



Environment and Natural Resources Trust Fund

2024 Request for Proposal

General Information

Proposal ID: 2024-102

Proposal Title: Minnesota State Park Historic Structure Rehabilitation

Project Manager Information

Name: Stacy Smith

Organization: MN DNR - State Parks and Trails Division

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Project Basic Information

Project Summary: Rehabilitation of historic structures, Seppmann Mill (Minneopa State Park) and WPA Beach house / beach walls (Lake Shetek State Park). Rehabilitation will preserve extraordinary examples and demonstrate significance of the parks.

Funds Requested: \$5,500,000

Proposed Project Completion: June 30, 2026

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

Project Location

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

Region(s): SW

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

Region(s): SW

When will the work impact occur?

During the Project and In the Future

Narrative

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

The rehabilitation of two historic resources by Minnesota Department of Natural Resource (MN DNR), Parks and Trails Division represents opportunities to protect our state's culturally significant resources. The Seppmann Mill at Minneopa State Park is a significant historic structure and represents the history of how immigrants developed this area of the state and is viewable from the popular bison range viewing road. The Works Progress Administration (WPA) beach house at Lake Shetek State Park and curving stone retaining walls and steps that lead to the beach are iconic examples of the rustic stone and timber architecture. This historic structure is an exemplary example of the depression era work relief programs that are the foundation of many of Minnesota's state parks. The Seppmann Mill and the Lake Shetek beach house are two significant historic structures in the State Parks and Trails system that need major rehabilitation. Addressing these two sites now will increase visitor safety, improve accessibility, and preserve these culturally and historically significant sites for future generations.

What is your proposed solution to the problem or opportunity discussed above? Introduce us to the work you are seeking funding to do. You will be asked to expand on this proposed solution in Activities & Milestones.

The rehabilitation of Seppmann Mill will address structural deficiencies, increase accessibility, and provide visitor services to the site. As the terminus to the bison viewing road at the park, the Seppmann Mill site is in need of accessible parking, trails, and interpretation of the site, in addition to the preservation of the mill structure. The location of the mill is on top of a hill and provides an important vista of the bison range and the Minnesota River Valley.

Lake Shetek beach house rehabilitation will include addressing structural issues with the wall and outdoor space outside of the building. There are site drainage issues to address which have cause much of the current damage to the structures. Accessibility of the site will be improved and some visitor services added, including family assist bathrooms for the site. The beach house is the most significant and visible contributing resource in the Lake Shetek State Park WPA / Rustic Style historic district.

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?

The rehabilitation of Seppmann Mill and Lake Shetek beach house will make safety improvements, accessibility improvements, and preserve the history of the sites as a significant cultural resource of the state. This will allow visitors to enjoy the facilities and surrounding resources. Each project will be designed to avoid or minimize impacts on known natural and cultural resources. The projects are subject to formal resource assessments to identify resource and resource protection options.

Activities and Milestones

Activity 1: Rehabilitation of Seppmann Mill at Minneopa State Park

Activity Budget: \$1,925,000

Activity Description:

Seppmann Mill is a unique structure to Minnesota's State Park system and is a listed structure on the National Register of Historic Places. The mill was constructed in 1862 by Louis Seppmann, who ran the wind-driven mill until 1890. The mill is atop a hill, which overlooks part of the Minnesota Bison Conservation heard at Minneopa. The mill is at the end of the road through the bison range and allows visitors the opportunity to walk around the historic structure, get a view of the bison heard, and Minnesota River Valley.

The stone and wood mill structure is currently in disrepair, with foundation settling and wood beams deteriorating. The domed wood roof was built to rotate to catch prevailing wind, but the sails were susceptible to damage from storms and potentially contributed to the overall damage to the structure. A structural evaluation was completed in 2015, but additional site analysis, design for repairs, and construction is need to ensure the structure will persist into the future. The restoration of the structure provide context to Minnesota's history and significance to the state park.

Activity Milestones:

Description	Approximate Completion Date
Construction Contract Awarded	August 31, 2024
Project Construction Completed	May 31, 2026
Project Closeout and Final Reporting	June 30, 2026

Activity 2: Rehabilitation of Lake Shetek Beach House and Walls at Lake Shetek State Park

Activity Budget: \$3,575,000

Activity Description:

The Lake Shetek beach house is a contributing structure to the WPA / Rustic Style historic district, which is listed on the National Register of Historic Places. The beach house and retaining walls were built in 1939 by the Works Progress Administration. The building is a prime example of construction during that era by the WPA. It consists of stone walls with wood siding above. The Lake Shetek beach house is one of the few remaining that still have the changing areas intact. There are also grand, curving, stone retaining walls that bring visitors to the water's edge.

The site has drainage issues which contribute to the structural issues of the historic building and walls. The building was renovated in the 1960's and is currently used as a restroom for beach users. In order to preserve the historic resource, a structural evaluation, site analysis, design for repairs, and construction is needed. The project would add an interior family restroom, which will add to the accessibility and safety of the site. The rehabilitation of this site will preserve the integrity of the exemplary beach house.

