

## **2015 Project Abstract**

For the Period Ending June 30, 2020

**PROJECT TITLE:** Metropolitan Regional Park System Land Acquisition – Phase IV

**PROJECT MANAGER:** Emmett Mullin, Parks Manager

**AFFILIATION:** Metropolitan Council

**MAILING ADDRESS:** 390 North Robert Street

**CITY/STATE/ZIP:** St. Paul, MN 55101

**PHONE:** (651) 602-1360

**E-MAIL:** emmett.mullin@metc.state.mn.us

**WEBSITE:** <http://metro council.org/Parks.aspx>

**FUNDING SOURCE:** Environment and Natural Resources Trust Fund

**LEGAL CITATION:** M.L. 2015, Chp. 76, Sec. 2, Subd. 09b

**APPROPRIATION AMOUNT: \$1,000,000**

**AMOUNT SPENT: \$1,000,000**

**AMOUNT REMAINING: \$0**

### **Sound bite of Project Outcomes and Results**

The Metropolitan Council along with Washington County and Three Rivers Park District acquired three properties to increase recreational opportunities for the Regional Parks System. These critical acquisitions protected nearly a half mile of St. Croix River shoreline and 122 acres of high-quality natural resource land in Washington and Hennepin Counties.

### **Overall Project Outcome and Results**

The Metropolitan Council works with the Regional Park Implementing Agencies to protect critical lands and provide recreational opportunities for the Regional Parks System. This \$1,000,000 ENRTF project was matched with \$666,000 in Council funds and \$555,000 in local Agency funds to purchase three properties for the Regional Parks System.

Washington County acquired a 4.5-acre property for Big Marine Park Reserve and a 102-acre property for St. Croix Bluffs Regional Park with partial funding from this project. These properties contain critical habitats including wetlands, hardwoods, mixed forest, open meadow, and oak savanna. St. Croix Bluffs Regional Park previously protected 3,800 feet of St. Croix River shoreline. With the addition of this 102-acre parcel, the park now protects 5,000 contiguous feet of St. Croix River shoreline. Three Rivers Park District acquired a 16-acre property for the Kingswood Special Recreation Feature with funding from this project. This acquisition protected 850 feet of shoreline on Little Long Lake, one of the few untouched, pristine lakes left in the metropolitan area.

Acquiring these properties permanently protects critical natural resources while providing additional recreational opportunities for the region. All properties funded are inholdings or parcels that are included in master plan-approved park boundaries. The Regional Park Implementing Agencies work only with willing landowners when acquiring lands with ENRTF, and they focus on acquiring lands with high natural resources and habitat value that are at risk of being developed.

### **Project Results Use and Dissemination**

The Regional Park Implementing Agencies include the ENRTF sign/logo when they install visitor signs for these new park lands. The Agencies acknowledge ENRTF on their websites when appropriate, such as the Three Rivers Park District [Kingswood Special Recreation Feature website funding section](#). In addition, the Metropolitan Council and the Regional Park Implementing Agencies acknowledge ENRTF for any media releases about the acquisitions.



# Environment and Natural Resources Trust Fund (ENRTF)

## M.L. 2015 Work Plan Final Report

<b>Date of Report:</b>	October 21, 2020	<b>Quick links to content</b>
<b>Final Report</b>		<a href="#">Project statement</a>
		<a href="#">Project status</a>
<b>Date of Work Plan Approval:</b>	June 11, 2015	<a href="#">Project activities and outcomes</a>
		<a href="#">Project budget</a>
<b>Project Completion Date:</b>	June 30, 2020	<a href="#">Project strategy</a>

**PROJECT TITLE: Metropolitan Regional Park System Land Acquisition – Phase IV**

**Project Manager:** Emmett Mullin, Parks Manager  
**Organization:** Metropolitan Council  
**Mailing Address:** 390 North Robert Street  
**City/State/Zip Code:** St. Paul, MN 55101  
**Telephone Number:** (651) 602-1360  
**Email Address:** emmett.mullin@metc.state.mn.us  
**Web Address:** <http://metro council.org/Parks.aspx>

**Location:** Hennepin and Washington Counties.

<b>Total ENRTF Project Budget in \$ Thousands:</b>	<b>ENRTF Appropriation:</b>	<b>\$1,000,000</b>
	<b>Amount Spent:</b>	<b>\$1,000,000</b>
	<b>Balance:</b>	<b>\$0</b>

**Legal Citation:** M.L. 2015, Chp. 76, Sec. 2, Subd. 09b, as extended M.L. 2018, Chp. 214, Art. 4, Sec. 2, Subd. 20(b)(1), as amended by M.L. 2019, First Special Session, Chp. 4, Art. 2, Sec. 3

**Appropriation Language:**

\$1,000,000 the first year is from the trust fund to the Metropolitan Council for grants for the acquisition of ~~at least~~ 433 approximately 90 acres of lands within the approved park unit boundaries of the metropolitan regional park system. This appropriation may not be used for the purchase of habitable residential structures. A list of proposed fee title and easement acquisitions must be provided as part of the required work plan. This appropriation must be matched by at least 40 percent of nonstate money that must be committed by December 31, 2015, or the appropriation cancels. This appropriation is available until June 30, 2018, by which time the project must be completed and final products delivered.

Carryforward; Extension (b) The availability of the appropriations for the following projects are extended to June 30, 2020: (1) Laws 2015, chapter 76, section 2, subdivision 9, paragraph (b), Metropolitan Regional Park System Land Acquisition - Phase IV.

## **I. PROJECT TITLE: Metropolitan Regional Park System Land Acquisition – Phase IV**

### **II. PROJECT STATEMENT:**

The 2015 ENRTF appropriation of \$1 million would be matched with \$666,000 of Metropolitan Council bonds and \$555,000 of regional park agency funds to acquire about 248 acres of the 648 acres in the attached M.L. 2015 Acquisition List for Metropolitan Regional Park System Land Acquisition. These parcels contain high quality natural resources and are inholding properties (privately held parcels) within the boundaries of regional parks, regional park reserves or regional trails. ENRTF dollars cannot be used for land proposed to be acquired at a purchase price in excess of 100% of the appraised value in total (all funds); with the exception being that up to 110% of appraised value may be approved following review by the LCCMR with criteria supplied by the Metropolitan Council.

This is a continuation of past ENRTF appropriations to acquire high quality natural resource parcels for the Metropolitan Regional Park System. \$7.54 million of Environment and Natural Resources Trust Fund (ENRTF) appropriations in 2007-2009 and 2011-12 have been matched with \$5.026 million of Metropolitan Council bonds and \$19.9 million of other funds to finance the acquisition of 1,076 acres. A \$1.5 million appropriation in 2014 is matched with \$1 million of Metropolitan Council bonds and \$833,000 of regional park agency funds would be used to acquire about 200 acres of the 648 acres in the attached M.L. 2015 Parcel List for Metropolitan Regional Park System Land Acquisition-Phase 4.

This is the fourth phase of ENRTF funding to help acquire 13,500 acres of high-quality natural resource lands as part of the Metropolitan Regional Park System. Acquisition protects these resources and helps meet the outdoor recreation needs of an expanding population in the seven-county Twin Cities Metropolitan Region.

