

2013 Project Abstract

For the Period Ending June 30, 2015

PROJECT TITLE: Frogtown Farm and Park Acquisition

PROJECT MANAGER: Robert McGillivray

AFFILIATION: The Trust for Public Land

MAILING ADDRESS: 2610 University Avenue West, Suite 300

CITY/STATE/ZIP: Saint Paul, MN 55114

PHONE: 651-999-5307

E-MAIL: Bob.McGillivray@tpl.org

WEBSITE: www.tpl.org

FUNDING SOURCE: Environment and Natural Resources Trust Fund

LEGAL CITATION: M.L. 2013, Chp 52, Sec.2, Subd. 04k

APPROPRIATION AMOUNT: \$ 1,500,000

Overall Project Outcome and Results

On December 4, 2013, The Trust for Public Land acquired +/- 13 acres from the Wilder Foundation and conveyed it to the City of Saint Paul. The land will be used to create Frogtown Farm and Park – a much-needed public green space for this culturally diverse, low-income neighborhood. The new Frogtown Farm and Park will include a six-acre urban demonstration farm, a recreation area, and a nature sanctuary that preserves a grove of large mature oak trees. When complete, this urban park will be the site of a variety of activities demonstrating green and sustainable inner-city living and providing exceptional educational opportunities.

The land was purchased for \$2,200,000. Its appraised fair market value was \$4,700,000. A funding chart is below.

Frogtown Farm and Park, Saint Paul, MN			
Funding Source	Partner on project	Amount of funding for land acquisition costs	Allocated Acreage
State Funds			
2013 ENRTF	TPL	\$1,498,000	4.2
Local Government Funds			
City of Saint Paul	City of Saint Paul	\$702,000	1.9
Private Funds			
Land Value Donation	TPL/Wilder	\$2,500,000	6.9
	TOTAL	\$4,700,000	13
*Please note that total ENRTF funding is		\$1,498,000	
total other state funding is		\$0	
total non-state public funding is		\$702,000	
TOTAL funding & appraised fair market value of property is		\$4,700,000	

Creation of this public park and demonstration farm will advance environmental and social justice, and strengthen residents' self-sufficiency, environmental stewardship, healthy living and community collaboration. The project furthers the LCCMR Six-Year Strategic Plan in multiple ways including: protecting important land resources (especially the oak grove), supporting research and demonstration projects of natural resources, supporting community based conservation, encouraging outdoor recreation, and promoting public education and dissemination of information about natural resources (for both students and community residents).

The City of Saint Paul has put the project out to bid, and construction is expected to begin on the initial park and farm improvements in the summer of 2015.

Project Results Use and Dissemination

This project is highlighted on The Trust for Public Land's website at:
<http://www.tpl.org/our-work/parks-for-people/frogtown-park-and-farm>

The Trust for Public Land also issued a press release with the City of Saint Paul:
<http://www.tpl.org/media-room/frogtown-park-deal-finalized>

There have also been a number of news stories covering this project:
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<http://kstp.com/news/stories/S3296801.shtml?cat=1>



Environment and Natural Resources Trust Fund (ENRTF) M.L. 2013 Work Plan

Date of Status Update Report: February 3, 2015
Date of Next Status Update Report: FINAL REPORT
Date of Work Plan Approval: June 11, 2013
Project Completion Date: June 30, 2015 **Is this an amendment request?** N

PROJECT TITLE: Frogtown Farm and Park Acquisition
Project Manager: Robert McGillivray
Affiliation: The Trust for Public Land
Mailing Address: 2610 University Ave, #300
City/State/Zip Code: St. Paul, MN 55114
Telephone Number: (651) 999-5307
Email Address: rjm@tpl.org
Web Address: www.tpl.org

Location: Ramsey County

Total ENRTF Project Budget:	ENRTF Appropriation:	\$1,500,000
	Amount Spent:	\$1,500,000
	Balance:	\$0

Legal Citation: M.L. 2013, Chp. 52, Sec. 2, Subd. 04k

Appropriation Language:

\$1,500,000 the first year is from the trust fund to the commissioner of natural resources for an agreement with the Trust for Public Land to acquire a portion of 12 acres for Frogtown Farm and Park to be established as a St. Paul city park.

