



Environment and Natural Resources Trust Fund (ENRTF) M.L. 2016 Work Plan

Date of Report: May 29, 2016

Date of Next Status Update Report: January 31, 2017

Date of Work Plan Approval: June 7, 2016

Project Completion Date: June 30, 2019

Does this submission include an amendment request? No

PROJECT TITLE: Conservation Easements in Avon Hills – Phase III

Project Manager: Thomas Kroll

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Location: Stearns County. The target area is approximately 65,000 acres in parts of the following townships: Albany, Avon, Brockway, Collegeville, Farming, LeSauk, Rockville, St. Joseph, St. Wendel, and Wakefield

Total ENRTF Project Budget:

ENRTF Appropriation: \$1,300,000

Amount Spent: \$0

Balance: \$1,300,000

Legal Citation: M.L. 2016, Chp. 186, Sec. 2, Subd. 09c

Appropriation Language:

\$1,300,000 the second year is from the trust fund to the commissioner of natural resources for an agreement with Saint John's University in cooperation with Minnesota Land Trust to secure permanent conservation easements on approximately 500 acres of high-quality habitat in Stearns County, prepare conservation management plans, and provide public outreach. A list of proposed easement acquisitions must be provided as part of the required work plan. An entity that acquires a conservation easement with appropriations from the trust fund must have a long-term stewardship plan for the easement and a fund established for monitoring and enforcing the agreement. Funding for the long-term monitoring and enforcement fund must come from nonstate sources for easements acquired with this appropriation. The state may enforce requirements in the conservation easements on land acquired with this appropriation and the conservation easement document must state this authority and explicitly include requirements for water quality and quantity protection. This appropriation is available until June 30, 2019, by which time the project must be completed and final products delivered.

I. PROJECT TITLE: Conservation Easements in the Avon Hills -- Phase 3

II. PROJECT STATEMENT:

Use the MMAPLE reverse-bid and conservation easement ranking system to protect approximately 500 acres of priority private lands. This will be the final test in the Avon Hills using ENRTF for MMAPLE’s novel method.

MMAPLE uses precision conservation and a market-based approach to assure the best easement value for the ENRTF. In a new tactic, landowners will pay the MN Land Trust’s stewardships costs.

The Avon Hills area is a 65,000 acre unique natural landscape located in Stearns County just 15 miles west of St. Cloud. The landscape is glacial moraine that rises out of the surrounding farmland; it contains the highest concentration of native plant communities in the county, including oak and maple-basswood forests, tamarack and mixed-hardwood swamps, and wet meadows. It harbors rare species, including American ginseng, cerulean warbler, red-shouldered hawk, Blanding’s turtle, and least darter. The area has been identified as *ecologically significant* by The Nature Conservancy’s Eco-Regional Plan and the MN DNR’s County Biological Survey. The USF&WS, the MN DNR and others have invested in protection efforts, signaling the priority for protection. The Avon Hills now has 1,400 acres of easements, most of which were established using the ENRTF.

Using ENRTF grants, the Avon Hills team developed and twice tested a novel ranking system for acquiring easements dubbed the Minnesota Multi-faceted Approach for Prioritizing Land Easements (MMAPLE). Under this system, each property is given an Environmental Benefits Score based on available data about its ecological qualities (e.g., shoreline, biodiversity, adjacency to protected properties). For properties meeting the minimum environmental threshold, MMAPLE uses a market-based approach that asks landowners to submit a sealed bid for the lowest price they will accept for a conservation easement. Those properties with the best ratio of environmental benefits to easement cost become the priority for acquisition. In the 2013-2016 round of MMAPLE, the \$1,448 /acre average payment represents just 30% of the estimated market value of undeveloped land.

MMAPLE is being promoted as new approach for combining ecological and economic factors in a reasonably simple ranking system. Using lessons-learned to fine-tune followed by a final successful test will be proof that MMAPLE is a viable model for landowners, funders, and easement holders. MMAPLE emphasizes the best easement value for the ENRTF. Also, landowner payment of the easements’ stewardship costs meets a goal of LCCMR and the State Auditor.

In addition, we intend to invest in community outreach and education to ensure that local decision makers, landowners, and others understand the importance of the Avon Hills landscape and the options that exist for its protection. Finally, we will ensure that the land eligible for conservation easements will be managed effectively by supporting the development of land management plans for targeted parcels.

III. OVERALL PROJECT STATUS UPDATES:

Project Status as of January 31, 2017:

Project Status as of July 30, 2017:

Project Status as of January 31, 2018:

Project Status as of July 30, 2018:

Project Status as of January 31, 2019:

Project Status as of July 30, 2019:

Overall Project Outcomes and Results:

IV. PROJECT ACTIVITIES AND OUTCOMES:

ACTIVITY 1: Complete approximately 500 acres of Conservation Easements (3-10 landowners) using MMAPLE Ranking and Reverse Bidding system.