The Metropolitan Regional Park System encompasses over 55,000 acres in 59 regional parks and 40 regional trails. These parks and trails hosted an estimated 47.3 million visits in 2013. The regional parks and trails are owned and managed by ten regional park implementing agencies: Anoka County Parks, City of Bloomington, Carver County Parks, Dakota County Parks, Minneapolis Park and Recreation Board, Ramsey County Parks, City of St. Paul Parks, Scott County Parks, Three Rivers Park District and Washington County Parks. Five of those agencies are negotiating with landowners for parcels that could be acquired under this proposal—Carver County Parks, Dakota County Parks, Scott County Parks, Three Rivers Park District and Washington County Parks.

A map illustrating the Metropolitan Regional Parks System is shown in **Figure 1: Metropolitan Regional Parks System Plan Map from 2040 Regional Parks Policy Plan** at the end of this work plan.

### **III. OVERALL PROJECT STATUS UPDATES:**

**Project Status as of January 2016:** No ENRTF funds have been expended. Work continues towards acquiring properties in Carver, Dakota, Scott and Washington Counties, with acquisitions expected to be completed within 2016. Some parcels on the 2015 ENRTF Work Plan were purchased with non-state funds, because the Work Plan had not been approved at the time the purchases were concluded or because they were purchased using condemnation or other acquisition methods that are ineligible under ENRTF. The Council will submit an amendment request to remove these parcels from the work plan.

#### ***Amendment Request #1 1/29/2016:***

The Metropolitan Council requests:

1. Deletion of the parcels numbered, 1, 3, 4, 5, 6, 7, 11, 14, and 15 from the 2015 approved work plan because these parcels have been or will be acquired using non-ENRTF funds;
2. Addition of parcel 17 for Dakota County's Lebanon Hills Regional Park. This is a 2.58-acre wooded inholding for which the Agency is actively negotiating;
3. Designation of a new project manager: Deb Streets Jensen, Senior Parks Finance Planner, (651) 602-1554; and
4. Updating the number of acres included in the work plan from 200 to 334.

***Amendment #1 approved by LCCMR 2-10-2016***

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**Project Status as of July 2016:** One of the parcels on the list is near its closing date. However, because the Council has two active ENRTF appropriations, included in this report is an amendment request that seeks to move parcel #17 to the 2014 work plan associated with the appropriation cited in ML Chapter 226 Sec. 2 Subd. 7(b). Moving this parcel to the older work plan will follow the prudent accounting concept of first-in-first-out and allow the Council to use the oldest ENRTF funds first.

Parcels #1 through 7, #11, #14, and #15 were removed from the approved work plan in previous reports. These parcels were either acquired using non-ENRTF funds or the seller withdrew the property from consideration. The amendment sought below will also remove parcel #2, which the seller has withdrawn.

Assuming approval of the requested amendment, six parcels will remain on the 2015 work plan, totaling 256 acres with an estimated total purchase price of about \$3.1 million. For the parcels on this work plan, State ENRTF funds pay 45%, Council bonds cover 30%, and the regional park implementing agency covers the remaining 25%. This does not mean that ENRTF buys 45% of the 256 acres; it means that ENRTF funds contribute 45% of the eligible costs for every acre purchased with these funds.

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***Amendment Request #2 7/13/2016:***

The Metropolitan Council requests:

1. Transfer of parcel 17 (Doehling) from this approved work plan to the approved 2014 work plan cited in appropriation ML 2015 Chapter 76 Section 2 Subd. 09b to follow the first-in-first-out principle of accounting. Acquisition of this parcel will be approved by the Metropolitan Council on July 27, 2016 and is expected to close within 60 days. This is a 0.85-acre inholding in the southeastern-most corner of Lebanon Hills Regional Park, wooded with red and white oak, willows and evergreens.
2. Remove parcel 2 (Augustine) from this work plan, because the seller has withdrawn the parcel from consideration.
3. Update the total number of acres to be acquired under this work plan to 248, with 2.09 miles of shoreline, and the budget to \$3,125,000.

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***Amendment #2 approved by LCCMR July 20, 2016.***

**Project Status as of January 2017:** Although landowner negotiations continue, there have been no closing dates set on the remaining properties.

**Project Status as of July 2017:** Although landowner negotiations continue, there have been no closing dates set on the remaining properties.

**Project Status as of January 2018:** Although landowner negotiations continue, there have been no closing dates set on the remaining properties. There are, however, negotiations that are expected to be ready to close before the end of the third quarter of calendar year 2018, which may spend down the appropriation. These will require amendments to the acquisition list, but the information is not presently available to include changes to the acquisition list in this report.

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***Amendment Request #3 February 7, 2018:***

The Metropolitan Council requests extending the expiration date of this appropriation from June 30, 2018 to June 30, 2020, by which time the Council expects to have completed all of the land acquisitions that comprise this project.

***Amendment#3 Approved: May 30, 2018***

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***Amendment Request #4 7/25/2018***

The Metropolitan Council requests the addition of Property #18 to the acquisition list:

**Property #18:** Washington County has an executed purchase agreement for a set of three parcels within the Council-approved boundary for Big Marine Park Reserve. The property is expected to close in September, 2018. One of these parcels has a habitable residence and will be acquired through the Parks and Trails Legacy Fund.

The other two parcels, totaling 4.55 acres, are situated on a pond and are near Big Marine Lake. About half of these two parcels is wetland and pond area, with the other half wooded with hardwoods and pine. There is a restriction filed on the property that prevents it from being sold without the consent of the Town Board of New Scandia Township; the purchase agreement contains a condition that the restriction must be removed prior to closing. Figures 7, 8 and 9, below, illustrate the location and the natural resources on the properties.

Please note the Council proposes to split cost of these two parcels between two ENRTF appropriations:

- \$32,111 from M.L. 2014 Chp. 226, Sec. 2, Subd. 07b as extended by laws M.L. 2018, Chp. 214, Art. 4, Sec. 2, Subd. 20(a)(2)
- \$67,338 from M.L. 2015, Chp. 76, Sec. 2, Subd. 09b, as extended M.L. 2018, Chp. 214, Art. 4, Sec. 2, Subd. 20(b)(1)

*Figure 1: Natural resources*



*Figure 2: Natural resources*



*Figure 3: Location - funding proposed for two lower parcels*



***Amendment #4 Approved by LCCMR August 1, 2018***

***Status update as of January 31, 2019***

The Bofenkamp property transaction closed on October 18, 2018. No further properties will be requested via amendment until the Legislature has determined whether the acreage minimum for this appropriation will be reduced. If the acreage minimum is reduced as requested, the Council has identified enough properties to meet the new minimum and use the entire appropriation within the 2019 calendar year.

***Amendment request #5***

The Metropolitan Council requests that the requirement in the appropriation “to acquire at least 133 acres of land within the approved park unit boundaries of the metropolitan Regional Parks System” be amended to read, “to acquire approximately 90 acres of land within the approved park unit boundaries of the metropolitan Regional Parks System” to correct a technical error.