Activity Milestones:

Description	Approximate Completion Date
Construction Contract Awarded	August 31, 2024
Project Construction Completed	May 31, 2026
Project Closeout and Final Reporting	June 30, 2026

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 work be funded?

The rehabilitation of Seppmann Mill and the beach house will start in 2023, with site analysis and design, funded with other state funding sources. If the proposal for LCCMR funding is successful, the project construction will be completed with DNR staff and an outside construction contractor. The projects will be considered completed when the requirements of the construction plans and specifications have been met. The goal of the two projects is to have improved safety, accessibility, and structural integrity for the historic structures and the surrounding sites. Other state funding will supplement all shortfalls in LCCMR funding.

Project Manager and Organization Qualifications

Project Manager Name: Stacy Smith

Job Title: Development Consultant

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

Stacy Smith has worked with DNR, Parks and Trails Division for 10 years. With experience and education in landscape architecture, she manages development of capital asset projects for the division. Past projects Stacy has worked on include rehabilitation of historic buildings, new construction of campgrounds and buildings, large site work projects, and more. Her responsibility on these projects includes overall responsibility for project direction, managing the project budget, and coordination with stake holders.

Organization: MN DNR - State Parks and Trails Division

Organization Description:

The Department of Natural Resources, Parks and Trails Division operates 67 state parks, 8 state recreation areas, more than 650 miles of surfaced, improved state trail, 1,610 water access sites, 30 water trails and 9 state waysides throughout Minnesota. The Parks and Trails Division connects people to the state's natural resources by providing access to outdoor recreation, conservation education, and natural resource restoration and management. 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. More information on the Minnesota DNR can be found at MNDNR.gov

Budget Summary

Category / Name	Subcategory or Type	Description	Purpose	Gen. Ineligible	% Benefits	# FTE	Classified Staff?	\$ Amount
Personnel								
							Sub Total	-
Contracts and Services								
DNR - Management Resources	Professional or Technical Service Contract	Design and Construction Administration				0		\$850,000
Minnesota Historical Society	Professional or Technical Service Contract	Cultural resource review				-		\$150,000
							Sub Total	\$1,000,000
Equipment, Tools, and Supplies								
							Sub Total	-
Capital Expenditures								
		Capital construction contracts	Rehabilitation of historic structures and sites	X				\$4,433,468
							Sub Total	\$4,433,468
Acquisitions and Stewardship								
							Sub Total	-
Travel In Minnesota								
							Sub Total	-

Travel Outside Minnesota								
							Sub Total	-
Printing and Publication								
							Sub Total	-
Other Expenses								
		Department of Natural Resources direct and necessary costs	Pay for activities directly related to and necessary for accomplishing appropriated programs / projects. Direct and necessary costs cover HR Support (~\$0), Safety Support (~\$0), Financial Support (~\$63,373), Communication Support (~\$2,123), IT Support (~\$0), and Planning Support (~\$1,036) that are necessary to accomplishing funded programs / projects					\$66,532
							Sub Total	\$66,532
							Grand Total	\$5,500,000

Classified Staff or Generally Ineligible Expenses

Category/Name	Subcategory or Type	Description	Justification Ineligible Expense or Classified Staff Request
Capital Expenditures		Capital construction contracts	The budget amount will be expended on construction of a capital asset and no capital equipment will be purchased. Additional Explanation : There will be no capital equipment purchased with the construction contracts

Non ENRTF Funds

Category	Specific Source	Use	Status	Amount
State				
Cash	General Obligation Bond Funding	Funding for design of rehabilitation projects, prior to receiving ENRTF funding	Potential	\$500,000
			State Sub Total	\$500,000
Non-State				
			Non State Sub Total	-
			Funds Total	\$500,000

Attachments

Required Attachments

Visual Component

File: [a6e41ed7-9e2.pdf](#)

Alternate Text for Visual Component

Site map of Minneopa State Park and location of Seppmann Mill; Site map of Lake Shetek State Park and location of beach house and retaining walls....

Administrative Use

Does your project include restoration or acquisition of land rights?

No

Does your project have potential for royalties, copyrights, patents, or sale of products and assets?

No

Do you understand and acknowledge IP and revenue-return and sharing requirements in 116P.10?

N/A

Do you wish to request reinvestment of any revenues into your project instead of returning revenue to the ENRTF?

N/A

Does your project include original, hypothesis-driven research?

No

Does the organization have a fiscal agent for this project?

No

Does your project include the design, construction, or renovation of a building, trail, campground, or other capital asset costing \$10,000 or more?

Yes

Do you propose using an appropriation from the Environment and Natural Resources Trust Fund to conduct a project that provides children's services, as defined in Minnesota Statutes section 299C.61 Subd.7?

No