Description: Help landowners permanently protect land through the use of conservation easements. Saint John’s University (SJU) will partner with the Minnesota Land Trust (MLT). SJU will work with experts to “fine-tune” the MMAPLE system and then focus on landowner outreach, the reverse-bid process, and ranking using MMAPLE. MLT will use the ranked parcels to negotiate easements; prepare documents including easements and baseline reports; secure appraisals, title work, and mapping; and conduct long-term easement monitoring and enforcement. The MMAPLE system will prioritize quality woodlands and wetlands and no more than 20% of any easement may be agricultural land. No irrigated lands will be allowed in the easement.

The selection of the successful landowners follows the reverse-bid process, so specific parcels will be described and submitted to LCCMR after the bidding. Landowners with completed easements will receive a payment from ENRTF for the amount they bid. ENRTF funding will be used for MLT costs specified in the budget. No ENRTF will be used for direct stewardship payments to MLT. Landowners will be asked to pay \$20,000 per easement directly to MLT for long-term stewardship costs.

Justification for the Minnesota Land Trust’s proposed travel budget request is as follows. This is an estimate based on a total of 3-10 completed easements for approximately 500 acres. Costs are based on the Land Trust’s 2012 cost analysis with some adjustments made for future projections and inflation in years 2016-2018. These costs anticipate working on a minimum of 6 potential projects to get to the completed number. It also anticipates working on this grant for 3 years.

There are essentially four separate site visits that occur as an easement acquisition moves from a potential easement project to a finalized, recorded conservation easement. There is an initial site visit for assessment and engagement purposes. This is followed by a visit to meet with the landowners to run through the easement documents. Another site visit is necessary for baseline documentation. A final visit occurs upon closing of the easement, when the easement document is recorded. These visits are necessary parts of the easement acquisition process. As the project develops and is determined to not be an eventual easement acquisition it is likely that only several of these visits occur.

On average a round-trip visit to the Avon Hills area is approximately 200 miles. MLT assumes 6 potential easement projects are in play from the onset.

6 initial site visits @ 200 miles/site	= 1200 miles
6 visits for easement documentation @ 200 miles/site	= 1200 miles
6 visits for baseline documentation @ 200 miles/site	= 1200 miles
6 visits for recording and closing on easement @ 200 miles/site	= 1200 miles

Total = 4,800 miles

4,800 miles @ current Federal mileage reimbursement	= \$2,616
	Rounded to \$2,500

To the extent possible MLT tries to bunch up site visits to minimize the amount of trips. MLT also tries to utilize rental car options as these are more cost effective than MLT employees using their personal vehicles to conduct site visits, or meet with landowners. However, this is not always possible. Also, inevitably during the easement acquisition process there are unexpected site visits that occur to complete the acquisition.

Summary Budget Information for Activity 1:

ENRTF Budget: \$ 1,272,000
Amount Spent: \$ 0
Balance: \$ 1,272,000

Outcome	Completion Date
1. Protect approximately 500 acres completing permanent conservation easements for 3-10 landowners to be held by the MN Land Trust. SJU and MLT will promote program, contact landowners, implement the MMAPLE reverse-bidding system, and complete all legal components of conservation easement projects, including assurance of long-term monitoring and enforcement. Payments for easements to landowners will be based on their bids. This will result in the expansion of existing protected areas and will protect working forests, ecological diversity, wildlife habitat, and water quality. (est. \$1,168,000 from ENRTF budget.)	June 30, 2019
2. Create land stewardship plans for landowners who bid land into the project. Provide up to \$9/acre for land stewardship plans prepared by private sector natural resource professionals approved by MN DNR. (est. \$4,000 from ENRTF budget.)	April 30, 2019
3. Fund long-term stewardship costs from non-state funds. Landowners cooperating with MLT to create an easement will pay MLT for the stewardship costs of \$20,000 per easement from non-state funds. (\$0 from ENRTF budget.)	May 30, 2019

Activity Status as of January 31, 2017:

Activity Status as of July 30, 2017:

Activity Status as of January 31, 2018:

Activity Status as of July 30, 2018:

Activity Status as of January 31, 2019:

Final Report Summary:

ACTIVITY 2: Avon Hills Community Education and Outreach

Description: Facilitate communication among landowners, environmental groups, local units of government, and others within the Avon Hills community to promote land-use education, land protection, understanding of ecological principles, and land stewardship.

Summary Budget Information for Activity 1:

ENRTF Budget: \$ 28,000
Amount Spent: \$ 0
Balance: \$ 28,000

Outcome	Completion Date
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1. Increase awareness of the Avon Hills landscape and increase land stewardship by hosting annual conferences and/or other events to provide environmental education and promote community involvement. Assist Avon Hills Initiative Executive committee.	June 30, 2019
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Activity Status as of January 31, 2017:

Activity Status as of July 30, 2017:

Activity Status as of January 31, 2018:

Activity Status as of July 30, 2018:

Activity Status as of January 31, 2019:

Final Report Summary:

V. DISSEMINATION:

Description: The work and results of this project will be shared in a number of ways including direct outreach to landowners, press releases distributed by Saint John’s or the Minnesota Land Trust, print and electronic publications of the partners, and through the local media. The Avon Hills website will be a central location for information: <http://www.csbsju.edu/outdooru/avonhillsinitiative>. Finally, we will continue to share results of the MMAPLE method with interested partners as we believe it is a model that could be used more broadly.