I. PROJECT TITLE: Frogtown Farm and Park

II. FINAL PROJECT STATEMENT:

On December 4, 2013, The Trust for Public Land acquired +/- 13 acres from the Wilder Foundation and conveyed it to the City of Saint Paul. The land will be used to create Frogtown Farm and Park – a much-needed public green space for this culturally diverse, low-income neighborhood. The new Frogtown Farm and Park will include a six-acre urban demonstration farm, a recreation area, and a nature sanctuary that preserves a grove of large mature oak trees. When complete, this urban park will be the site of a variety of activities demonstrating green and sustainable inner-city living and providing exceptional educational opportunities.

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The City of Saint Paul has put the project out to bid, and construction is expected to begin on the initial park and farm improvements in the summer of 2015.

III. PROJECT STATUS UPDATES:

Project Status as of January 2014: On December 4, 2013, The Trust for Public Land acquired +/- 13 acres from the Wilder Foundation and conveyed it to the City of Saint Paul. The land was purchased for \$2,200,000. Its

appraised fair market value was \$4,700,000. The participatory planning process for the new park is nearly complete and initial improvements are expected to be completed by the end of the summer of 2014.

Amendment Request (02/13/2014):

The Trust for Public Land requests that \$2,000 of these funds be allowed to be used by the DNR for appraisal review costs through a release of funds letter. At the time this funding application was submitted we were not aware that the DNR would need to perform the appraisal review and be paid for the review. The DNR has also informed us that they cannot accept funds from non-governmental organizations for appraisal review. The DNR suggested that this amendment be sought to allow a portion of the ENRTF acquisition funds to be used to cover appraisal review costs via a release of funds letter.

Amendment Approved: 3/17/14.

IV. PROJECT ACTIVITIES AND OUTCOMES:

Based on TPL’s considerable experience in urban parks and conservation, this project will encompass acquiring the land and working with the City of St. Paul and community groups on planning, initial development and programming.

ACTIVITY 1: Land Acquisition

Description: After years of working with local citizens, the City of St. Paul and the owner of this land, The Trust for Public Land has reached agreement with the Amherst H. Wilder Foundation to acquire approximately 12 acres in the Frogtown neighborhood of St. Paul. Originally home to the Sisters of Good Shepard convent, the 919 Lafond Avenue site has been owned by the Wilder Foundation since 1971. Under the terms of the transaction, TPL will purchase the property for \$2.2 million, a significant discount from the appraised value of \$4,780,000. After acquisition, TPL will convey ownership of the site to the City of St. Paul, which will assume responsibility for ensuring maintenance, community access and stewardship.

Summary Budget Information for Activity 1:

ENRTF Budget: \$ 1,500,000
Amount Spent: \$ 1,500,000
Balance: \$0

Activity Completion Date: December 2013

Outcome	Completion Date	Budget
1. Acquire 12 acres in fee title and transfer to the City of St. Paul	December 2013	\$1,500,000

As part of its work on the acquisition of this land, The Trust for Public Land will coordinate and pay for the due diligence process including appraisals, environmental reviews, title investigation and survey review. TPL will also help facilitate a public outreach, education and planning process for the park and its programs involving local citizens, the City and other interested stakeholders. The current vision for the site includes creation of three separate, complementary areas or uses within the park:

- A six-acre urban demonstration farm to serve as a hub for teaching and learning about growing food locally, in keeping with the agricultural traditions of Minnesota as well as this culturally diverse neighborhood.
- A recreation area, including a steep slope and playing field that is already a much-loved site for neighborhood pick-up volleyball and football games in summer and sledding in winter; and
- A nature sanctuary designed for quiet relaxation, picnics and short walks through a grove of large mature oak trees.