***Amendment approved by LCCMR 2/26/2019***

***Amendment Request #6: 7/25/19***

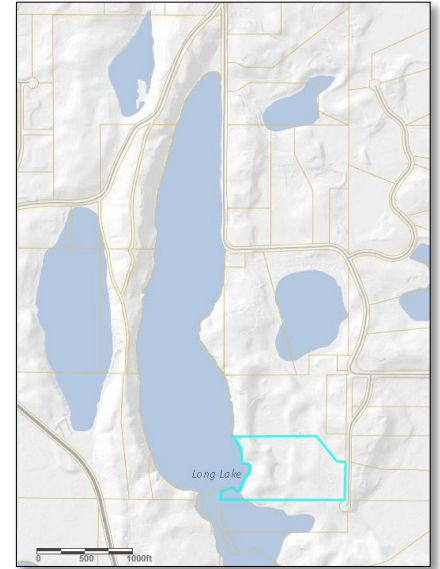
The Metropolitan Council requests the following work plan changes:

1. Please change the name of the project manager to Emmett Mullin, Manager of the Metropolitan Council’s Regional Parks and Natural Resources work unit.
2. Increase the number of acres for Parcel #16 from 42 acres to 100, as Washington County is now negotiating for a larger piece of property from the same seller.

3. Please add parcel #19 to the approved acquisition list for this appropriation.

Parcel 19- This property will add 15.95 acres on the most pristine lake in Hennepin County to Three Rivers Park District's Kingswood Special Recreation Feature (SRF). The Council is currently considering an amendment to the Kingswood Master Plan, with approval expected in August 2019. The Council will not award a Park Acquisition Opportunity Fund grant to acquire the property until the amended master plan adds the property into the Council-approved boundary for the SRF.

Little Long Lake is a two-tier fishery with a small watershed. As a part of adding the Kingswood SRF to the metropolitan Regional Parks System in 2013, Three Rivers committed to further protecting the water quality and health of Little Long Lake and its watershed by acquiring this property and returning it to its native state through revegetating the area to best match the soil conditions, historic plant community patterns, and changes in the Minnesota climate. Three Rivers recently purchased an adjacent property from the same seller, using Parks and Trails Legacy Fund dollars. When the home on the adjacent property is removed, there will be no private residences on the lake. Motorized use of the lake is prohibited.



This property is appraised at \$715,000, and the seller has accepted an offer equal to 100% of the appraised value.

If approved, these changes will fully commit the Council's 2015 ENRTF appropriation and protect in perpetuity 115 acres of high-quality resource land for the citizens of Minnesota.

***Amendment request approved by LCCMR July 29, 2019***

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***Amendment request #7, November 19, 2019***

The Metropolitan Council requests that the Legislative-Citizen Commission on Minnesota Resources approve funding an acquisition for Washington County's St. Croix Bluffs Regional Park at an amount that is 106.5% of the appraised value. Washington County has been working on the Rowe property purchase for over ten years in various capacities. A purchase such as the Rowe property is much more than a dollar amount: it is building lasting relationships with neighbors to the park and providing education in understanding the benefits of the natural resources experience that they provide.

The Rowe parcel is a 102-acre parcel that is on the approved list for this appropriation (parcel 16). Washington County has successfully negotiated with the landowner and has a signed purchase agreement that expires March 31, 2020. The seller has agreed to sell for \$2,935,000, which is 106.5% of the appraised value of \$2,755,000. Valuation of property can be thought of as a range of value at a given time based on facts regarding certain variables. Appraisers could provide different outcomes depending on how they review the data and make their adjustments. Because adjustments made in the appraisal to the various comparables are subjective, a six and



one-half percent difference on a \$3 million-dollar property is very minimal and completely within a normal range of value. Based on the review of the appraisal and property in question, the purchase price for this property falls within a range that anyone in the open market would pay given the circumstances.

This parcel is a critical inholding for the St. Croix Bluffs Regional Park, which is currently 583.7 acres in size. After acquiring this 102-acre parcel, there will only be one 20-acre parcel left to acquire within the Council-approved park boundary.

This property has high natural resources value, including over 40 acres of hardwoods, mixed forest and open meadow. The remainder of the parcel will be restored to its natural state of oak savannah. This acquisition will also protect 1,000 feet of St. Croix River shoreline. St. Croix Bluffs Regional Park currently has over 3,800 feet of shoreline along the St. Croix River, and acquiring this parcel will result in the protection of nearly 5,000 contiguous feet of shoreline.

The Rowe acquisition will be funded by a combination of ENRTF (34%), Parks and Trails Legacy Fund (11%), local Agency match (25%), and Council bonds (30%). The total project cost is \$2,971,466.20, of which ENRTF will fund \$1,020,000 (\$612,834.63 from ML2015 and \$407,165.37 from ML2017). This acquisition will use the remaining funds in the ML2015 appropriation and most of the balance of the ML2017 appropriation.

This acquisition has been approved by the Metropolitan Parks and Open Space Commission and the Community Development Committee. The full Metropolitan Council will hear the request on January 22, 2020, following the January 16, 2020 LCCMR meeting. Washington County will be able to close on this acquisition immediately following Council approval.

#### ***Amendment Approved by LCCMR 1/16/2020***

#### ***January 2020 Status update (as of December 31, 2019)***

Both the Baker and the Bofenkamp properties have been acquired and the Agencies are working on their final reimbursements and reports to close out those grants. All remaining funds in this appropriation will be used to acquire the Rowe property if the necessary approvals are obtained. If LCCMR approves the purchase price of 106.5% of the appraised value at its January 16, 2020 meeting, then the final Council approval will be requested on January 22, 2020. The Council will enter into a grant agreement with Washington County soon after and the County will purchase the property by the end of March 2020, with the goal of completing the project and closing the grant by the end of state fiscal year 2020.

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#### ***October 21, 2020 Status update (Final)***

All properties have been acquired, including the Rowe which closed in March of 2020. All funds were expended and Agencies have been reimbursed. The Rowe property will complete stewardship work with funds from the 2017 appropriation.

#### **IV. PROJECT ACTIVITIES AND OUTCOMES:**

##### **ACTIVITY 1: Acquisition Opportunity Grants**

**Description:** Award subgrants to regional park agencies under the Metropolitan Council's Park Acquisition Opportunity Fund Grant program to acquire about 248 acres for the Metropolitan Regional Park System. When the Metropolitan Council authorizes subgrants to regional park agencies to acquire lands under this work plan, a

description of the land from the M.L. 2015 Acquisition List for Metropolitan Regional Parks System Land Acquisition will be included as an "Outcome" along with the date it was acquired as the "Completion Date." The amount of the ENRTF appropriation spent to acquire the land will be listed under "Budget."

The ENRTF funds will finance 45% of the total acquisition costs, and specifically will be used to partially finance the fee title acquisition cost (i.e. what is paid for the parcel at the closing). Matching Metropolitan Council bonds and regional park agency funds will finance the balance of acquisition costs not financed with ENRTF funds, plus related costs for appraisal services, legal services, closing costs, pro-rated property taxes and tax equivalency payments due on the land as required by MN Statute 473.341.