Activity Status as of January 31, 2017:

Activity Status as of July 30, 2017:

Activity Status as of January 31, 2018:

Activity Status as of July 30, 2018:

Activity Status as of January 31, 2019:

Final Report Summary:

VI. PROJECT BUDGET SUMMARY:

A. ENRTF Budget Overview:

Budget Category	\$ Amount	Overview Explanation
Personnel (SJU):	\$ 30,500	Tom Kroll - Project Manager & Forester, \$12,500 (71% salary, 29% benefits), 12% FTE. Jenny Kutter, Arboretum Office Coord., \$4,000 (71% salary, 29% benefits) 10% FTE: Kyle Rauch, Arboretum Educ. Staff, \$5,000 (71% salary, 29% benefits) 10% FTE Sarah Gainey, Arboretum Educ. Staff, \$1,000 (71% salary, 29% benefits), 2% FTE: TBD, Arboretum Educ Staff, \$2,000 (71% salary, 29% benefits) 6% FTE

		TBD, Temporary Easement Outreach, \$4,000 (71% salary, 29% benefits) 8% FTE Jeremy Scegura, SJU Accountant, \$2,000 (71% salary, 29% benefits) 2% FTE
Professional/Technical/Service Contracts (SJU):	\$6,000	Conference speakers: Estimated \$2,000 for speaker fees and honoraria for 3 landowner educational conferences and workshops; Nat. Resource Professionals chosen from MN DNR approved plan preparer list: \$4,000 for preparing Forest Stewardship Plans for lands acceptable for easements. Plan costs not to exceed \$9/acre.
Equipment/Tools/Supplies (SJU):	\$14,000	Promotion of easements, conferences, & workshops (newspaper ads, etc.), printing conference brochures and materials, participant supplies (folders, printed info, etc.).
Professional/Technical/Service Contracts (SJU to MLT)	\$1,249,500	See details below.
		Easement Acquisition (MLT): \$1,113,000. Includes purchase price of conservation easements to protect about 500 acres of land through permanent conservation easements held by the Minnesota Land Trust. Includes title review and closing costs of \$30,000 @\$3,000 each, and mapping costs of \$10,000 @\$1,000 each for 3-10 easements. MMAPLE will be used to rank the proposed parcels.
		Personnel (MLT): \$ 90,000. Staff expenses including salaries plus eligible benefits and related costs for approximately 33% FTE for each of the 3 years as follows: Conservation directors or other land protection staff (approximately 23% FTE/yr.), legal staff and other support staff (approximately 10% FTE/yr.)
		Professional Services for Acquisition (MLT): \$44,000. Includes appraisal costs of \$40,000 @\$5,000 each and \$4,000 for surveys @\$4,000 each for 3-10 easements.
		Travel Expenses in MN (MLT): \$2,500. Mileage and related travel expenses in Minnesota. Estimated at 4,800 miles at the current IRS rate (\$0.545 per mile).
TOTAL ENRTF BUDGET:	\$1,300,000	

Explanation of Use of Classified Staff: Saint John’s University is not a public employer and does not have “classified” staff whose salaries are being shifted from an existing public account to this ENRTF public funding. Saint John’s University would not undertake this project without this additional funding and will hire additional staff or contract or modify/expand the duties of existing staff to complete this project.

Number of Full-time Equivalents (FTE) Directly Funded with this ENRTF Appropriation:
SJU – 0.50 FTE total (approx. 0.17/year).

Number of Full-time Equivalents (FTE) Estimated to Be Funded through Contracts with this ENRTF Appropriation:
Natural Resource Plan Preparer – approx. 0.02 FTE/yr.
MLT staff 1.2 FTE total (approx. 0.40/year).

Appraiser – approx. 0.02 FTE/yr.

Surveyor – approx. 0.01 FTE/yr.

B. Other Funds:

Source of Funds	\$ Amount Proposed	\$ Amount Spent	Use of Other Funds
Non-state			
We anticipate a minimum landowner donation of 20% of the appraised easement values for the overall project. Actual amounts will depend upon the outcomes of the bidding process.	\$150,000	\$ 0	Landowners will essentially match LCCMR funds by reducing the total easement cost by donating part of the easement value.
State			
	\$ 0	\$	
TOTAL OTHER FUNDS:	\$150,000	\$0	

VII. PROJECT STRATEGY:

A. Project Partners: Minnesota Land Trust, Avon Hills Initiative, Stearns County

Saint John’s Outdoor University: Tom Kroll, Kyle Rauch, Sarah Gainey, Jenny Kutter, Jeremy Scegura and staff

- Coordinating education and outreach, annual conference, workshops, grant management, budgeting, meeting with landowners, managing bidding process for easements

Minnesota Land Trust: Conservation staff, staff attorney, and other support staff

- Providing easement education, coordinating bidding process, meeting with landowners, developing easement documents, and monitoring and enforcing the easements.

