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DEPARTMENT OF NATURAL RESOURCES

STATE OF MINNESOTA

Office of Budget and Management Services

Office Memorandum

Date: July 14, 1999

To: John Velin, Director
LCMR

From: Audrey Mularie *AM*
Local Grants Program
651/296-4705

Subject: Carpenter Nature Center
1997 MN Laws Ch. 216, Sec. 15, subd. 17(f) \$125,000

I have spoke with Jim Fitzpatrick in regard to the above referenced project. The Nature Center was unable to acquire the property as proposed. Apparently, the landowner was asking for a price significantly higher than the appraised value. No eligible costs were incurred during the project period. The appraisals were completed prior to the appropriation start date.

The \$125,000 encumbrance will be canceled.

July 1, 1998

M-15 LCMR WORK PROGRAM OUTLINE

Date of Next report: October 1, 1998

Date of Work Program Approval:

Project Completion Date: June 30, 1999

1. PROJECT TITLE: POINT DOUGLAS BLUFFLAND ACQUISITION M-15

Project Manager: Jim Fitzpatrick, Executive Director
Affiliation: Carpenter St. Croix Valley Nature Center
Mailing Address: 12805 South St. Croix Trail, Hastings, MN 55033
Contact Numbers: 651-437-4359, FAX 651-438-2908, E-MAIL: jim@CNCStCroix.com

Web page address: www.CNCStCroix.com (NOTE change in email and web site address)

Total Biennial Project Budget:

\$ LCMR	125,000
<u>-\$LCMR Amount spent</u>	<u>0</u>
= LCMR Balance:	\$ 125,000

A. Legal Citation: ML 1997 Chap.216 Sec. 15 Subd. 17(f) Urban Natural Resources – Land Use

POINT DOUGLAS BLUFFLAND ACQUISITION

This appropriation is from the future resources fund to the department of natural resources for an agreement with the Carpenter St. Croix Valley Nature Center to purchase approximately 12 acres of blufflands in the Mississippi and St. Croix rivers. The land must be open and accessible to the public in perpetuity.

B. Status of Match requirement: None required

II Project Summary and Results

This project will fund the process of appraisal, negotiation and complete purchase of two different parcels of land consisting of approximately 10 acres in aggregate. One parcel (called the Ott parcel) is a 2.07 acre lot with minimal view of the St. Croix and some view of the Mississippi on the immediate south end of Nature center property. The value of this parcel has been appraised at \$35,000 and the owner is asking \$80,000. The second parcel (called the Pechacek Parcel) is approximately 4.11 acres of wooded land on the bluff directly adjacent to the Ott Parcel. This parcel is currently appraised at \$95,000 but this seems high in light of the appraisal of neighboring lots. Each of these parcels contain remnant native American burial mounds.

July 1, 1998

M-15 LCMR WORK PROGRAM OUTLINE

II PROJECT SUMMARY AND RESULTS (continued)

Once these properties are purchased in fee simple, they will be converted to wildlife habitat, added to the Carpenter Nature Center trail system for use within the Nature Center's award winning interpretive programs.

On agricultural land, conservation projects to reduce soil erosion will be constructed with the help of the Consolidated Farm Service Agency, the Washington County office of the Board of Soil and Water resources and the Natural Resources Conservation Service. These projects will directly benefit the water quality of the St. Croix and Mississippi rivers and add to the green corridors along both rivers' blufflands.

III PROGRESS SUMMARY

Appraisals have been completed. Negotiations are progressing slowly with both landowners.

IV OUTLINE OF PROJECT RESULTS

Result 1. Ott Parcel Appraised and Acquired
Budget: \$ 50,000 Balance: \$ _____

Completion Date : December 1998

Result 2. Pechacek parcel Appraised and Acquired
Budget: \$ 75,000 Balance: \$ _____

Completion Date: June 1999

V. DISSEMINATION:

VI. CONTEXT

A. **Significance:** real-estate values along the St. Croix and Mississippi River continue to skyrocket. The parcels covered by this project enjoy some significant views and bluff-top settings on these very popular rivers. Their protection in perpetuity allows them to be managed for the public's benefit while enhancing the wild and scenic image of the valley from the water.

B. **Time:** Project will be complete by June 30, 1999

VI. CONTEXT (continued)

C. Budget Context: Funds identified for the 1995 – 1997 biennium are the costs of legal fees to be paid by the Nature Center. The 1997 budget from LCMR will be totally for appraisal and acquisition.

	July 1995 June 1997	July 1997 June 1999	July 1999 June 2001
	Prior expenditures on This project	Proposed expenditures on this project	Anticipated future exp- enditures on this project
1. LCMR	0	\$125,000	0
2. Other State	0	0	0
3. Non State	\$5000	\$5000	0
Total	\$5000	\$130,000	0

D. LCMR BUDGET

Personnel:	\$	0
Equipment	\$	0
Acquisition	\$	125,000
Development:	\$	0
Other:	\$	0
Total	\$	125,000

VII. COOPERATION

VIII. LOCATION: See Map previously submitted

XI REPORTING REQUIREMENTS: Periodic work-program progress reports will be submitted not later than July 1998; October 1, 1998; January 1, 1999 and April 1, 1999. A final work program report and associated products will be submitted by June 30, 1999 or by completion date as set in the appropriations.