There is no ENRTF funding proposed to finance a baseline assessment and high-quality site restoration appropriate to designation (SNA, WMA, parks, etc.) plus long-term management of the acquired parcels. The baseline assessment is financed by the acquiring regional park agency when it prepares the master plan for that park or trail unit. The master plan includes a natural resource inventory plus plans for restoration and long-term management including annual cost estimates for those activities. The Metropolitan Council reviews and approves those master plans. Other funds are used by the acquiring regional park agency to finance natural resource restoration activities and long-term management.

The valuation of property to be acquired by a regional park implementing agency using any ENRTF funds will be determined through an appraisal and appraisal review process overseen by qualified real estate professionals. The price to be paid will be supported by a certified appraisal that is no more than one year old at the time a purchase agreement is signed. If there is more than one appraisal or additional relevant valuation information that needs to be considered, then the qualified real estate professional will work to ensure that one appraisal is updated with current and relevant information to ensure that there is a certified appraisal to support the price offered.

### **Criteria and Considerations for Evaluating Metro Regional Park System Land Acquisitions if the Purchase Price is Above Appraised Value**

#### Existing ENRTF Acquisition Funding Policies

1. Parcel is within a regional park or trail master plan approved by the Metropolitan Council.
2. Parcel contains high quality natural resources and does not include habitable structures.
3. Acquisitions are from willing sellers. If eminent domain is used, it's because the seller has requested it.

#### ENRTF Appraised Value Cap Policy

ENRTF dollars cannot be used for land proposed to be acquired at a purchase price in excess of 100% of the appraised value in total (all funds); with the exception being that up to 110% of appraised value may be approved following review by the LCCMR with criteria supplied by Metropolitan Council.

In the rare instance where negotiations between the park implementing agency and the seller are unable to reach an agreement based on the appraisal, the Metropolitan Council will review and determine if there are extraordinary circumstance where the Metropolitan Council wants to ask the LCCMR to review the Councils' determination to allow a regional park implementing agency to potentially pay more than 100% of the certified appraised value -- up to but no more that 110% of the certified appraised value.

#### Criteria to Evaluate the Appraised Value Cap

The Metropolitan Council and Regional Park Implementing Agencies recognize and respect the intent of the LCCMR to provide consistent interpretation and implementation of two state laws that direct acquisitions for state agencies (MS 84.0272, Subd. 1 and MS 16B.297).

The following criteria, additional considerations and review process will be used by the LCCMR to review proposed acquisitions in which the purchase price is more than the appraised value:

1. Does the land have high value natural resources or provide critical habitat for Species of Special Concern?
2. Is the land important for protecting interior or external view-sheds?



3. Is the land critical to acquire because it limits internal public or management access to other portions of the park or trail?
4. Is the land critical to acquire because it provides for an opportunity to fulfill a key natural- resource based recreation or protection/preservation component of an approved master plan that cannot otherwise be reasonably achieved?
5. Is there a threat of new development or significant improvements that would make the land more expensive or practically unavailable to acquire in the future? If so, answer criteria 6.
6. Would the proposed development devalue the adjacent public land because of incompatible land use, visual "intrusion" or natural resource impacts such as habitat fragmentation or increased storm-water runoff?
7. Would available non-state funding to be used for this property and adjacent park/trail property be jeopardized if the land is not secured?
8. For trail rights of way, is the property critical to fill the gap between previously acquired properties for the trail?
9. Would acquiring the land improve overall public safety (e.g. better turning radius for trails or better access), park security or management?

Additional Considerations to Evaluate the Appraised Value Cap

Offers: If there is one or more legitimate, written property offer(s) provided to a Regional Park Implementing Agency by the landowner, and a review of the land owner’s offer(s) by a qualified real estate professional working for the Regional Park Implementing Agency under contract or as an employee, determines that the offer(s) value is reasonable, a negotiated value determined by the qualified real estate professional based on the offer(s) and Regional Park Implementing Agency appraisal should be considered a valid purchase price.

Landowner Appraisal: If the landowner has completed and shared its own appraisal with the Regional Park Implementing Agency, and a review of the land owner’s appraisal by a qualified real estate professional working for the Regional Park Implementing Agency under contract or as an employee, determines that this appraised value is reasonable, a negotiated value determined by the qualified real estate professional based on the two appraisals should be considered a valid purchase price.

**Review Process:**

If the proposed acquisition meets ENRTF Acquisition Funding Policies 1 to 3, and is between 100 and 110% of the appraised value (ENRTF Appraised Value Cap Policy 4), the requesting Regional Park Implementing Agency will provide detailed information associated with the applicable criteria outlined to the Metropolitan Council for transmittal to the LCCMR for its review.

**Summary Budget Information for Activity 1:**

**ENRTF Budget: \$ 1,000,000**  
**Amount Spent: \$ 1,000,000**  
**Balance: \$0**

Since the timing of when the acquisitions would occur, and the negotiations to acquire the parcels is confidential, the following table illustrates descriptions of the information that would be inserted when acquisition subgrants are awarded for specific parcels. Additional rows will be added to the table for each parcel when those subgrants are awarded. The updated table will be inserted in the "Activity Status" as of (date) portion of the work plan.

**Activity Completion Date:** June 30, 2020

Outcome	Completion Date	Budget	Encumbered	Spent
Acquire Washington County Parcel #18	10/5/2018	\$67,165	\$67,165	\$67,165
Acquire Washington County Parcel #16	March 2020	\$612,835	\$612,835	\$612,835
Acquire Three Rivers Park District Parcel #19	Fall 2019	\$320,000	\$320,000	\$320,000

**Activity Status as of January 2016:** The Council expects the first acquisition to be completed with funds from the 2014 ENRTF appropriation to occur in 2016. No funds have been granted from this appropriation yet.

**Activity Status as of July 2016:** The Council expects the first acquisition to be completed with funds from the 2015 ENRTF appropriation to occur in 2017. No funds have been granted from this appropriation yet.

**Activity Status as of January 2017:** The Council expects the first acquisition to be completed with funds from the 2015 ENRTF appropriation to occur in 2017. No funds have been granted from this appropriation yet.

**Activity Status as of July 2017:** The Council expects the first acquisition to be completed with funds from the 2015 ENRTF appropriation to occur in 2017. No funds have been granted from this appropriation yet.

**Activity Status as of January 2018:** The Council expects the first acquisition to be completed with funds from the 2015 ENRTF appropriation to occur in 2018. No funds have been granted from this appropriation yet.

**Activity Status as of July 2018:** If amendment #4 is approved, the Council expects that the acquisition of two parcels will be completed in September 2018.

**Activity Status as of January 2019:** No further activity.

**Activity Status as of July 2019:** The acquisition for property #18 (parcels 32.032.20.11.0011 and 32.032.20.4.0012) has closed.

**Activity Status as of December 2019:** The acquisition for property #19 has closed. Property #16 is expected to close in March of 2020 after receiving necessary approvals.

**Activity Status as of October 2020 (Final Report Summary):** Property #16 (Rowe) closed in March of 2020. All three properties have closed. All funds were expended. A half mile of shoreline and 122.5 acres of quality habitat were protected through the acquisition of these properties.

The Metropolitan Council works with the Regional Park Implementing Agencies to protect critical lands and provide recreational opportunities for the Regional Parks System. This \$1,000,000 ENRTF project was matched with \$666,000 in Council funds and \$555,000 in local Agency funds to purchase three properties for the Regional Parks System.