Avon Hills Initiative: local landowners, citizens, volunteers

- Working with Outdoor U and MN Land Trust to achieve project goals

Stearns County: Environmental Services Department

- As needed, assisting with info for easement documents.

Natural Resource Consultants and contractors:

- As needed to further the outcomes of the project.

B. Project Impact and Long-term Strategy:

The past ENRTF supported phases (ML 2008-03d & ML 2013-04j) have opened up a new avenue of conservation easement prioritizing using MMAPLE and reverse-bidding. ENRTF funding of MMAPLE has allowed for innovation that is now being promoted statewide and even nationally. In addition to doing another 450-600 acres of great conservation work in the Avon Hills, we seek ENRTF funding for a final test for MMAPLE. A third successful use will firmly establish this cost-saving easement prioritization method as a potential tool for the common circumstances found in the Avon Hills and across the state. It will then be possible to seek funders from across the spectrum to continue the work in the Avon Hills. Our landscape goal is to permanently protect 70% of the remaining undeveloped landscape, or about 25,000 acres over the next 20 years.

C. Funding History:

Funding Source and Use of Funds	Funding Timeframe	\$ Amount
ENRTF to SJU for Avon Hills Conservation easements	2013-2016	\$772,000

ENRTF to SJU for Avon Hills Conservation easements	2008-2011	\$337,000
		\$

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

A. Parcel List: Parcels will be identified using the MMAPLE process. Once identified and prioritized, these parcels will be brought to the LCCMR on this list for approval.

B. Acquisition/Restoration Information:

Conservation Easement 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.

Using ENRTF grants, the Avon Hills team developed and twice tested a novel ranking system for acquiring easements dubbed the Minnesota Multi-faceted Approach for Prioritizing Land Easements (MMAPLE). Under this system, each property is given an Environmental Benefits Score based on available data about its ecological qualities (e.g., shoreline, biodiversity, adjacency to protected properties). For properties meeting the minimum environmental threshold, MMAPLE uses a market-based approach that asks landowners to submit a sealed bid for the lowest price they will accept for a conservation easement. Those properties with the best ratio of environmental benefits to easement cost become the priority for acquisition. In the 2013-2016 round of MMAPLE, the \$1,448 /acre average payment represents just 30% of the estimated market value of undeveloped land.

MMAPLE is a good approach for combining ecological and economic factors in a reasonably simple ranking system. MMAPLE emphasizes the best easement value for the ENRTF. Also, landowner payment of the easements’ stewardship costs meets a goal of LCCMR and the State Auditor.

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.

Minnesota Statewide Conservation and Preservation Plan, 2008. Parcels not identified, but priorities are identified. http://www.lccmr.leg.mn/documents/scpp/scpp_final_plan_v2.html#
 Stearns County Comprehensive Plan – Avon Hills Overlay District. 2008 Chapter 3
<http://www.co.stearns.mn.us/Environment/LandUseandSubdivision/ComprehensivePlanning>

3. For any conservation easement acquired, a restoration and management 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.

A Forest Stewardship Plan (FSP) is created by a DNR-certified professional forester or other natural resource professional for each acquired easement. This stewardship plan is comprised of a general property description, ecological classification, landowner goals, landscape goals, native plant community summary, and stand inventories. Management objectives and recommendations by stand, as well as a suggested timeline for proposed management activities are also included in the plan. The FSP is subject to an approval process by Land Trust staff and then included with the easement document in the Land Trust’s files as a guide for current and long-term management of the property. All management activities, if undertaken, are the responsibility of the

individual landowners, who must follow the prescriptions of the FSP. Financing for long-term maintenance and management is the responsibility of the landowner, but other state-, federal- and other funding sources may be available.

4. For each parcel to be conveyed to a State of Minnesota entity (e.g., DNR) after purchase, provide a statement confirming that county board approval will be obtained.

N/A

5. If applicable (see M.S. 116P.17), provide a statement confirming that written approval from the DNR Commissioner will be obtained 10 business days prior to any final acquisition transaction. A copy of the written approval should be provided to LCCMR.

The Minnesota Land Trust will request, at least 10 days prior to closing, and obtain written approval by the DNR Commissioner for easement acquisitions under this grant.

6. Provide a statement addressing how conservation easements will address specific water quality protection activities, such as keeping water on the landscape, reducing nutrient and contaminant loading, protecting groundwater, and not permitting artificial hydrological modifications.

The Minnesota Land Trust takes great care in protecting the natural resources, inclusive of surface and ground waters, that underpin each of its conservation easements. Our standard conservation easement template contains fifteen (15) different provisions that specifically afford protection to surface and groundwater resources.

