

2010 Project Abstract

For the Period Ending June 30, 2012

PROJECT TITLE: Metro Conservation Corridors – Phase V Supplemental
Protecting Significant Habitat by Acquiring Conservation Easements - 3.2

PROJECT MANAGER: Sarah Strommen

AFFILIATION: Minnesota Land Trust

MAILING ADDRESS: 2356 University Avenue West, Suite 240

CITY/STATE/ZIP: St. Paul, MN 55114

PHONE: 651-647-9590

E-MAIL: sstrommen@mnland.org

WEBSITE: [If applicable] www.mnland.org

FUNDING SOURCE: Environment and Natural Resources Trust Fund

LEGAL CITATION: M.L. 2010, Chapter 362, Section 2, Subdivision 4(g)

APPROPRIATION AMOUNT: \$485,000

Overall Project Outcome and Results

This 2010 grant was supplemental to the fifth phase (2009) of the Metro Conservation Corridors project. This grant provided acquisition capital needed to complete urgent projects that otherwise we would not have been able to complete. Two perpetual conservation easements were completed that collectively protect 374 acres of land and more than 700 feet of shoreline. One easement was purchased at a bargain price, and one easement was donated. The Land Trust also purchased two additional easements that used both 2009 and 2010 ENRTF funding. Because we reported those projects accomplishments as part of our 2009 report, we described them but did not count acreage in the 2010 reports to avoid double-counting. All projects represent unique opportunities to protect high quality natural habitat, riparian areas, and to build upon prior land protection work by the Land Trust at several priority sites.

Additionally, the Land Trust prepared baseline property reports for each easement, detailing the condition of the property for future monitoring and enforcement. To fund this required perpetual obligation, the Land Trust dedicated ENRTF and other funds to its segregated Stewardship and Enforcement Fund for all completed projects. We estimated the anticipated annual expenses of each project and the investment needed to generate annual income sufficient to cover these expenses in perpetuity – all in accordance with our internal policies and procedures as approved by LCCMR. We will report to LCCMR annually on the status of the Stewardship and Enforcement Fund and the easements acquired with funds from this grant.

The total value for the two easements acquired is \$1,242,000. The donated value is \$1,162,000. Therefore, we were able to leverage significant private donation with the State's investment in these projects.

Cumulatively, across all phases of the Metro Corridors program, the Land Trust has protected 3,672 acres of critical habitat and more than 76,000 feet of shoreline, at a cost to the State of \$580 per acre.

The Land Trust's work on this project continues to demonstrate the cost effectiveness of working with conservation easements to protect natural and scenic resources within developed and developing areas, as the cost to the State was well below the cost to purchase land in the Twin Cities region. This grant continued to generate interest among landowners, and therefore, ongoing funding will be important to sustained success. Additionally, we believe that funds to purchase easements – even a small amount – will be necessary in the future as work becomes more targeted, selective, and focused on building complexes of protected land.

Project Results Use and Dissemination

The Land Trust disseminated information about the specific land protection projects completed under this grant through our newsletter, email updates, web site, and press releases. The Land Trust also shared information about conservation easements generally and our experience with our partner organizations, other easement holders, local communities, as well as policy makers including members of the LCCMR and LSOHC.

Environment and Natural Resources Trust Fund 2010 Work Program Final Report

Date of Report: August 1, 2012

ENRTF 2010 Final Report

Date of Work program Approval: June 9, 2010

Project Completion Date: June 30, 2012

I. PROJECT TITLE: Metro Conservation Corridors – Phase V Supplemental Protect Significant Habitat by Acquiring Conservation Easements

Project Manager: Sarah Strommen, Conservation Director, Central Region

Affiliation: Minnesota Land Trust

Mailing Address: 2356 University Avenue West, Suite 240

City / State / Zip : St. Paul, MN 55114

Telephone Number: 651-647-9590

E-mail Address: sstrommen@mnland.org

FAX Number: 651-647-9769

Web Page address: www.mnland.org

Location: Within mapped corridors (see map included with overall work program) in the counties of Anoka, Carver, Chisago, Dakota, Goodhue, Hennepin, Isanti, LeSueur, Nicollet, Ramsey, Rice, Scott, Sherburne, Sibley, Washington and Wright.

