



## Environment and Natural Resources Trust Fund

### 2026 Request for Proposal

#### General Information

**Proposal ID:** 2026-576

**Proposal Title:** Daylighting Shingle Creek Phase I

#### Project Manager Information

**Name:** Ian Alexander

**Organization:** City of Brooklyn Center

**Office Telephone:** (763) 569-3305

**Email:** [ialexander@brooklyncentermn.gov](mailto:ialexander@brooklyncentermn.gov)

#### Project Basic Information

**Project Summary:** Brooklyn Center is seeking an ENRTF appropriation to acquire land for the purpose of daylighting part of Shingle Creek to provide additional habitat for wildlife and recreational opportunities for residents.

**ENRTF Funds Requested:** \$3,573,000

**Proposed Project Completion:** June 30, 2027

**LCCMR Funding Category:** Land (F)

#### 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?**

Region(s): Metro

**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.**

Shingle Creek is a perennial stream that begins at the junction of Bass Creek and Eagle Creek and eventually flows through Brooklyn Center to its confluence with the Mississippi River. Approximately 900 feet of Shingle Creek currently flows through dual 12x12 foot culverts below land between Bass Lake Road and Highway 100 in Brooklyn Center. A 2005 Corridor Study identified a lack of natural diversity for various stream features such as riffles, pools, and meanders throughout the Shingle Creek watershed. It is also impaired for aquatic life with TMDLs created for chloride, dissolved oxygen, E. coli, and benthic macroinvertebrate bioassessments. One of the goals identified in the Fourth Generation Watershed Management Plan is to “protect, maintain, and improve the water quality and ecological integrity of the water and natural resources within the watersheds and the downstream receiving waters”.

Additionally, an opportunity is presented by Brooklyn Center’s plans to create a new downtown area just a couple of blocks away from this land. Beyond failing to optimize the function and health of the river itself, leaving this segment of Shingle Creek underground would represent a missed chance to contribute to the potential vibrancy and success of Brooklyn Center’s new downtown.

**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 City of Brooklyn Center is seeking funds to acquire ten parcels to daylight and re-meander a 900-foot section of Shingle Creek and combine the flow back into a single channel. All ten parcels in question are currently owned by Shingle Creek LLC, a subsidiary of Gatlin Development Company, Inc. The land is currently vacant.

Daylighting the creek will create naturally stabilized banks with riparian habitat, restore lateral connectivity, and restore hydrologic, hydraulic, and geomorphic functions to the stream. Restoration of the channel and introduction of instream habitat features will improve aquatic habitat development processes and provide a self-maintaining stream with habitat for aquatic species.

Shingle Creek is adjacent to the Brooklyn Center Opportunity Site, the location of a new downtown area. A daylighted Shingle Creek surrounded by public green space will provide a recreational destination for Brooklyn Center residents and visitors, conveniently located near the future downtown area. Studies have shown that access to bodies of water can have a significant positive impact on public well-being with benefits such as stress reduction, improved mood and opportunities for social interaction and physical activity.

**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?**

A 2024 investigation of its condition found that Shingle Creek lacks diversity in features such as riffles, pools, and meanders. It is also impaired for aquatic life. The investigation concluded that daylighting this segment will achieve functional lift, create naturally stabilized banks with riparian habitat, restore lateral connectivity, and restore hydrologic, hydraulic, and geomorphic functions to the stream, improving aquatic habitat development and provide a self-maintaining stream. Daylighting will also provide public access to a valuable natural resource and increase the recreational value of the surrounding public green space.

## Activities and Milestones

### Activity 1: Property Acquisition

**Activity Budget:** \$3,573,000

**Activity Description:**

The City of Brooklyn Center will use the requested ENRTF appropriation to purchase ten parcels of land for the purpose of daylighting a section of Shingle Creek. The PIDs of the parcels in question are 0211821320024, 0211821320029, 0211821320025, 0211821320030, 0211821320031, 0211821310063, 0211821310058, 0211821310064, 0211821310065, and 211821310067. The city has already completed a site acquisition cost estimate and has been in contact with the current property owner about purchasing the parcels. Shingle Creek LLC, the current property owner, has agreed to sell the land and has signed a letter of support for the proposed project. The outcome of this activity will be public ownership of the subject parcels. Following acquisition, the city will partner with the Shingle Creek Watershed Management Commission to daylight a portion of the creek.