Beyond this, each easement is individually drafted to meet the unique features of the property and affords substantial protection to its water resources. Land uses that may impact water quality – including residential, agricultural, industrial or commercial uses – are significantly curtailed or eliminated. In turn this will help keep water in the landscape, eliminate adverse hydrological modifications, and reduce pollutant nutrient and contamination loading. In order to enroll, all properties within the ENRTF-funded Avon Hills program must possess >80% natural habitat cover (e.g., forest, wetlands) that afford greatest protection for both biotic and water resources over time; these habitats are further protected in perpetuity through the crafting of easements. No irrigated lands will be allowed in the easements.

Moreover, the project partners (St. Johns University and Minnesota Land Trust) have strategically incorporated water quality issues in its MMAPLE project selection criteria. Conservation easements acquired through the Avon Hills program are targeted toward high-quality natural habitats; those projects that rank the highest include riparian and wetland in addition to forest habitat. Moreover, projects are assessed as to how they contribute to the goals of local comprehensive plans, water plans, State conservation strategies, or other documented public policies which have identified water quality objectives related to the property. Therefore, we are selecting projects which are contributing positively to the health of surface and ground waters and including these features as part of the project's stated public benefits.

Finally, Minnesota Land Trust believes that easement language is only a first step towards effective perpetual conservation. Our easement program includes annual monitoring of all properties, working with landowners to understand and comply with the terms of their easements, effective record keeping, and swift enforcement when necessary. These efforts have contributed to our accreditation by the Land Trust Accreditation Commission.

7. Describe the long-term monitoring and enforcement program for conservation easements acquired on parcels by your organization, including explanations of the process used for calculating conservation easement monitoring and enforcements costs, the process used for annual inspection and reporting on monitoring and enforcement activities, and the process used to ensure perpetual funding and implementation of monitoring and enforcement activities.

Land protected through conservation easements will be sustained through the Minnesota Land Trust's state-of-the-art standards and practices for conservation easement stewardship. The Minnesota Land Trust is a nationally-accredited land trust with a very successful stewardship program that includes annual property monitoring, effective records management, addressing inquiries and interpretations, tracking changes in ownership, investigating potential violations and defending the easement in case of a true violation.

It is the policy of the Minnesota Land Trust to monitor each property protected by a conservation easement once a year – and more frequently if necessary. It is our goal to prevent easement violations; frequent contact with the land and the landowner helps us achieve that goal. Monitoring is typically done in person by a Land Trust staff or certified volunteer monitor walking the protected property.

It is the policy of the Minnesota Land Trust to hold and enforce its conservation easements as written. The organization is prepared to correct violations of easement terms and to legally defend and enforce its easements when necessary. The MLT calculates the costs associated with each easement through an extensive costs analysis which is updated periodically and shared with LCCMR staff. Factors that lead to the overall cost include location of the property, size, and breadth or reserved rights.

Prior to completing any easements under this work plan, the Minnesota Land Trust will work with LCCMR staff to develop appropriate easement language incorporating the State of Minnesota's conservation easement enforcement rights as required by this appropriation.