Total Trust Fund Project Budget:	M.L. 2010
Trust Fund Appropriation:	\$485,000
Minus Amount Spent:	\$415,220
Equal Balance:	\$69,780

Legal Citation: M.L. 2010, Chapter 362, Section 2, Subdivision 4(g)

Appropriation Language:

\$1,750,000 is added to Laws 2009, chapter 143, section 2, subdivision 4, paragraph (f), from the trust fund to the commissioner of natural resources for acceleration of agency programs and cooperative agreements. Of this appropriation, \$1,750,000 is for agreements as follows: \$890,000 with the Trust for Public Land; \$485,000 with Minnesota Land Trust; \$325,000 with Minnesota Valley National Wildlife Refuge Trust, Inc.; and \$50,000 with Friends of the Minnesota Valley for planning, restoring, and protecting important natural areas in the metropolitan area, as defined under Minnesota Statutes, section 473.121, subdivision 2, and portions of the surrounding counties, through grants, contracted services, technical assistance, conservation easements, and fee title acquisition. Land acquired with this appropriation must be sufficiently improved to meet at least minimum management

standards as determined by the commissioner of natural resources. Expenditures are limited to the identified project corridor areas as defined in the work program. This appropriation may not be used for the purchase of residential structures, unless expressly approved in the work program. All conservation easements must be perpetual and have a natural resource management plan. Any land acquired in fee title by the commissioner of natural resources with money from this appropriation must be designated as an outdoor recreation unit under Minnesota Statutes, section 86A.07. The commissioner may similarly designate any lands acquired in less than fee title. A list of proposed restorations and fee title and easement acquisitions must be provided as part of the required work program. All funding for conservation easements must include a long-term stewardship plan and funding for monitoring and enforcing the agreement.

II. and III. FINAL PROJECT SUMMARY:

This 2010 grant was supplemental to the fifth phase (2009) of the Metro Conservation Corridors project. This grant provided acquisition capital needed to complete urgent projects that otherwise we would not have been able to complete. Two perpetual conservation easements were completed that collectively protect 374 acres of land and more than 700 feet of shoreline. One easement was purchased at a bargain price, and one easement was donated. The Land Trust also purchased two additional easements that used both 2009 and 2010 ENRTF funding. Because we reported those projects accomplishments as part of our 2009 report, we described them but did not count acreage in the 2010 reports to avoid double-counting. All projects represent unique opportunities to protect high quality natural habitat, riparian areas, and to build upon prior land protection work by the Land Trust at several priority sites.

Additionally, the Land Trust prepared baseline property reports for each easement, detailing the condition of the property for future monitoring and enforcement. To fund this required perpetual obligation, the Land Trust dedicated ENRTF and other funds to its segregated Stewardship and Enforcement Fund for all completed projects. We estimated the anticipated annual expenses of each project and the investment needed to generate annual income sufficient to cover these expenses in perpetuity – all in accordance with our internal policies and procedures as approved by LCCMR. We will report to LCCMR annually on the status of the Stewardship and Enforcement Fund and the easements acquired with funds from this grant.

The total value for the two easements acquired is \$1,242,000. The donated value is \$1,162,000. Therefore, we were able to leverage significant private donation with the State's investment in these projects.

Cumulatively, across all phases of the Metro Corridors program, the Land Trust has protected 3,672 acres of critical habitat and more than 76,000 feet of shoreline, at a cost to the State of \$580 per acre.