The Trust for Public Land will also lead a private fundraising campaign with help from local citizens. The fundraising campaign will raise money not only for the acquisition of this property, but also for planning, and initial development and programming at the park. The total budget for the acquisition of this land and all of the above-described activities is \$3,450,000. This proposal seeks ENRTF funding of \$1.5 million that will be used

towards the purchase of land (which will cost \$2.2 million). The balance of \$700,000 to purchase the property is expected to be contributed by The City of St. Paul. The remaining \$1.25 million for the other activities described above is expected to come from the City of St. Paul, private individuals, foundations (including Wilder) and corporations.

Activity Status as of January 2014: On December 4, 2013, The Trust for Public Land acquired +/- 13 acres from the Wilder Foundation and conveyed it to the City of Saint Paul. The land was purchased for \$2,200,000. Its appraised fair market value was \$4,700,000. A funding chart is below.

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The City, Frogtown Gardens and The Trust for Public Land have nearly completed the participatory planning process for the new park and initial improvements are expected to be completed by the end of the summer of 2014. A dedication event is being planned for the fall of 2014. The fundraising campaign is going very well and its goal was recently increased from \$3,450,000 to \$4,500,000.

Final Report Summary: On December 4, 2013, The Trust for Public Land acquired +/- 13 acres from the Wilder Foundation and conveyed it to the City of Saint Paul. The land was purchased for \$2,200,000. Its appraised fair market value was \$4,700,000. A funding chart is below.

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The City, Frogtown Gardens and The Trust for Public Land have completed the participatory planning process for the new park and initial improvements are expected to be completed by the end of the summer of 2015. A dedication event is being planned for the fall of 2015. The \$4.5 million fundraising campaign has been completed. In addition to the \$2.5 million dollars of public funds that were contributed to this project, \$2 million in private funds were raised that will be used for initial improvements and activities connected to the park.

V. DISSEMINATION:

Description: The Trust for Public Land will disseminate information on its website, www.tpl.org, broadcast emails to its list serve members, distribute press releases, and include information in TPL's newsletters and publications as appropriate. The Trust for Public Land will also work with the City of St. Paul and Frogtown Gardens to ensure information is distributed to their listserves and on their website as well.

Status as of January 2014: This project is highlighted on The Trust for Public Land's website at <http://www.tpl.org/our-work/parks-for-people/frogtown-park-and-farm>. We also issued a press release with the City of Saint Paul: <http://www.tpl.org/media-room/frogtown-park-deal-finalized>.

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<http://kstp.com/news/stories/S3296801.shtml?cat=1>

VI. PROJECT BUDGET SUMMARY:

A. ENRTF Budget:

Budget Category	\$ Amount	Explanation
Fee Title Acquisition:	\$1,498,000	Acquisition capital
	\$2,000	DNR Appraisal Review
TOTAL ENRTF BUDGET:	\$1,500,000	

Explanation of Use of Classified Staff: NA.

Explanation of Capital Expenditures Greater Than \$3,500: NA.

Number of Full-time Equivalent (FTE) funded with this ENRTF appropriation: NA.

Number of Full-time Equivalent (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
Non-state			
City of St. Paul	\$1,000,000	\$1,000,000	Acquisition costs, initial park development, design and community engagement
Private	\$ 950,000	\$2,000,000	Acquisition costs, initial park development, design and community engagement, capacity building for Frogtown Gardens, and fundraising costs
TOTAL OTHER FUNDS:	\$1,950,000	\$3,000,000	

VII. PROJECT STRATEGY:

A. Project Partners: The Trust for Public Land is working in partnership with the City of St. Paul, Frogtown Gardens, Frogtown Neighborhood Association District 7, the University of Minnesota and other interested stakeholders to help the City achieve its goal of creating a new park in the Frogtown neighborhood. This project enjoys broad support from a variety of organizations and elected officials. Frogtown Gardens is a local nonprofit whose mission is to develop a greener, healthier community. The organization works to create, protect and enhance green spaces; promote backyard, household and urban agriculture; and advocate for sustainable development in Frogtown. Founded in 2009, Frogtown Gardens has played a major role in developing the vision and plan for this new public resource. ENRTF funds will go to The Trust for Public Land for the purpose of land acquisition. Other funding for the acquisition will come predominantly from the City and private contributions.