IX. VISUAL COMPONENT or MAP(S): See attachment

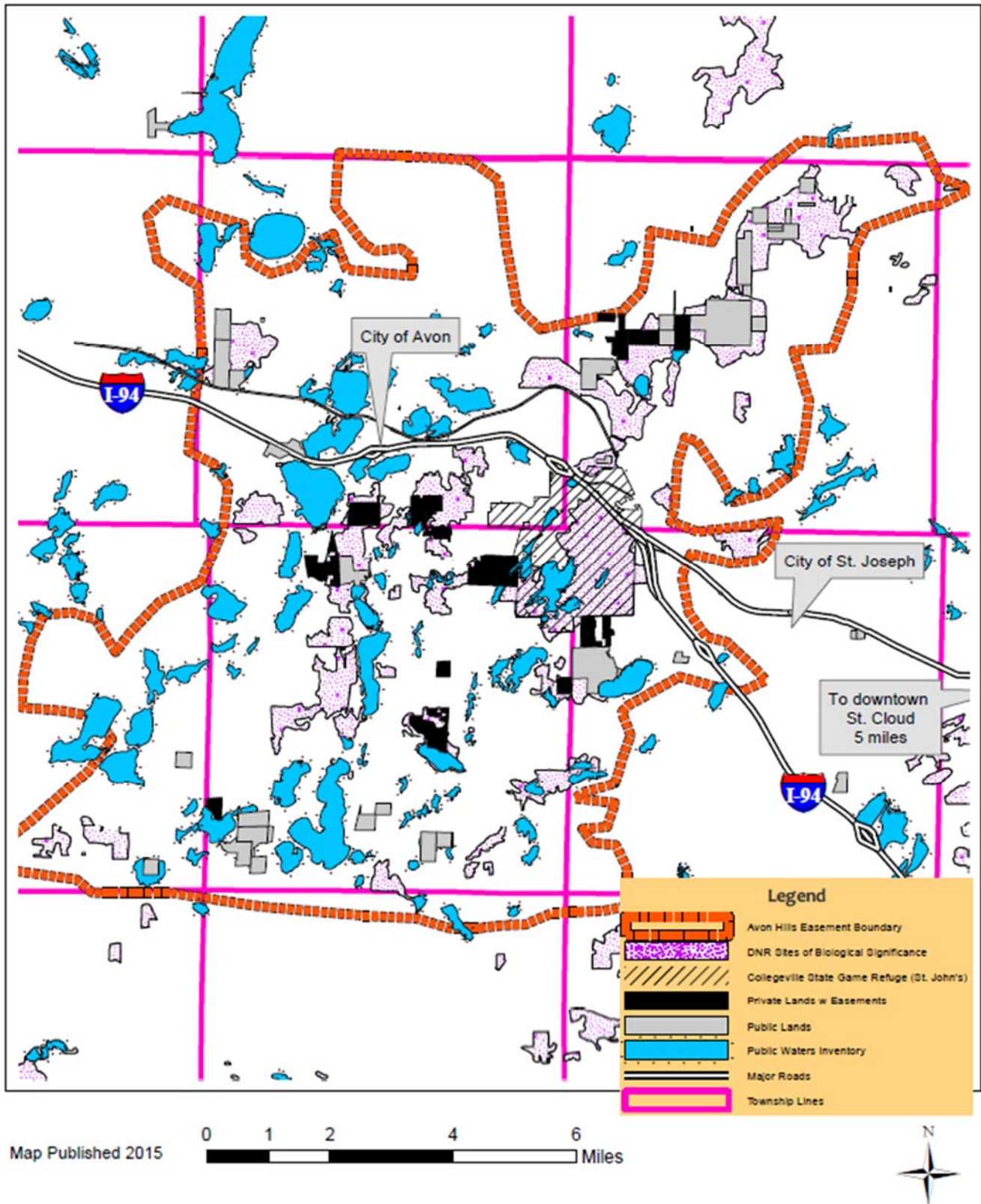
X. RESEARCH ADDENDUM: NA

XI. REPORTING REQUIREMENTS:

Periodic work plan status update reports will be submitted no later than January 31, 2017, July 30, 2017, January 31, 2018, July 30, 2018, and January 31, 2019. A final report and associated products will be submitted between June 30 and August 15, 2019.

Avon Hills of Stearns County - 65,000 acres

Amazing open space and biological significance within 5 miles of St. Cloud and 60 miles of the Twin Cities