The Land Trust's work on this project continues to demonstrate the cost effectiveness of working with conservation easements to protect natural and scenic resources within developed and developing areas, as the cost to the State was well below the cost to purchase land in the Twin Cities region. This grant continued to generate interest among landowners, and therefore, ongoing funding will be important to sustained success. Additionally, we believe that funds to purchase easements – even a small amount – will be

necessary in the future as work becomes more targeted, selective, and focused on building complexes of protected land.

IV. OUTLINE OF PROJECT RESULTS:

Result 1: Protect Significant Habitat by Acquiring Conservation Easements

Description: For the 2009 phase of the Metro Conservation Corridors, the Minnesota Land Trust will protect critical habitat within the mapped corridors by identifying and contacting interested landowners, negotiating and completing 4-6 permanent conservation easements on up to 150 acres of land, and dedicating funds for the perpetual monitoring, management and enforcement of the easements.

The Land Trust will work in any of the mapped corridors and currently has numerous projects pending. Current potential projects are identified on the attached list and map. We will continually evaluate these projects and pursue those that protect the highest quality habitat, maximize public benefit, and would be most appropriate to complete each of the two phases of the grant. While some of these projects may not be completed at all, new projects will be added as landowners are identified.

The 2010 grant is supplemental to the 2009 grant. With this supplemental funding, the Land Trust will complete 1-2 urgent projects that require capital funding. The Minnesota Land Trust will protect up to 40-80 acres of high-quality forest and wetland habitats by securing permanent conservation easements and dedicating funds for the perpetual monitoring, management, and enforcement of those easements.

Summary Budget Information for Result 1:

	M.L. 2010
Trust Fund Budget:	\$485,000
Amount Spent:	\$415,220
Balance:	\$ 69,780

Deliverable	Completion Date	Budget
1. Protect up to 40-80 acres by: a. completing 1-2 conservation easements b. dedicating funds to ensure long-term easement sustainability	June 30, 2012	\$415,220 a. included in CE acquisition costs, and personnel b. \$10,000 All as outlined in Attachment A.

Completion Date: June 30, 2012

Final Report Summary:

Under this phase of the Metro Corridors program, the Land Trust met project goals and exceeded acreage goals by completing two conservation easements, Scandia and Emmans Farm, which collectively protect 374 acres of land. Two additional

projects were completed using both 2009 and 2010 ENRTF funding, and were reported as part of our accomplishments in the 2009 report. In this final report on the 2010 appropriation, we will discuss the two projects but will not include these acres in our 2010 accomplishments in order to avoid double counting.

Of the four projects, two are located in the Northwest Area, one in the Central Area, and one in the East Area. All four projects are located within Land Trust priority sites and build upon prior protection work completed under previous phases of this grant or other Land Trust initiatives. Specifically, these parcels met the following project selection criteria:

1. Habitat: quality and quantity of existing habitat on site; protects riparian areas and buffers water resources
2. Context: proximity and relationship to other protected lands
3. Opportunity: cost-benefit ratio: which landowners will participate now
4. Other Benefits: meeting multiple objectives, including visual and physical access, forestry goals, water quality, etc.

Both parcels exceeded our typical average parcel size of 50 acres for Metro area projects, further demonstrating of the unique conservation opportunity represented by the properties protected by the Land Trust under this phase of the grant.

Because of the large number of potential conservation projects involved in this grant and because many projects initiated or worked on under this grant are not actually completed in this phase of the project, the Land Trust does not allocate professional services expenses to specific conservation easement projects. Funding that is attributable to a specific project is described below and on the attached summary of purchased easements.

Descriptions and Results by Area:

East Area: Chisago and Washington Counties

Acres protected: 294

Easements completed: 1

Project: Scandia, Washington County

Description: This 294-acre property is located within the City of Scandia, in the northeast corner of Washington County. The property includes woodlands, wetlands and grasslands on the property which are key habitats for a variety of species in greatest conservation need, including bald eagles and American badgers, both of which have been observed on the property.

