



Environment and Natural Resources Trust Fund

2024 Request for Proposal

General Information

Proposal ID: 2024-282

Proposal Title: Brookston Campground, Boat Launch, and Outdoor Recreation Facility

Project Manager Information

Name: Kaycee Melin

Organization: City of Brookston

Office Telephone: (507) 202-8708

Email: brookstoncampgroundproject@gmail.com

Project Basic Information

Project Summary: The City of Brookston will be building a campground, boat launch, and outdoor recreation area on the banks of the St. Louis River in northeastern Minnesota.

Funds Requested: \$4,605,000

Proposed Project Completion: December 31, 2025

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): NE

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

Statewide

When will the work impact occur?

During the Project

Narrative

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

Brookston, a nearly 100-year old community situated along the beautiful St. Louis River in northeastern Minnesota's St. Louis County, was founded by Finnish and Swedish settlers moving to the area in the late 1890s. The city also sits in close proximity to the Fond du Lac Tribal Reservation, whose area neighbors the community. The abundance of timber brought many loggers to the area and due to its proximity between Duluth and the Iron Range, the railroad became a burgeoning industry in Brookston as the Duluth, Mesabi & Iron Range Railroad hauled iron ore from the mines to the port of Duluth. Brookston was completely destroyed in 1918 by fires, but the citizens rebuilt. Today the city of 155 people is a stop for travelers and home to generations of families. As the community looks to the future, a campground, boat launch, and recreational facilities are part of its plan for growth and survival. The residents have longed to share the natural beauty of their community with visitors from across the state.

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.

Brookston will be planning a campground, boat launch, and recreational facilities to attract and accommodate visitors to the area. The facilities will include 30 tent camping spots, 30 RV sites, restroom and shower facilities, picnic pavilion, fishing dock, and community center. Amenities like these would be of great benefit to Brookston, bringing tourism to our beautiful river scene. Fishing, tubing, canoeing, and kayaking are just some of the activities this campground would offer visitors. A bike trail will connect to other area trails. The St. Louis River also connects to the Artichoke River running in from the north, the Stoneybrook River running in from the south, and the St. Louis River downstream from the campground meets up with the Cloquet River, offering incredible water access to visitors. The rail line forming the southern boundary of the proposed campground is an active rail line. We do not believe this has any impact to the campground, boat launch or other facilities.

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 campground and boat launch facility will allow visitors to access the St. Louis River for the purpose of fishing, harvesting wild rice, and recreating. This facility will be ADA compliant and promote healthy lifestyles and enjoyment of northern Minnesota's beautiful outdoors. The facility will help to highlight and educate as to Brookston's rich history, including Native American, European Settlers, Logging, Iron Mining, and Railroad Transportation, and the historic Fire of 1918. We estimate that the majority of users will be from outside of northeastern Minnesota, so this project will serve outdoor enthusiasts from across Minnesota.

Activities and Milestones

Activity 1: Project Construction

Activity Budget: \$4,605,000

Activity Description:

General contractor will be responsible for site preparations, utilities, parking areas, utility extensions, campground and facility construction, road access, ADA requirements and coordination with the engineering/architectural firm.

Our project timeline is uncertain since we did not receive the full amount requested of \$925,000. We also had a bonding request in front of the Legislature, but that has not passed in 2022, meaning we will need to apply again. We will need to work with our engineer to determine a phased timeline and plan moving forward. This timeline will need to change significantly as the MN Legislature did not approve a Bonding Bill in 2022. We will be seeking these funds again in 2023.

No additional property acquisition is needed. LHB, the Architect of Record, has developed shovel ready construction documents, which will be reviewed with a new cost estimate prior to bidding to align project scope with available budget as needed. In addition, environmental engineering was conducted to determine that further investigation or action was not required and the project can be built as planned. A Phase 1 ESA, wetlands delineation, cultural resources study, and Geotechnical investigation were conducted to reach these conclusions.

Activity Milestones:

Description	Approximate Completion Date
Bidding	June 30, 2024
Construction Begins	August 31, 2024
Construction Complete	December 31, 2025

Project Partners and Collaborators

Name	Organization	Role	Receiving Funds
Saint Louis County	Government	St. Louis County is supportive of the Brookston project and is acting as fiscal agent for the project.	No
Department of Iron Range Resources	Department of Iron Range Resources	Funder	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 work be funded?