Washington County acquired a 4.5-acre property for Big Marine Park Reserve and a 102-acre property for St. Croix Bluffs Regional Park with partial funding from this project. These properties contain critical habitats including wetlands, hardwoods, mixed forest, open meadow, and oak savanna. St. Croix Bluffs Regional Park previously protected 3,800 feet of St. Croix River shoreline. With the addition of this 102-acre parcel, the park now protects 5,000 contiguous feet of St. Croix River shoreline. Three Rivers Park District acquired a 16-acre property for the Kingswood Special Recreation Feature with funding from this project. This acquisition protected 850 feet of shoreline on Little Long Lake, one of the few untouched, pristine lakes left in the metropolitan area.

Acquiring these properties permanently protects critical natural resources while providing additional recreational opportunities for the region. All properties funded are inholdings or parcels that are included in master plan-approved park boundaries. The Regional Park Implementing Agencies work only with willing landowners when acquiring lands with ENRTF, and they focus on acquiring lands with high natural resources and habitat value that are at risk of being developed.

The land acquisition report for the Bofenkamp property (Big Marine) was submitted with the ML2014 final report. The land acquisition report for the Rowe property (St. Croix Bluffs) will be submitted with the ML2017 final report once the final stewardship work is complete.

The land acquisition report for the Kingswood Baker property was submitted through the online portal (ID 20-053-001).

## **V. DISSEMINATION:**

**Description:** When the acquisition subgrant for each parcel is being considered by the Metropolitan Council, it publishes the subgrant request which includes a map of the parcel in context of the regional park or trail unit where it is located. The Metropolitan Council also publishes a summary of all park acquisition grants as part of annual reports. The acquiring regional park agency may publish news accounts of the subgrant award and a description of the land to be acquired with the grant. Since the parcels contain high quality natural resource features and don't have visitor support facilities on them, the park agencies are careful in informing the public about the land until it can accommodate public use. For example, installing a trail or viewing area for the public to use should occur before publicizing the land's availability for public use.

**Status as of January 2016:** No funds have been granted from the appropriation. Consequently, there has been no dissemination of information about a grant being awarded to acquire land.

**Status as of July 2016:** No funds have been granted from the appropriation. Consequently, there has been no dissemination of information about a grant being awarded to acquire land.

**Status as of January 2017:** No funds have been granted from the appropriation. Consequently, there has been no dissemination of information about a grant being awarded to acquire land.

**Status as of July 2017:** No funds have been granted from the appropriation. Consequently, there has been no dissemination of information about a grant being awarded to acquire land.

**Status as of January 2018:** No funds have been granted from the appropriation. Consequently, there has been no dissemination of information about a grant being awarded to acquire land.

**Status as of July 2018:** No funds have been granted from the appropriation. Consequently, there has been no dissemination of information about a grant being awarded to acquire land.

**Status as of January 2019:** Dissemination efforts will be updated in the July 2019 report, after the ground has thawed to place signage.


**Status as of July 2019:** The Agency is currently working on placing signage.

**Status as of December 2019:** The Agencies are working on placing signage as they complete their grants.

**Status as of October 2020 (Final Report Summary):** The Bofenkamp parcel has been posted with the ENRTF sign, see picture below:



Three Rivers Park District has acknowledged ENRTF on their Kingswood Park website at <https://www.threeriversparks.org/location/kingswood-park>. An image of that acknowledgement follows:

funding	Funding to purchase a portion of the land for this park was provided by the <a href="#">Minnesota Environment and Natural Resources Trust Fund</a> .	
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They will also acknowledge ENRTF when they place a park sign on the property.

The Rowe property is also not yet open to the public. Washington County is finishing stewardship work and will then post the ENRTF sign and open the parcel to the public.

In addition, the Metropolitan Council and the Agencies acknowledge ENRTF for any media releases about the acquisitions.

**VI. PROJECT BUDGET SUMMARY: For the period July 2015 to July 2019.**

**A. ENRTF Budget Overview:**

Budget Category	\$ Amount	Overview Explanation
Fee Title and Permanent Easement Acquisition:	\$ 1,000,000	It's likely that all land will be acquired in fee title, but there may be cases where a permanent easement is acquired. Other costs related to acquiring the land would be financed with other funds.
<b>TOTAL ENRTF BUDGET:</b>	<b>\$ 1,000,000</b>	

**Explanation of Use of Classified Staff:** NA

**Explanation of Capital Expenditures Greater Than \$5,000:** NA

**Number of Full-time Equivalents (FTE) Directly Funded with this ENRTF Appropriation:** NA

**Number of Full-time Equivalents (FTE) Estimated to Be Funded through Contracts with this ENRTF Appropriation:** NA

**B. Other Funds:**

Source of Funds	\$ Amount Proposed	\$ Amount Spent	Use of Other Funds
<b>Non-state</b>			
Metropolitan Council bonds to finance 30% of total acquisition costs.	\$ 666,000	\$0	Finance 100% of tax equivalency payment due on the land as required under MN Statute 473.341, plus may partially finance some of the fee title acquisition cost incurred at closing, legal services, closing costs, and pro-rated property taxes due at closing.
Regional park agency funds or other non-state funds the park agency must provide to finance 25% of total acquisition costs. This is cash. In cases where the seller donates land value and thus reduces the actual total costs, that land value donation will be counted as part of the 25% match to the Park Acquisition Opportunity Fund grant. Consequently, there may be cases where the park agency provides no cash match to the grant. In those instances, the Metropolitan Council bonds would finance the items listed in the "use of other funds" column.	\$ 555,000	\$0	Finance 100% of appraisal cost and earnest money since those expenses will be incurred before the Park Acquisition Opportunity Fund grant is awarded. Plus, may partially finance some of the fee title costs incurred at closing, legal services, closing costs, and pro-rated property taxes due at closing.
<b>TOTAL OTHER FUNDS:</b>	<b>\$1,221,000</b>	<b>\$0</b>	

**VII. PROJECT STRATEGY:**

**A. Project Partners:** Based on the park agencies that have listed parcels on the attached M.L. 2014 Acquisition List for Metropolitan Regional Park System Land Acquisition, the following regional park agencies are eligible to receive Park Acquisition Opportunity Fund grant(s) from this work plan. The amount each agency actually receives is dependent on the amount needed for a particular subgrant and will be reported in future status reports in the Project Budget and in Other Funds.

Regional Park Agency Contact	Regional Park Agency Name
Sandy Breuer	Washington County Parks Dept.

<b>Regional Park Agency Contact</b>	<b>Regional Park Agency Name</b>
Kelly Grisman	Three Rivers Park District

**B. Project Impact and Long-term Strategy:** This work plan is a component of the long-range goal in the Metropolitan Council's 2030 Regional Parks Policy Plan to acquire about 13,500 acres of land within Metropolitan Council-approved master plan boundaries for regional parks and trails. Two dollars of Metropolitan Council bonds match every three dollars of the Environment and Natural Resources Trust Fund appropriation. Regional park agencies must finance 25% of each acquisition with their own funds unless the seller donates land value which is counted as part of the 25% park agency match. Generally, the share from each funding source for land acquisitions is:

<b>Funding Source</b>	<b>Percent of Acquisition Cost</b>
Environment and Natural Resources Trust Fund	45%
Metropolitan Council bonds	30%
Regional Park Agency funds	25%

The Environment and Natural Resources Trust Fund appropriations have been restricted to acquire only land containing high quality natural resources with no residential structures on them. Other funding sources such as the Parks and Trails Legacy Fund matched with Metropolitan Council bonds and regional park agency funds have been used to acquire land that had low quality natural resources and/or included structures—both residential and non-residential. Long-term strategies for ongoing financial support include continued public sector investment of State, regional and local sources for natural resource restoration and long-term management of the acquired lands.