The easement prohibits residential use and division of the property. Agricultural use is limited and will no longer be allowed following any future restoration of those areas. Protection of this property also complements Falls Creek SNA and three other nearby easements which lie within the same priority corridor.

\$7,500 of ENRTF funds and a \$7,500 donation made by the landowner were used to cover easement monitoring, management, and enforcement. The value of this donated easement is \$1,050,000.

Northwest Area: Wright, Sherburne, Isanti and Anoka Counties

Acres protected: 125

Easements completed: 2

Project: Emmans Farm, Anoka County

Description: Located in the City of St. Francis, this 80-acre property is adjacent to an additional 80-acre parcel protected in 2005 by the same family. The property is comprised of a mix of wetland types interspersed with hardwood forest, supporting a large array of terrestrial and aquatic species. Additionally, the property lies in a regionally significant ecological area as identified by the MN DNR.

The easement prohibits residential use and division of the property. Agricultural use is limited to a very small portion of the property where it currently occurs and will no longer be allowed following any future restoration of that area.

The Land Trust purchased this easement for \$80,000, a price below the fair-market value of \$192,000. Funds for the purchase price came from 2010 ENRTF funding. \$13,000 of ENRTF funds (\$2,500 from 2010 and \$10,500 from 2011) were used to cover easement monitoring, management, and enforcement.

Project: Deer Lake, Anoka County

Description: This 45-acre property is located in East Bethel, adjacent to and containing portions of the Sandhill Crane Natural Area. The property includes oak forest, mixed hardwood swamp, and emergent marsh plant communities that have been mapped by the Minnesota County Biological Survey. Additionally, the property features 1,095 feet of undeveloped shoreline along Deer Lake.

The easement prohibits division of the property. Residential use is limited, and agricultural use is prohibited.

The Land Trust purchased this easement for the fair market value of \$163,000. To simplify grant accounting, we used funds from the 2010 supplemental grant to cover the entire purchase price (minus the option consideration of \$100). \$15,000 of 2009 ENRTF funds were used to cover stewardship on this project. 2009 ENRTF funds also were used to cover personnel and project costs such as appraisal, title work and mapping. As stated above, the acreage for this project was counted under the 2009 ENRTF grant, and will not be counted under the accomplishments for the 2010 supplemental grant. Additional detail is provided in the attached Summary of Acquired Easements.

Central Area: Hennepin and Ramsey Counties

Acres protected: 44

Easements completed: 1

Project: Camp Kingswood, Hennepin County

Description: The property consists of 44 acres in western Hennepin County in the City of Minnetrista and lies within one of the County's highest priority natural resource corridors. The remnant maple-basswood forest and the eastern red cedar woodland on the property have both been identified as native plant communities by the Minnesota Land Cover Classification System. The property also features approximately 3,065 feet of shoreline along Kingswood Pond, which also is the site of a floating tamarack bog. The property also lies adjacent to other Camp Kingswood property that is protected with a conservation easement held by the MN DNR (through the former Metro Greenways program). Protection of this property also complements Gale Woods Park and other private easements on Whale Tail Lake, which lie within the same priority corridor.

The easement prohibits division of the property and agricultural use. Limited camp facilities, including an alternative residential use, are allowed. This easement is co-held with Hennepin County.

The Land Trust purchased this easement for \$200,000, a price below the fair-market value of \$225,000. Funds for the purchase price came from the Land Trust's 2009 and 2010 grants, as well as Hennepin County. Hennepin County also provided \$15,000 to cover easement stewardship on this project. As noted above, the acreage for this project was counted under the 2009 ENRTF grant, and will not be counted under the accomplishments for the 2010 supplemental grant. Additional detail is provided in the attached Summary of Acquired Easements.

V. TOTAL TRUST FUND PROJECT BUDGET:

M.L. 2010

Personnel: \$22,006 to cover a portion of the salaries and related benefits of staff working on projects funded under this grant

Acquisition, including easements: \$383,214

Stewardship: \$10,000 dedicated to the Stewardship and Enforcement Fund. Actual amounts committed for stewardship were determined upon the number and nature of specific projects completed and the availability of other funds.