The operation and maintenance of all phases of this project are under the direction of the City of Brookston. Brookston is committed to providing all necessary funds to operate and maintain the facility for a minimum of 20-years. The campground will be constructed with materials that require a low level of maintenance. The city will annually evaluate the condition and operation of the facility. Seasonal maintenance (mowing, weed control, sweeping, trail/road/path maintenance) is estimated to be \$15,000 annually, which will be a line item in Brookston's annual budget.

Other ENRTF Appropriations Awarded in the Last Six Years

Name	Appropriation	Amount Awarded
Brookston Campground, Boat Launch & Outdoor Recreational Facility	M.L. 2021, First Special Session, Chp. 6, Art. 6, Sec. 2, Subd. 09o	\$425,000

Project Manager and Organization Qualifications

Project Manager Name: Kaycee Melin

Job Title: City Clerk

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

Kaycee Melin is part of a team from Brookston working with St. Louis County, LHB, and Costin Group to seek funding and manage this project.

Organization: City of Brookston

Organization Description:

Brookston, population 155, is a city in Saint Louis County, Minnesota, United States; located along the Saint Louis River, opposite the mouth of the Artichoke River. Brookston is located 27 miles west of the city of Duluth and 17 miles northwest of the city of Cloquet. U.S. Highway 2 and Saint Louis County Road 31 (CR 31) are two of the main routes in Brookston. The city of Brookston is located within Culver Township geographically but is a separate entity. Brookston is politically independent of the township. Brookston is located on the northern edge of the Fond du Lac Indian Reservation. It is one of three administrative centers of the reservation.

Budget Summary

Category / Name	Subcategory or Type	Description	Purpose	Gen. Ineligible	% Benefits	# FTE	Classified Staff?	\$ Amount
Personnel								
							Sub Total	-
Contracts and Services								
General Contractor	Sub award	Sitework				-		\$1,077,000
General Contractor	Sub award	Site Utilities				0		\$748,000
General Contractor	Sub award	Buildings				-		\$1,000,000
							Sub Total	\$2,825,000
Equipment, Tools, and Supplies								
							Sub Total	-
Capital Expenditures								
							Sub Total	-
Acquisitions and Stewardship								
							Sub Total	-
Travel In Minnesota								
							Sub Total	-
Travel Outside Minnesota								
							Sub Total	-

Printing and Publication								
							Sub Total	-
Other Expenses								
		Cost Escalation, Contingencies, General Conditions	Cost Escalation, Contingencies, General Conditions					\$1,780,000
							Sub Total	\$1,780,000
							Grand Total	\$4,605,000

Classified Staff or Generally Ineligible Expenses

Category/Name	Subcategory or Type	Description	Justification Ineligible Expense or Classified Staff Request
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Non ENRTF Funds

Category	Specific Source	Use	Status	Amount
State				
Cash	DNR Water Resource Grant	This funding would be used in the construction of the boat ramp facility.	Potential	\$200,000
Cash	State Capital Investment	These funds would be used to complete the campground, boat launch, and other facilities.	Potential	\$2,100,000
			State Sub Total	\$2,300,000
Non-State				
Cash	Municipal Bond from City of Brookston	The \$150,000 will be used to purchase a private property located within the boundaries of the proposed campground and recreational facility.	Secured	\$150,000
In-Kind	Site work done by the City of Brookston.	Clearing, leveling, site work.	Secured	\$100,000
In-Kind	Department of Iron Range Resources	Funds will be used for project construction.	Potential	\$500,000
			Non State Sub Total	\$750,000
			Funds Total	\$3,050,000

Attachments

Required Attachments

Visual Component

File: [59954c9e-7a4.pdf](#)

Alternate Text for Visual Component

Map of Brookston project....

Board Resolution or Letter

Title	File
Brookston Project Map	f622ba02-c45.pdf
City of Brookston Resolution of Support	8d739072-64e.docx
Resolution	eab6a4f3-d50.pdf

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?

Yes

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

No

Do you wish to request reinvestment of any revenues into your project instead of returning revenue to the ENRTF? If so, describe here:

Yes, Revenues generated by the campground would be used for maintenance and investment in the campground facility.

Does your project include original, hypothesis-driven research?

No

Does the organization have a fiscal agent for this project?

Yes, St. Louis County

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