**Activity Milestones:**

Description	Approximate Completion Date
Parcel Appraisal	August 31, 2026
Negotiations with Owner	November 30, 2026
Complete Predesign Review through the Dept. of Administration	December 31, 2026
Consultation with SHPO	January 31, 2027
Public Hearing	February 28, 2027
Acquisition Payment	April 30, 2027
Title Transfer	June 30, 2027

## Project Partners and Collaborators

Name	Organization	Role	Receiving Funds
David Vlasin	Shingle Creek and West Mississippi Watershed Management Commission	The Commission will partner with the City of Brooklyn Center to daylight Single Creek after the property has been acquired by the city. The Commission will lead daylighting efforts.	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 City of Brooklyn Center has completed a feasibility study for the proposed daylighting project. ENRTF funding will be used to acquire the property necessary for the daylighting project. A larger feasibility report is in progress and will be completed by Summer 2025. Following property acquisition, the city will partner with Shingle Creek Watershed Management Commission to fund the daylighting of this segment of Shingle Creek. Daylighting the creek will implement the findings of both feasibility studies, greatly improving aquatic habitat and increasing access to natural resource amenities in the city.

## Project Manager and Organization Qualifications

**Project Manager Name:** Ian Alexander

**Job Title:** Economic Development Manager

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

The Economic Development Manager has extensive experience administering grant funding and leading complex development projects. Mr. Alexander has championed the administration of past programs that use public funds to subsidize private development that is consistent with City goals, and the City's Public Works Department has a successful track record of constructing and managing major infrastructure and transportation systems. During the past five years, the Community Development Department has secured \$6,250,000 in grant funding for the nearby Brooklyn Center Opportunity Site from eight competitive funding sources. Mr. Alexander is leading the implementation of these grants, with the support of the city's economic development coordination and additional staff from the Community Development Department. The department will also seek support from experienced consultants and professional firms to supplement the expertise of City staff where needed to complete project tasks and implement new technologies.

**Organization:** City of Brooklyn Center

**Organization Description:**

The City of Brooklyn Center is a first-ring suburb of the Minneapolis-St. Paul Metropolitan Area, located immediately northwest of Minneapolis. Shingle Creek crosses directly through the center of the city before flowing into the Mississippi River which forms Brooklyn Center's eastern boundary. Brooklyn Center is a Home Rule Charter City. The city council is the city's governing authority and Mayor April Graves is both a member and its presiding officer at meetings. Dr. Reginald Edwards is the city manager, providing leadership for all city services. Brooklyn Center's Community Development Department will be leading the administration of LCCMR ENRTF funding. The department has a mission to preserve and enhance the quality of life for the residents and businesses of Brooklyn Center by guiding the development of the City with effective measures of planning, design review, construction plan approval, code compliance, housing, and business assistance. Jesse Anderson is its director. The Community Development Department includes the

Economic Development division led by Ian Alexander. Mr. Alexander will serve as the project manager for the proposed project enclosed in this application.

## Budget Summary

Category / Name	Subcategory or Type	Description	Purpose	Gen. Ineligible	% Benefits	# FTE	Classified Staff?	\$ Amount
Personnel								
							Sub Total	-
Contracts and Services								
							Sub Total	-
Equipment, Tools, and Supplies								
							Sub Total	-
Capital Expenditures								
							Sub Total	-
Acquisitions and Stewardship								
	Fee Title Acquisition	10.59 Parcels: 10						\$3,573,000
							Sub Total	\$3,573,000
Travel In Minnesota								
							Sub Total	-
Travel Outside Minnesota								
							Sub Total	-
Printing and Publication								
							Sub Total	-

Other Expenses								
							Sub Total	-
							Grand Total	\$3,573,000

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
<b>State</b>				
			<b>State Sub Total</b>	-
<b>Non-State</b>				
Cash	Local Property Tax Fund	Daylighting Shingle Creek feasibility studies	Secured	\$57,000
Cash	Local Property Tax Fund	Construction of utilities, roads, and trails associated with the Shingle Creek Daylighting Project	Pending	\$690,000
Cash	Local Property Tax Fund	Contingency (~5%)	Potential	\$178,000
Cash	Shingle Creek Watershed Management Organization	Daylighting Shingle Creek construction activities	Pending	\$2,855,000
			<b>Non State Sub Total</b>	<b>\$3,780,000</b>
			<b>Funds Total</b>	<b>\$3,780,000</b>