**C. Funding History:** This is a continuing appropriation for acquiring high quality natural resources parcels for the Metropolitan Regional Parks System. The table below shows past ENRTF appropriations for this purpose.

<b>ENRTF Funding Source</b>	<b>Funding Timeframe</b>	<b>\$ Amount</b>
<a href="#">ENRTF, M.L. 2007, Chap. 30, Sec. 2, Subd. 4(f), land acquisition</a>	July 1, 2007 – June 30, 2010	\$2,500,000
<a href="#">ENRTF, M.L. 2008, Chap. 367, Sec. 2, Subd. 3(i), land acquisition</a>	July 1, 2008 – June 30, 2011	1,500,000
<a href="#">ENRTF, M.L. 2009, Chap. 143, Sec. 2, Subd. 4(c) and M.L. 2012, Chap. 272, Sec. 88, Subd. b, land acquisition</a>	July 1, 2009 – June 30, 2013	1,290,000
<a href="#">ENRTF, M.L. 2011, First Special Session, Chap. 2, Art.3, Sec. 2, Subd. 04c, land acquisition</a>	July 1, 2011 – June 30, 2013	1,125,000
<a href="#">ENRTF, M.L. 2011, First Special Session, Chap. 2, Art.3, Sec. 2, Subd. 04c, land acquisition</a>	July 1, 2012 – June 30, 2014	1,125,000
<a href="#">ENRTF, M.L. 2014, Chp. 226, Sec. 2, Subd. 07b, land acquisition</a>	July 1, 2014 – June 30, 2017	1,500,000
<a href="#">ENRTF, M.L. 2015, Chp. 76, Sec. 2, Subd. 09b, land acquisition</a>	July 1, 2015 – June 30, 2018	1,000,000
<a href="#">ENRTF, M.L. 2017 Chp. 96, Sec 2, Subd. 9(a), land acquisition</a>	July 1, 2017 – June 30, 2020	1,500,000
	Total	\$11,540,000

**VIII. FEE TITLE ACQUISITION/CONSERVATION EASEMENT/RESTORATION REQUIREMENTS:**

**A. Parcel List:** The parcels which are eligible for acquisition are shown in the attached M.L. 2015 Acquisition List for Metropolitan Regional Park System Land Acquisition-Phase 4.

## **B. Acquisition/Restoration Information:**

### **Fee Title Acquisition**

- 1. Describe the selection process for identifying and including proposed parcels on the parcel list, including explanation of the criteria and decision-making process used to rank and prioritize parcels.**  
The parcels that are included in the list are private lands within Metropolitan Council approved boundaries of regional parks and trails (inholdings) that contain high quality natural resources and do not include habitable residential structures.
- 2. List all adopted state, regional, or local natural resource plans in which the lands included in the parcel list are identified. Include a link to the plan if one is available.** The master plans for the regional parks and trail units listed in the acquisition list include a natural resources management plan for these parcels and other lands in that park or trail.
- 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.** The outcomes of restoration and management plans for these parcels are to remove invasive species, and restore the land with native plant materials. The regional park implementing agency that acquires the land is responsible for long-term maintenance and management. The financing of that maintenance and management is accomplished with operations and maintenance funds of that park agency.
- 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.** Not applicable
- 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.** Not applicable.

### **IX. VISUAL COMPONENT or MAP(S):**

See attached parcel maps for each parcel listed in the M.L. 2015 Acquisition/Restoration List for Metropolitan Regional Park System Acquisition

### **X. RESEARCH ADDENDUM:**

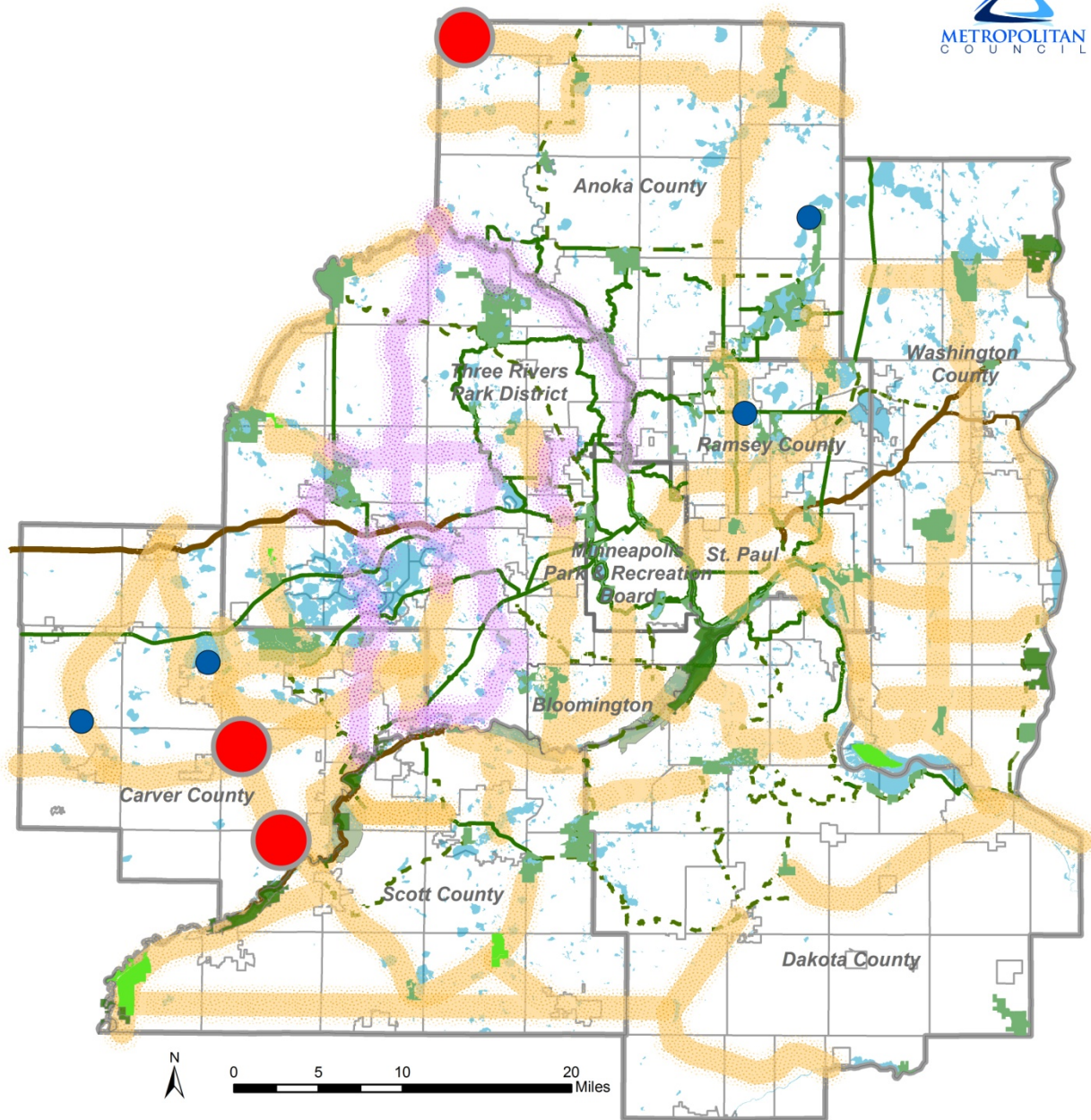
Not applicable.