Map Published 2015



MMAPLE Method (Minnesota Multi-faceted Approach for Prioritizing Land Easements)											
Avon Hills Area Conservation Easement Bid Worksheet											
Landowner Code Name:		Example	(Make up a name or code that will be used to identify your property.)								
Date prepared:		28-Jul-14									
Environmental Benefits Points	Environmental Weighting Factor	Units Affected	Enter your actual data in the blocks with the blue and green colors to determine Environmental Benefits Points. Blue is determined by the landowner. Green is determined by the land features in the easement. Purple are calculations. Orange = total Environmental Benefits Points. Red = Conservation Value Rating.								
(EBP= weighting factor x units)											
Size of Property (based on tax statement acres)											
		80	Total acres owned by applicant contiguous to this proposed easement. (For information only)								
815	10	75	Acres to be protected by an easement, not including any house site acres within the easement area.								
		80	Acres of this proposed easement plus those acres outside the easement that would fall within a full "40" or Gov. Lot) (i.e. 75 acres in easement + 5 homestead acres = 80 acres. Include only those acres owned by applicant.)								
815	10	75	Total contiguous easement acres or largest block if not all acres are contiguous								
Special Natural & Cultural Resources to be Protected by the Easement (count only those acres covered by the easement)											
0	250	0	Acres of Outstanding Quality DNR Sites of Biodiversity Significance (SOBS) (Rounded up to nearest 5 acres)								
6,000	150	40	Acres of High Quality DNR Sites of Biodiversity Significance (SOBS) (Rounded up to nearest 5 acres)								
0	75	0	Acres of Moderate Quality DNR Sites of Biodiversity Significance (SOBS) (Rounded up to nearest 5 acres)								
538	1	538	Feet of Shoreline on "public waters" (streams, lakes+ wetlands>10 ac) from the Public Water Inventory Map (round up to nearest 10)								
0	1	0	Feet of the longest contiguous section of shoreline on "public waters" for each lake on which the survey is "meandered." (round up to nearest 10)								
0	100	0	Acres which are designated as a source of public drinking water or aquifer recharge area.								
0	1	0	Feet of protected property boundary which is adjacent to a designated scenic road, river, trail, or other designated scenic feature.								
0	50	0	# of documented sites of historical or cultural significance which will be protected.								
Open Space/Working Forest/Working Ag to be Protected by the Easement (count only those acres covered by the easement)											
750	10	70	Acres to be used for working forest, prairie, preserved forest, savanna, or wetland. (Not intended for agriculture, pasturing, or horticulture.)								
25	5	5	Acres to be allowed for use as agriculture, pasturing, or horticulture.								
0	5	0	Acres for which a current land management plan exists. (i.e. Forest Stewardship Plan or NRCS Farm Plan)								
Location of the Property to be Protected (count only those acres covered by the easement)											
0	100	0	Acres on which unrestricted public access will be allowed.								
0	2	0	Feet of protected property boundary which is adjacent to either public land or other permanently protected land.								
815	10	75	Acres which are inside some kind of specially designated conservation protection area. (Township, county conservation overlay district)								
Building Allotments to be Extinguished, or Retained for Future Use, or are Already Used by the Applicant (within next full "40")											
(Include building areas inside the easement area plus those controlled by the applicant outside the easement that would fall within the next largest full "40" or Gov. Lot.)											
		A40	Current property zoning. Examples A5, T20, A40 - Check with zoning board.								
		2	Total number of building allotments (used or unused) that are assigned by zoning. (Often 1 per 40 acres. Check with zoning board.)								
		1	Number of building allotments already used or to be retained from above. (Include any existing homesites you own.)								
2,000	2000	1	Number of building allotments to be extinguished within the proposed easement area.								
		1	Clustering: How many unconnected areas will contain building sites? Clustered building sites that have adjoining boundaries are counted as 1 area.								
		Enter 1 above	Boundaries of individual building sites must adjoin on the longest or second longest side to be counted as one cluster.								
		1	How many separate legal easement document sets need to be created? (Multiple bidders or current/future land splits require separate easements.)								
		50	\$/acre Admin fee for multiple easements. (\$15,000 per additional legal easement sets needed /acres protected. \$0 fee for the first easement.)								
11,765	SUB-TOTAL OF ENVIRONMENTAL BENEFITS POINTS										
Deductions (if any) for Not Extinguishing all Building Allotments (100% protection = no deductions)											
11,765	= sub-total of EBP	94%	Percent of land in the easement compared to the next highest "full 40" or government lot. (Protection > 80% has no deductions.)								
10,000	= (35+ %x above	50%	Percent of total allotments to extinguished. (Must be >65% for full credit.)								
10,000	100%	75	Acres of protected land per homestead or developed cluster. Must exceed 75 acres for 100%. 160+ acres = max of 130%.								
Final Calculations and Examples											
10,000	10,000	10,000	= TOTAL ENVIRONMENTAL BENEFITS POINTS for your land.				10,000	(A) =Your Total Environmental Benefits points			
\$2,000	\$1,000	\$500	\$ per acre you want to be paid for the easement. (Compare 3 bids.)				\$	(B) = \$ per acre you want to be paid for the easement.			
50	50	50	Extra \$/ac admin fee for bids needing more than one set of easements.				\$0	(C) Add this admin fee to (B) your total price/acre			
5.0	10.0	20.0	= YOUR CONSERVATION VALUE RATING - Higher is better!					(D) = Your Conservation Value Rating			
Conservation Value Ratings = Environmental Benefits Points / (Your bid per acre for the easement + Admin Fee)											
75	75	75	= Total acres you are protecting with an easement.				75	(E) = Total acres you are protecting with an easement.			
\$150,000	\$75,000	\$37,500	= Total \$ you will receive if your bid is accepted.				\$	(F) = Total \$ you could receive if accepted. (F)=(B x E)			
Maximum Bids must not exceed the lesser of 1) the appraised value of the rights extinguished by the easement or 2) the % of ATAMV from below.											
2013	Assessor Township Average Market Value (ATAMV) per acre (weighted for ag & timber, so homesteads)				Albany	Avon	Collegeville	Farming	St. Joseph	St. Wendel	Wakefield
					\$3,699	\$3,671	\$4,536	\$3,409	\$4,026	\$3,769	\$4,466
> 500	Total Environmental Benefits Points = Minimum to participate										
< 1,000	Environmental Benefits Points = Payment NTE 20% of ATAMV use NTE appraised value of easement.				\$740	\$734	\$907	\$682	\$805	\$754	\$893
< 3,000	Environmental Benefits Points = Payment NTE 30% of ATAMV use NTE appraised value of easement.				\$1,110	\$1,101	\$1,361	\$1,023	\$1,208	\$1,131	\$1,340
< 5,000	Environmental Benefits Points = Payment NTE 40% of ATAMV use NTE appraised value of easement.				\$1,480	\$1,468	\$1,814	\$1,364	\$1,610	\$1,508	\$1,786
< 10,000	Environmental Benefits Points = Payment NTE 50% of ATAMV use NTE appraised value of easement.				\$1,850	\$1,836	\$2,268	\$1,705	\$2,013	\$1,885	\$2,233
< 15,000	Environmental Benefits Points = Payment NTE 60% of ATAMV use NTE appraised value of easement.				\$2,219	\$2,203	\$2,722	\$2,045	\$2,416	\$2,261	\$2,680
< 20,000	Environmental Benefits Points = Payment NTE 70% of ATAMV use NTE appraised value of easement.				\$2,589	\$2,570	\$3,175	\$2,386	\$2,818	\$2,638	\$3,126
> 20,000	Environmental Benefits Points = Payment NTE 80% of ATAMV use NTE appraised value of easement.				\$2,959	\$2,937	\$3,629	\$2,727	\$3,221	\$3,015	\$3,573