**Total Project Cost: \$7,353,000**

**This amount accurately reflects total project cost?**

Yes

## Acquisition and Restoration

### Parcel List

Name	County	Site Significance	Activity	Acres	Miles	Estimated Cost	Type of Landowner	Easement or Title Holder	Status of Work
PID 0211821310058	Hennepin	Adjacent to Shingle Creek segment to be daylit. The site is a vacant lot in an urban area. Grass covers the parcel.	Fee Title	0.62	-	\$299,000	Private	City of Brooklyn Center	Negotiations In Progress
PID 0211821310063	Hennepin	Adjacent to Shingle Creek segment to be daylit. The site is a vacant lot in an urban area. Grass covers the majority of the parcel. It also contains a portion of a Brookdale Center	Fee Title	0.39	-	\$1,000	Private	City of Brooklyn Center	Negotiations In Progress
PID 0211821310064	Hennepin	Adjacent to Shingle Creek segment to be daylit. The site is a vacant lot in an urban area. Grass covers the majority of the parcel. It also contains a portion of a Brookdale Center access road.	Fee Title	0.69	-	\$331,000	Private	City of Brooklyn Center	Negotiations In Progress
PID 0211821310065	Hennepin	Adjacent to Shingle Creek segment to be daylit. The site is a vacant lot in an urban area. Grass covers the majority of the parcel. It also contains a portion of a Brookdale Center access road.	Fee Title	1.86	-	\$892,000	Private	City of Brooklyn Center	Negotiations In Progress
PID 0211821310067	Hennepin	Adjacent to Shingle Creek segment to be daylit. The site contains an access road to Brookdale Center, a bi-directional bike path, and a pond.	Fee Title	2.67	-	\$1,000	Private	City of Brooklyn Center	Negotiations In Progress
PID 0211821320024	Hennepin	Adjacent to Shingle Creek segment to be daylit. The site is a vacant lot in an urban area. Grass covers the majority of the parcel. It also contains a portion of Shingle Creek Crossing.	Fee Title	1.19	-	\$572,000	Private	City of Brooklyn Center	Negotiations In Progress
PID 0211821320025	Hennepin	Adjacent to Shingle Creek segment to be daylit. The site is a vacant lot in an urban area. Grass covers the parcel.	Fee Title	0.53	-	\$256,000	Private	City of Brooklyn Center	Negotiations In Progress
PID 0211821320029	Hennepin	Adjacent to Shingle Creek segment to be daylit. The site is a vacant lot in an urban area. Grass covers the majority of the parcel. It also contains a portion of a Brookdale Center access road.	Fee Title	2.54	-	\$1,216,000	Private	City of Brooklyn Center	Negotiations In Progress

PID 0211821320030	Hennepin	Adjacent to Shingle Creek segment to be daylit. The site is a vacant lot in an urban area. Grass covers the parcel.	Fee Title	0.06	-	\$3,000	Private	City of Brooklyn Center	Negotiations In Progress
PID 0211821320031	Hennepin	Adjacent to Shingle Creek segment to be daylit. The site is a vacant lot in an urban area. Grass covers the parcel.	Fee Title	0.04	-	\$2,000	Private	City of Brooklyn Center	Negotiations In Progress
<b>Totals</b>				<b>10.59</b>	<b>0</b>	<b>\$3,573,000</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 proposed parcels were selected because the segment of Shingle Creek to be daylighted either runs through the parcels, or is immediately adjacent to these parcels. The parcels were prioritized based on their proximity to the culverts which the creek currently flows through as well as their proximity to the viable daylighting paths, as described in the 2024 Shingle Creek Crossing Daylighting Feasibility Study.

**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.**

Stantec, an infrastructure consulting firm based in Minneapolis, was hired by the Shingle Creek Watershed Management Commission to investigate the feasibility of daylighting the segment of Shingle Creek that runs under the parcels in question. Their study concluded that daylighting would restore some natural form and function to the creek and could make it a feature of a new park/open space area. They further concluded that daylighting would also help address the creek's biotic and water quality impairments by adding back natural stream structure, and in-stream and near-stream habitat and vegetation.

**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.**

In line with ENRTF requirements, the City of Brooklyn Center will work with a consultant partner to create an ecological restoration and management plan that is consistent with the conversation goals presented in this proposal. The plan will include an examination of existing conditions, including soil, geology, topography, biotic, and social elements. The plan will also prepare and evaluate several concepts for the future restoration of Shingle Creek, present a timeline for daylighting and restoring the creek, and produce a maintenance plan to ensure the creek is functional for a minimum of 20 years. The maintenance plan will detail who is responsible for each maintenance task and where funding will come from. Where possible, the City of Brooklyn Center will plan diverse, native plant species on the site. The plan will be created in partnership with a consultant and will be filed with the project manager.

**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.**

N/A

**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.**

N/A

## 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.**

The land to be acquired will be publicly owned by the City of Brooklyn Center who will protect it in perpetuity.