### **XI. REPORTING REQUIREMENTS:**

Periodic work plan status update reports will be submitted no later than January 2016, July 2016, January 2017, July 2017, January 2018, July 2018, January 2019, July 2019, January 2020, and July 2020. A final report and associated products will be submitted by August 15, 2020.



Figure 1: Metropolitan Regional Parks System Plan Map from 2040 Regional Parks Policy Plan



**Regional Parks-Park Reserves  
Special Recreation Features**

- Existing
- Planned
- Boundary Adjustment
- Regional Park Search Area

**Regional Trails**

- Existing
- Planned
- Regional Trail Search Corridors
- 2040 System Additions

**State and Federal**

- State Trails
- State Lands
- Federal Lands

December 2014



<b>Environment and Natural Resources Trust Fund</b>				
<b>M.L. 2015 Final Project Budget</b>				
<b>Project Title:</b> Metropolitan Regional Park System Land Acquisition - Phase 4				
<b>Legal Citation:</b> M.L. 2015, Chp. 76, Sec. 2, Subd. 9(b), as extended by M.L. 2018, Chp. 214, Art. 4, Sec. 2, Subd. 20(b)(1),				
<b>Project Manager:</b> Emmett Mullin				
<b>Organization:</b> Metropolitan Council				
<b>M.L. 2015 ENRTF Appropriation:</b> \$1,000,000				
<b>Project Length and Completion Date:</b> 4 Years, June 30, 2020				
<b>Date of Report:</b> Oct 21, 2020				



The timing of when acquisitions will occur and the negotiations to acquire the parcels are confidential. The following table illustrates descriptions of the information that would be inserted when acquisition subgrants are awarded for specific parcels. Additional columns will be added to the table for each parcel when those subgrants are awarded. The updated budget will be included in future status reports of the work plan.

<b>ENVIRONMENT AND NATURAL RESOURCES TRUST FUND BUDGET</b>	<b>Activity 1 Budget</b>	<b>Amount Spent</b>	<b>Activity 1 Balance</b>	<b>TOTAL BUDGET</b>	<b>TOTAL BALANCE</b>
<b>BUDGET ITEM</b>	<i>Fee Title Acquisition</i>				
<b>Fee Title Acquisition</b>	\$1,000,000	\$1,000,000	\$0	\$1,000,000	\$0
<b>COLUMN TOTAL</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$0</b>	<b>\$1,000,000</b>	<b>\$0</b>

**Environment and Natural Resources Trust Fund**  
**M.L. 2015 Parcel List for Metropolitan Regional Park System Acquisition-Phase 4**

2015

**Project Title:** Metropolitan Regional Park System Acquisition-Phase 4

**Legal Citation:** M.L. 2015, Chp. 76, Sec. 2, Subd. 09b, as extended M.L. 2018, Chp. 214, Art. 4, Sec. 2, Subd. 20 (b)(1), as amended by M.L. 2019, First Special Session, Chp. 4, Art. 2, Sec. 3

**Project Manager:** Emmett Mullin

**Organization:** Metropolitan Council

**M.L. 2015 ENRTF Appropriation:** \$1,000,000

**Project Length and Completion Date:** 4 years, June 30, 2020

**Date of Final Report:** Oct. 21, 2020

#	Acquisition Parcel Name	Geographic Coordinates Format: [Deg.]° [Min.]' [Sec.]" [Hemis.]		PID	Estimated Cost	County	Ecological Significance	Activity Description	# of Acres	# of Shoreline Miles	Type of Landowner	Proposed Fee Title or Easement Holder (if applicable)	Status	Note
		Latitude	Longitude											
16	Washington County, St. Croix Bluffs Regional Park - Rowe property	44°48' 36"N	92° 47' 17" W	2202720420001 2202720130002	\$ 2,971,466	Washington	Wooded St. Croix river frontage	Fee Title Acquisition	102	0.28	Private Party	Fee Title; Washington County	Closed	Requested amendment #7 to allow purchase price of 106.5% of appraised cost.
18	Washington County, Big Marine Park Reserve, Bofenkamp property	45.2130008	-92.855857	32.032.20.44.0011 32.032.20.44.0012	\$ 67,339	Washington	Hardwoods and pine, on Pitzl Pond & adjacent to Big Marine Lake	Fee Title Acquisition	4.55	0	Private Party	Fee Title; Washington County	Closed	Requested addition-amendment #4
19	Three Rivers Park District, Kingswood Special Recreation Feature, Baker II property	44.94677	-93.70391	15-117-24-22-005	\$ 328,500	Hennepin	850' of shoreline on Little Long Lake, the most pristine lake in Hennepin County	Fee Title Acquisition	15.95	0.161	Private Party	Fee Title; Three Rivers Park District	Closed	
<b>Totals</b>			<b>Estimated Total</b>		<b>\$ 3,125,000</b>				<b>122.50</b>	<b>0.45</b>				