TOTAL ENRTF PROJECT BUDGET: \$485,000 appropriated; \$415,220 spent

Explanation of Capital Expenditures Greater Than \$3,500: N/A

VI. OTHER FUNDS & PARTNERS:

A. Project Partners: Project partners for the 2010 phase included Metro Conservation Corridors partners (please see overall MeCC final report for list of project partners) and private landowners, local governments, regional, state and federal agencies, nonprofit organizations and citizen groups.

B. Project Impact and Long-Term Strategy: This project is part of the Land Trust's long-term, strategic conservation agenda. The conservation agenda sets out the specific conservation focus of the Minnesota Land Trust. This focus includes natural habitats for wildlife, fish and plants, lakeshores, rivers and streams, and scenic landscapes accessible or visible to the public. The conservation agenda also identifies a suite of critical landscapes throughout Minnesota that embody the natural and cultural features that make Minnesota unique. The Metropolitan Conservation Corridors is one of the Land Trust's identified critical landscapes – one that addresses the unique conservation challenges that exist in a largely developed area.

C. Other Funds Spent During the Project Period: By working to acquire primarily donated conservation easements, or easements through bargain purchases, the Minnesota Land Trust was able to protect lands at a fraction of what it would cost to purchase comparable lands in fee. Additional funds were spent by the Minnesota Land Trust to cover costs associated with the project not covered by the grant.

D. Spending History: This project is part of the Land Trust's ongoing MeCC conservation easement program. In addition to Land Trust operating funds spent on the project, we have received previous ENRTF appropriations over the past years as follows: \$ 230,000 in 2003; \$ 230,000 in 2005; \$134,000 in 2007; \$225,000 in 2008; and \$250,000 in 2009.

VII. DISSEMINATION: The Land Trust disseminated information about the specific land protection projects completed under this grant through our newsletter, email updates, web site, and press releases. The Land Trust also shared information about conservation easements generally and our experience with our partner organizations, other easement holders, local communities, as well as policy makers including members of the LCCMR and LSOHC.

VIII. REPORTING REQUIREMENTS: Periodic work program process reports were submitted February 1 and August 1 of each year, starting in February 2011. This is the final work program report.

IX. RESEARCH PROJECTS: N/A

Attachment A: Budget Detail for 2010 Projects

Project Title: *Metro Conservation Corridors - Phase V: Minnesota Land Trust*

Project Manager Name: *Sarah Strommen*

Trust Fund Appropriation: \$ 485,000

2010 Trust Fund Budget	Result 1 Budget: Approved October 2011	Amount Spent as of 6/30/2012	Balance as of 6/30/2012
	<i>Aquiring Conservation Easements</i>		
BUDGET ITEM			
MLT and Contract Personnel:	85,000	22,005	62,995
Wages and benefits: Staff expenses including salaries, benefits (FICA,FUTA. SUI, worker's comp health insurance, 401 (k), etc.) and related costs for conservation directors or other land protection staff, staff attorney and other support staff.			
Land protection project professional services, including negotiating and drafting conservation easements and/or completing easement baseline documentation and legal review services			
Conservation Easement Acquisition Costs (less than fee)	390,000	383,214	6,786
Purchase price of conservation easement(s)			
Title work, insurance, etc.			
Maps, GIS (including project mapping by Community GIS)			
Film			
Other (including appraisals, survey, recording fees, etc.)			
Easement Stewardship: funds dedicated to perpetually monitoring, managing, and enforcing acquired easements	10,000	10,000	0
COLUMN TOTAL	\$485,000	\$415,219	69,781

Minnesota Land Trust: Metro Conservation Corridors –2010 (Phase 5 Supplemental)
 Summary of Acquired Easements

