1) initially after activity completion and 2) three years later as a follow-up. Evaluations should analyze improvements to the parcel and whether goals have been met, identify any problems with the implementation, and identify any findings that can be used to improve implementation of future restoration efforts at the site or elsewhere.**

Specific restoration activities and goals will be defined as a part of the Project. Any restoration that takes place as a part of the Project will be evaluated after completion and again after three years to analyze whether the stated goals have been met. Problems that are encountered will be defined, and useful findings will be documented and shared with on-site managers and others in the interest of future improvement.

## Attachments

### Required Attachments

#### *Map*

File: [0e2d46a6-167.pdf](#)

#### *Alternate Text for Map*

The graphic depicts the two subject parcels for acquisition and improvement on the Minneapolis Central Riverfront abutting the Upper Lock at St. Anthony Falls: Hennepin County PID #2302924430005 and PID #2302924430004.

#### *Financial Capacity*

File: [fda6b7b5-f53.pdf](#)

#### *Board Resolution or Letter*

| Title                | File                             |
|----------------------|----------------------------------|
| Board Written Action | <a href="#">34dfcc4d-afe.pdf</a> |

### Optional Attachments

#### *Support Letter or Other*

| Title                       | File                             |
|-----------------------------|----------------------------------|
| Coalition Support Statement | <a href="#">5dc8e810-958.pdf</a> |

## Administrative Use

### **Does your project include restoration or acquisition of land rights?**

Yes: Restoration, Fee Acquisition, Easement (Other) Acquisition,

### **Does your project have patent, royalties, or revenue potential?**

No

### **Does your project include research?**

Yes

### **Does the organization have a fiscal agent for this project?**

No

ALL PINK TRACTS DEPICTED ON THIS MAP ARE ELIGIBLE FOR FOR DISPOSITION IN THE USACE "ST. ANTHONY FALLS PROJECT" DISPOSITION STUDY, AND EACH IS DEPICTED HERE WITH ITS USACE RE TRACT NUMBER. TRACTS WITH "E" IN THE TITLE ARE EASEMENTS; OTHER TRACTS ARE OWNED BY THE US GOVERNMENT.

**THIS LCCMR APPLICATION IS FOCUSED ON ACQUISITION & IMPROVEMENT OF USACE TRACTS #400-5 AND #400-4, WHICH CAN ALSO BE IDENTIFIED AS HENNEPIN COUNTY PID # 2302924430005 AND HENNEPIN COUNTY PID # 2302924430004.**

ALTHOUGH THE CURRENT APPLICATION IS FOCUSED ON THESE TWO PARCELS ONLY, WHICH ARE THE PRIMARY PROJECT LOCATION, ALL TRACTS SHOWN ARE IMPORTANT TO THE PROJECT FOR THE PURPOSES OF FUTURE COMMUNITY FISHING AND RECREATION ACCESS, ROADWAY EASEMENTS, AND PARKLAND. THE PROJECT WILL PURSUE PUBLIC ACCESS THROUGHOUT IN FUTURE PHASES OF PLANNING & IMPLEMENTATION.

HENNEPIN COUNTY PID #  
2302924430005

HENNEPIN COUNTY PID  
# 2302924430004

ST. ANTHONY  
FALLS

STONE ARCH BRIDGE

DOWNTOWN  
MINNEAPOLIS

Saint Anthony Falls Project

USACE RE Tracts



560 280 0 560 Feet

Any USACE Real Estate Tracts illustrated on this map are based on historic data sources. The data represents the results of data collection/processing for a specific activity and indicates the general existing conditions. As such, it is only valid for its intended use, content, and accuracy specifications. The user is responsible for the results of any application of the data other than its intended purpose.