B. Project Impact and Long-term Strategy:

The impact of this project is discussed above in the Project Statement. The long-term strategy for this project is that the City of St. Paul will hold title to the property and have ultimate responsibility for maintenance, stewardship, and developing and implementing a restoration and management plan using its traditional park funding sources. An analysis will be provided to LCCMR and MMB that identifies increased operations and maintenance costs likely to be incurred by public entities as a result of this acquisition and how these costs will be paid. The Frogtown Gardens community group is committed to ongoing involvement in planning, development, programming, and stewardship of Frogtown Farm and Park. In addition to enlisting strong community support, the group has created budget projections and identified potential sources of ongoing support for the farm component of the park on which its activities will focus.

C. Spending History:

Funding Source	M.L. 2007 or FY08	M.L. 2008 or FY09	M.L. 2009 or FY10	M.L. 2010 or FY11	M.L. 2011 or FY12-13
NA.					

VIII. ACQUISITION/RESTORATION LIST: Attached.

IX. MAP(S): Attached.

X. RESEARCH ADDENDUM: NA.

XI. REPORTING REQUIREMENTS:

Periodic work plan status update reports will be submitted not later than January 2014, August 2014, and January 2015. A final report and associated products will be submitted between June 30 and August 15, 2015 as requested by the LCCMR.

Final Attachment A: Budget Detail for M.L. 2013 Environment and Natural Resources Trust Fund Projects					
Project Title: Frogtown Farm and Park					
Legal Citation:M.L. 2013, Chp. 52, Sec. 2, Subd. 04k					
Project Manager: Robert McGillivray					
M.L. 2013 ENRTF Appropriation: \$ 1,500,000					
Project Length and Completion Date: December 2013					
Date of Update: 2-3-15					
ENVIRONMENT AND NATURAL RESOURCES TRUST FUND BUDGET	Activity 1 Budget	Amount Spent	Balance	TOTAL BUDGET	TOTAL BALANCE
BUDGET ITEM	Land Acquisition				
Fee Title Acquisition	1,498,000	1,498,000	0	1,498,000	0
Acquire 12 acres and transfer to the City of St. Paul					
DNR appraisal review	2,000	2,000	0	2,000	0
COLUMN TOTAL	\$1,500,000	\$1,500,000	\$0	\$1,500,000	\$0