**Environment and Natural Resources Trust Fund
M.L. 2016 Project Budget**



Project Title: Conservation Easements in Avon Hills – Phase III

Legal Citation: M.L. 2016, Chp. 186, Sec. 2, Subd. 09c

Project Manager: Thomas Kroll

Organization: Saint John's University

M.L. 2016 ENRTF Appropriation: \$ 1,300,000

Project Length and Completion Date: 3 Years, June 30, 2019

Date of Report: May 29, 2016

ENVIRONMENT AND NATURAL RESOURCES TRUST FUND BUDGET	Activity 1 Budget	Amount Spent	Activity 1 Balance	Activity 2 Budget	Amount Spent	Activity 2 Balance	TOTAL BUDGET	TOTAL BALANCE
BUDGET ITEM	~ 500 acres of Conservation Easements			Avon Hills Community Ed and Outreach				
Personnel (Wages and Benefits) - SJU	\$18,500			\$12,000			\$30,500	\$30,500
Tom Kroll - Project Manager & Forester, \$12,500 (71% salary, 29% benefits), 12% FTE.								
Jenny Kutter, Arboretum Office Coord., \$4,000 (71% salary, 29% benefits) 10% FTE:								
Kyle Rauch, Arboretum Educ. Staff, \$5,000 (71% salary, 29% benefits) 10% FTE								
Sarah Gainey, Arboretum Educ. Staff, \$1,000 (71% salary, 29% benefits), 2% FTE:								
TBD, Arboretum Educ Staff, \$2,000 (71% salary, 29% benefits) 6% FTE								
TBD, Temporary Easement Outreach, \$4,000 (71% salary, 29% benefits) 8% FTE								
Jeremy Scegura, SJU Accountant, \$2,000 (71% salary, 29% benefits) 2% FTE								
Professional/Technical/Service Contracts - SJU	\$4,000			\$2,000			\$6,000	\$6,000
Conference speakers: speaker fees and honoraria for landowner educational conferences and workshops.				\$2,000				
TBD-Nat. Resource Professionals: preparing Forest Stewardship Plans for lands acceptable for easements. Plan costs not to exceed \$9/acre.	\$4,000							
Equipment/Tools/Supplies - SJU	\$0			\$14,000			\$14,000	\$14,000
Promotion of easements, conferences, & workshops (newspaper ads, etc.), printing conference brochures and materials, participant supplies (folders, printed info, etc.).								
Professional/Technical/Service Contracts-SJU to MLT	\$1,249,500			\$0			\$1,249,500	\$1,249,500
Easement Acquisition: Includes purchase price of conservation easements to protect about 500 acres of land through permanent conservation easements held by the Minnesota Land Trust. Includes title review and closing costs of \$30,000 @\$3,000 each, and mapping costs of \$10,000 @\$1,000 each for 3-10 easements. MMAPLE will be used to rank the proposed parcels.	\$1,113,000							
Personnel (Wages and Benefits) - MLT: Staff expenses including salaries plus eligible benefits and related costs for approximately 33% FTE for each of the 3 years as follows: Conservation directors or other land protection staff (approximately 23% FTE/yr), legal staff and other support staff (approximately 10% FTE/yr)	\$90,000							
Professional Services for Acquisition: Includes appraisal costs of \$40,000 @\$5,000 each and \$4,000 for surveys @\$4,000 each for 3-10 easements.	\$44,000							
Travel expenses in Minnesota - MLT: Mileage and related travel expenses in Minnesota. Estimated at 4,800 miles at the current IRS rate (\$0.545 per mile).	\$2,500							
COLUMN TOTAL	\$1,272,000			\$28,000			\$1,300,000	\$1,300,000

Environment and Natural Resources Trust Fund

M.L. 2016 Parcel List

Project Title: Conservation Easements in Avon Hills – Phase III

Legal Citation: M.L. 2016, Chp. 186, Sec. 2, Subd. 09c

Project Manager: Thomas Kroll

Organization: Saint John’s Outdoor U, Saint John’s University

M.L. 2016 ENRTF Appropriation: \$ 1,300,000

Project Length and Completion Date: 3 Years, June 30, 2019

Date of Report: May 29, 2016

#	Acquisition or Restoration Parcel Name	Geographic Coordinates Format: [Deg.]° [Min.]' [Sec.]" [Hemis.]		Estimated Cost	Estimated Annual PILT Liabilities	County	Site Significance	Activity Description	# of Acres	# of Shoreline Miles	Type of Landowner	Proposed Fee Title or Easement Holder (if applicable)	Status
		Latitude	Longitude										
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													

NOTES: Because of the inherent bidding nature of the MMAPLE process, it is not possible to list the potential sites until they have been bid. Once they are bid, this form will be updated and submitted to LCCMR before easements are implemented.