PURCHASED EASEMENTS

Project	Acres	Funding Type	Funds Use	Funding Amount
Deer Lake Anoka County	45	ENRTF – 2010 Land Trust allocation	Purchase price of conservation easement	\$163,000
		ENRTF – 2009 Land Trust allocation	Stewardship	\$15,000
Camp Kingswood Hennepin County	44	ENRTF-2009 Land Trust allocation	Purchase price of conservation easement	\$41,500
		ENRTF-2010 Land Trust allocation	Purchase price of conservation easement	\$131,000
		Hennepin County	Purchase price of conservation easement	\$27,500
		Hennepin County	Stewardship	\$15,000
		Landowner donation	Donated value of conservation easement	\$25,000
Emmans Farm Anoka County	80	ENRTF-2010 Land Trust allocation	Purchase price of conservation easement	\$80,000
		ENRTF-2010 Land Trust allocation	Stewardship	\$2,500
		ENRTF – 2011 Land Trust allocation	Stewardship	\$10,500
		Landowner donation	Donated value of conservation easement	\$112,000

In addition to the expenses listed above, staff time and professional services expenses covering closing costs, title review, etc. were incurred and covered by the Land Trust’s 2009 and 2010 Metro Conservation Corridors allocations. The Land Trust does not allocate staff time or professional services expenses to specific conservation projects.