Environment and Natural Resources Trust Fund

M.L. 2013 Acquisition/Restoration List

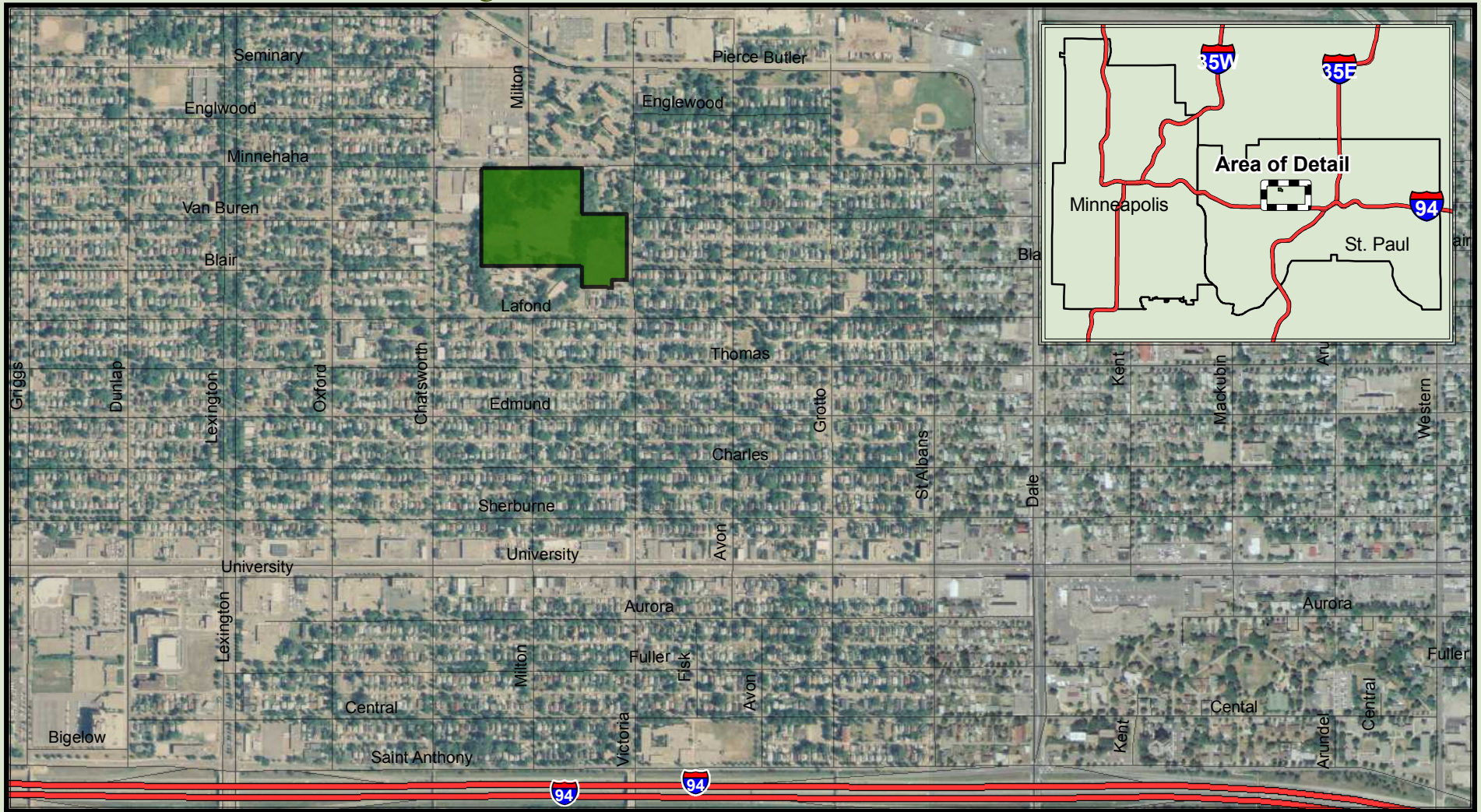
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Project Manager Name: Robert McGillivray

M.L. 2013 ENRTF Appropriation: \$1,500,000

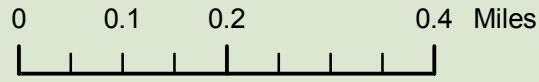
#	Acquisition or Restoration Parcel Name	Geographic Coordinates		Estimated Cost	Estimated Annual PILT Liabilities	County	Ecological Significance	Activity Description	# of Acres	# of Shoreline Miles	Type of Landowner	Proposed Fee Title or Easement Holder (if applicable)	Status
		Latitude	Longitude										
1	Frogtown Farm and Park	44° 57' 43" N	93° 8' 20" W	\$2,200,000	\$ -	Ramsey	Land contains large mature oaks and rare opportunity to educate urban residents about nature and agriculture.	Fee title acquisition	12	0	Non-profit Foundation	The City of St. Paul	Acquired and conveyed to the City of St. Paul
NOTES:													

Frogtown Farm and Park Site in St. Paul



Legend

- Frogtown Farm and Park Site
- Interstates
- Local Roads



Map created by The Trust for Public Land on 04/03/12

Created in ArcMap 9.1®
Map Projection:

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