**Environment and Natural Resources Trust Fund**

**2015 Work Plan Parcel Maps**

**Project Title:** Metropolitan Regional Park System Acquisition

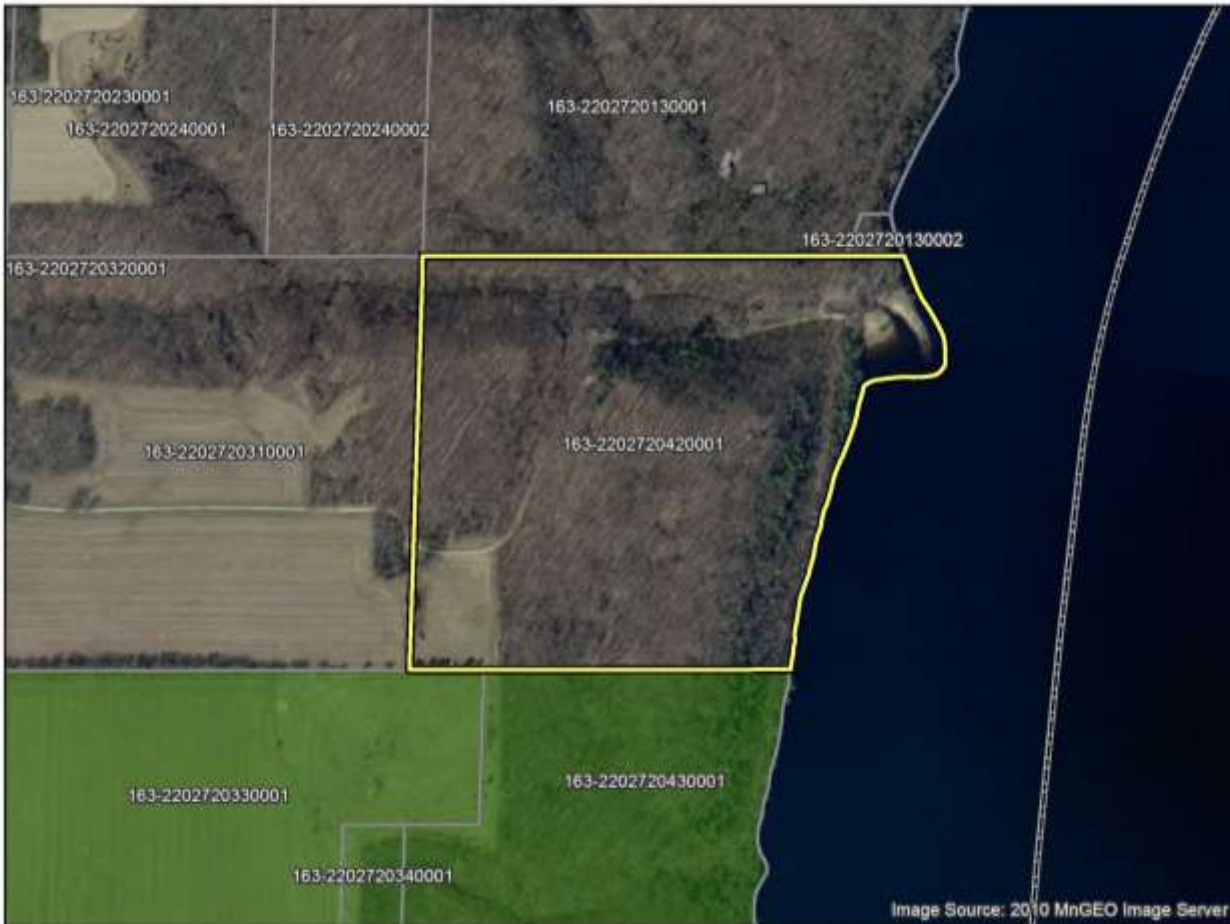
**Parcel #:** 16







**Parcel Name:** Washington County, St. Croix Bluffs Regional Park – Rowe property

**Latitude:** 44° 48' 36"N

**Longitude:** 92° 47' 17" W

**Acreage:** 42



-  Existing Regional Parks
-  Existing Regional Trails
-  Planned Regional Trails
-  Parcels - Washington County
-  County Boundaries
-  City and Township Boundaries

Extent of Main Map 1/14/2014



**Environment and Natural Resources Trust Fund**

**2015 Work Plan Parcel Maps**

**Project Title:** Metropolitan Regional Parks System Acquisition

**Parcel #: 18**

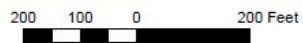
**Parcel Name:** Washington County, Big Marine Park Reserve, Bofenkamp property

**Latitude:** 45.2130008

**Longitude:** -92.855857

**Acreage:** 4.55

***Proposed ENRTF-funded parcels  
32.032.20.44.0011 & 32.032.20.44.0012***



Bofenkamp Parcels



**Environment and Natural Resources Trust Fund**

**2015 Work Plan Parcel Maps**

**Project Title:** Metropolitan Regional Parks System Acquisition

**Parcel:** #19

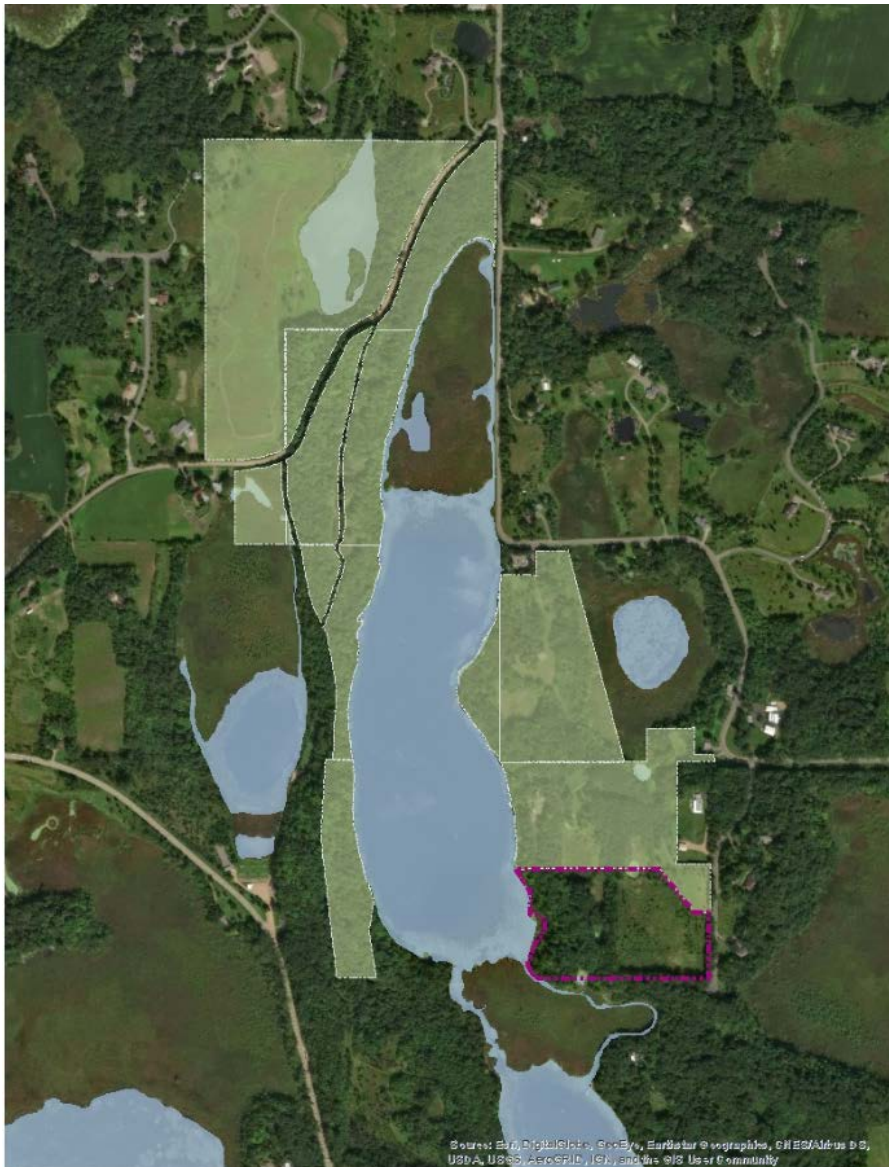
**Parcel Name:** Hennepin County, Kingswood Special Recreation Feature, Baker property

**Latitude:** 44.946770

**Longitude:** -93.703910

**Acreage:** 15.95

*Proposed ENRTF-funded parcel  
15.117.24.22.0005*



Kingswood Special Recreation Feature (light green) with subject parcel outlined in purple.