**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.**

The restoration and management plan will include an examination of existing conditions, including soil, geology, topography, biotic, and social elements. The plan will also prepare and evaluate several concepts for the future restoration of Shingle Creek, present a timeline for daylighting and restoring the creek, and produce a maintenance plan to ensure the creek is functional for a minimum of 20 years. The maintenance plan will detail who is responsible for each

maintenance task and where funding will come from. Where possible, the City of Brooklyn Center will plan diverse, native plant species on the site. The plan will be created in partnership with a consultant and will be filed with the project manager.

**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.**

The future green space surrounding the daylight Shingle Creek will utilize several strategies for restoring resilient, functional landscapes and maintaining ecological diversity. Project partners will match future planting to the native plant community that best fits the topography, soils, hydrology, and climate conditions of the Shingle Creek site. To do this, Brooklyn Center will hire a professional consultant to offer planting guidance. Project partners will also work to increase plant diversity by planting a variety of native species that offer wildlife habitat, restore natural hydrologic regimes, and prevent the establishment of invasive species. Finally, project partners will use a variety of techniques including infiltration basins and raingardens to manage stormwater more effectively.

**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.**

The Public Works Department of the City of Brooklyn Center will maintain and manage the future daylight Shingle Creek and the surrounding public green space for the duration of its useful life. The department currently manages 522 acres of parks and other natural areas. Staff of the Parks/Trails Maintenance group have the capacity to maintain an additional 700 feet of creek and 8 acres of green space.

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

The City of Brooklyn Center commits to working with the Conservation Corps of Minnesota on future daylighting activities, where feasible.

**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.**

The City of Brooklyn Center and the Shingle Creek Watershed Management Commission will partner with the Minnesota Pollution Control Agency to evaluate the health and function of Shingle Creek immediately following daylighting activities and three years after the project is complete. This evaluation will analyze improvements to the subject parcels, identify any problems with the implementation of daylighting activities, and recommend lessons-learned for future daylighting efforts in the region. As part of this evaluation, project partners will reevaluate the creek to understand whether it is still impaired for aquatic life (MPCA 2018).

## Attachments

### Required Attachments

#### *Map*

File: [8a2409d2-097.pdf](#)

#### *Alternate Text for Map*

The map shows the ten parcels which Brooklyn Center is requesting funding to acquire. The map also depicts where Shingle Creek flows under the parcels....

#### *Financial Capacity*

Title	File
2023 Annual Comprehensive Financial Report	<a href="#">08f77022-805.pdf</a>

#### *Board Resolution or Letter*

Title	File
Brooklyn Center Resolution	<a href="#">0b1d4389-a5f.docx</a>

### Supplemental Attachments

#### *Capital Project Questionnaire, Budget Supplements, Support Letter, Photos, Media, Other*

Title	File
Gatlin Letter of Support	<a href="#">92132e52-c3c.pdf</a>
Mayor Graves Letter of Support	<a href="#">1b0c3462-e5a.pdf</a>
Daylighting Shingle Creek Feasibility Study	<a href="#">bb08f5da-03c.pdf</a>
Detailed Cost Estimate	<a href="#">19fd43e9-9f2.pdf</a>
Budget Addendum	<a href="#">daca9b1-e6a.pdf</a>
Capital Construction Project Questionnaire	<a href="#">d2c4f5f0-4fd.pdf</a>

## Administrative Use

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

Yes: Restoration, Fee Acquisition,

**Do you understand that travel expenses are only approved if they follow the "Commissioner's Plan" promulgated by the Commissioner of Management of Budget or, for University of Minnesota projects, the University of Minnesota plan?**

N/A

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

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 pre-design, design, construction, or renovation of a building, trail, campground, or other fixed capital asset costing \$10,000 or more or large-scale stream or wetland restoration?**

Yes

**Is the purpose of the acquisition for construction of a building(s), trail, campground, or other fixed capital asset costing \$10,000 or more or large-scale stream or wetland restoration, either now or in the future?**

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 as "the provision of care, treatment, education, training, instruction, or recreation to children")?**

No

**Provide the name(s) and organization(s) of additional individuals assisting in the completion of this proposal:**

Angela Holm, City of Brooklyn Center

**Do you understand that a named service contract does not constitute a funder-designated subrecipient or approval of a sole-source contract? In other words, a service contract entity is only approved if it has been selected according to the contracting rules identified in state law and policy for organizations that receive ENRTF funds through direct appropriations, or in the DNR's reimbursement manual for non-state organizations. These rules may include competitive bidding and prevailing wage requirements**

N/A