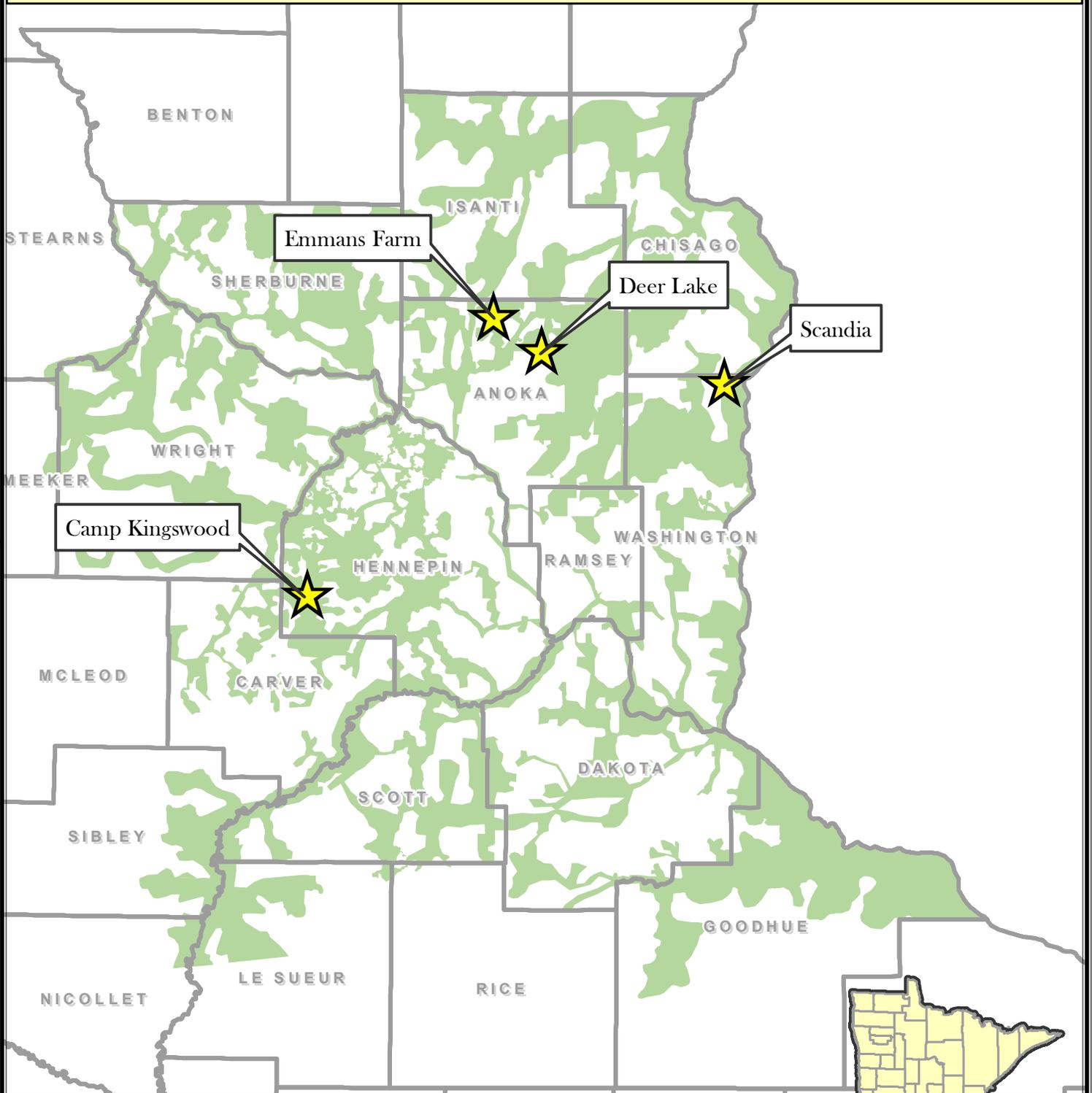
DONATED EASEMENTS

Project	Acres	Funding Type	Funds Use	Funding Amount
Scandia Washington County	294	ENRTF – 2010 Land Trust allocation	Stewardship	\$7,500
		Landowner donation	Stewardship	\$7,500
		Landowner donation	Donated value of conservation easement	\$1,050,000

In addition to the expenses listed above, staff time and professional services expenses covering closing costs, title review, etc. were incurred and covered by the Land Trust's 2010 Metro Conservation Corridors allocation. The Land Trust does not allocate staff time or professional services expenses to specific conservation projects.

Minnesota Land Trust Completed Projects

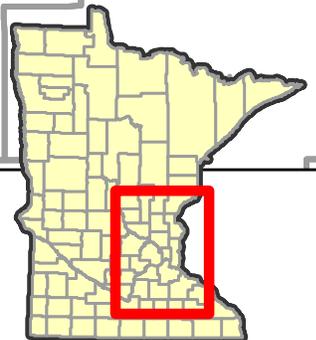
METRO CONSERVATION CORRIDORS PARTNERSHIP
2010 - PHASE V SUPPLEMENTAL



Completed Projects



Metro Conservation Corridors



MINNESOTA LAND TRUST
2010 MeCC Completed Projects
Phase V Supplemental



PROJECT: Scandia, Washington County
DESCRIPTION: This 294-acre property is located within the City of Scandia, in the northeast corner of Washington County. The property includes woodlands, wetlands and grasslands on the property which are key habitats for a variety of species in greatest conservation need, including bald eagles and American badgers, both of which have been observed on the property.



PROJECT: Emmans Farm, Anoka County
DESCRIPTION: Located in the City of St. Francis, this 80-acre property is adjacent to an additional 80-acre parcel protected in 2005 by the same family. The property is comprised of a mix of wetland types interspersed with hardwood forest, supporting a large array of terrestrial and aquatic species. Additionally, the property lies in a regionally significant ecological area as identified by the MN DNR.



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PROJECT: Camp Kingswood, Hennepin County*
DESCRIPTION: The property consists of 44 acres in western Hennepin County in the City of Minnetrista and lies within one of the County's highest priority natural resource corridors. The remnant maple-basswood forest and the eastern red cedar woodland on the property have both been identified as native plant communities by the Minnesota Land Cover Classification System. The property also features approximately 3,065 feet of shoreline along Kingswood Pond, which also is the site of a floating tamarack bog.

*These two projects also used 2009 ENRTF funding and acreage for these projects were counted under the 2009 grant. To avoid double-counting, the acreage for these two projects are not counted under the accomplishments for the 2010 supplemental grant.