

**Environment and Natural Resources Trust Fund  
2020 Request for Proposals (RFP)**

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**Project Title:**

**ENRTF ID: 274-G**

Acquire Riverfront Land at Upper St. Anthony Falls

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**Category:** G. Land Acquisition for Habitat and Recreation

**Sub-Category:**

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**Total Project Budget: \$** 3,000,000

**Proposed Project Time Period for the Funding Requested:** June 30, 2023 (3 yrs)

**Summary:**

The City of Minneapolis and Friends of the Lock & Dam seek fee title acquisition of land abutting the Upper Lock for recreational and educational purposes.

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**Name:** Kjersti Monson

**Sponsoring Organization:** Friends of the Lock & Dam

**Job Title:** Project Director

**Department:** \_\_\_\_\_

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Minneapolis MN 55401

**Telephone Number:** (612) 836-8266

**Email:** kjersti@duvalcompanies.com

**Web Address:** www.thefalls.org

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**Location:**

**Region:** Metro

**County Name:** Hennepin

**City / Township:** Minneapolis

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**Alternate Text for Visual:**

The map identifies two parcels for acquisition: Hennepin County parcel #s 2302924430005 and 2302924430004.

_____ Funding Priorities	_____ Multiple Benefits	_____ Outcomes	_____ Knowledge Base
_____ Extent of Impact	_____ Innovation	_____ Scientific/Tech Basis	_____ Urgency
_____ Capacity Readiness	_____ Leverage	_____ TOTAL	_____ %

**PROJECT TITLE: Acquire Riverfront Land Subject to Disposition by USACE at Upper St. Anthony Falls Lock**

**I. PROJECT STATEMENT**

The City of Minneapolis and Friends of the Lock & Dam (FL&D) seek fee title acquisition of land abutting the Upper Lock (but not the Lock structure itself, which is still authorized for flood control) from the federal government for the purposes of creating recreational opportunities and a visitor and interpretive center on the Central Riverfront. The Upper St. Anthony Falls Lock, a U.S. Army Corps of Engineers facility, was closed to navigation by an act of Congress in 2015. Federally owned riverfront property is now subject to disposition. FL&D and the City of Minneapolis have the expertise and wherewithal to protect and enhance this land as an iconic public amenity. The project implements adopted plans and resolutions including City Resolution 2018R-098 (2018) the City’s *Downtown Public Realm Framework* (2016); Minneapolis Park & Recreation Board’s *Central Riverfront Regional Parks Master Plan* (2016); Meet Minneapolis’ tourism plan, *Destination Transformation 2030* (2016); and the St. Anthony Falls Heritage Board plan, *Changing Relationships to the Power of the Falls* (2014). The City of Minneapolis and FL&D worked with members of the Minnesota Congressional delegation on Section 1225 of the Water Resources Development Act of 2018 in the interest of expediting federal disposition and enabling a recommendation of partial acquisition of the federal property. If implemented according to Congressional intent as communicated in a letter from Senators Klobuchar and Smith to Assistant Secretary James, Section 1225 offers the Corps of Engineers the opportunity to dispose of obsolete land to its historic cost sharing partner, the City of Minneapolis, in the interest of creating benefit for the community it serves.

**II. PROJECT ACTIVITIES AND OUTCOMES**

**Activity 1 Title: Protect the public interest through fee title acquisition of land.**

**Description:** *Acquire federally owned parcels identified by the City of Minneapolis and FL&D as priority areas for cultural interpretation, enhancement, recreational value, historic resource quality, park connectivity gaps, scenic qualities, water quality, and water access. FL&D will conduct due diligence activities including appraisals, environmental reviews, title investigations, and survey work. Acquired land will be donated or conveyed to our public agency partner, the City of Minneapolis, for joint site improvement, enhancement, and long term stewardship.*

**ENRTF BUDGET: \$1,500,000**

<b>Outcome</b>	<b>Completion Date</b>
Approximately 3 acres protected for public use & enjoyment through fee title acquisition.	6/30/2023

**Activity 2 Title: Capital improvements to enable connectivity, recreation, & restoration.**

**Description:** *Design and install improvements that increase public access to the site and the river; introduce green infrastructure and restore habitat; and improve public safety.*

**ENRTF BUDGET: \$1,250,000**

<b>Outcome</b>	<b>Completion Date</b>
Trail connections, pedestrian lighting, wayfinding, kayak and canoe access, shore and pier fishing enhancements, public safety enhancements, habitat restoration.	6/30/2023

**Activity 3 Title: Strategic plan, partnerships, & programs for research & education.**

**Description:** *Engage the Science Museum of Minnesota, Wilderness Inquiry, Minneapolis Public Schools, the St. Anthony Falls Hydrology Lab (UMN) and others to develop partnerships and plans for research, data collection, place based learning, credit recovery, and citizen science on the site, focused on water.*

**ENRTF BUDGET: \$250,000**

<b>Outcome</b>	<b>Completion Date</b>
Research & Education Partnership, Funding & Implementation Plan.	6/30/2023

**III. PROJECT PARTNERS AND COLLABORATORS:**

- A. Acquisition Partner: City of Minneapolis  
Friends of the Lock & Dam will partner with the City of Minneapolis to acquire and improve the subject property in a manner consistent with the public interest and adopted guidance. Future redevelopment of land abutting the Upper Lock will include a world class visitor and interpretive center.
- B. Programming Partners: Recreation, Education, Interpretation  
National Park Service, Mississippi Park Connection, Meet Minneapolis, Wilderness Inquiry, Science Museum of Minnesota, Minneapolis Public Schools, DNR (community fishing program)
- C. Coalition Organizations: Neighborhoods, Parks & River, Heritage, Business & Tourism  
“We support the St. Anthony Falls Upper Lock as the centerpiece of an iconic civic & cultural destination, reflective of our shared history, for the use & enjoyment of all.” Endorsers: FL&D, Wilderness Inquiry, Nicollet Island-East Bank Neighborhood Association, Friends of the Mississippi River, Minneapolis Parks Foundation, National Parks Conservation Association, Meet Minneapolis, St. Anthony Falls Heritage Board, St. Anthony Falls Alliance, NiceRide, Minneapolis Water Taxi, East Town Business Partnership, Mississippi Park Connection, Downtown Minneapolis Neighborhood Association, Minneapolis Downtown Council, Minneapolis Riverfront Partnership, River Life (UMN), Friends of the Riverfront, Great River Coalition.

**IV. LONG-TERM IMPLEMENTATION AND FUNDING:**

If awarded these funds, the City of Minneapolis and FL&D will undertake activities necessary to acquire property abutting the Lock from the federal government, and protect and improve it for public use and enjoyment. The property will be donated or conveyed to the City of Minneapolis, who will, with FL&D, be its long-term steward.

**V. SEE ADDITIONAL PROPOSAL COMPONENTS:**

- A. Proposal Budget Spreadsheet
- B. Visual Component or Map
- C. Parcel List Spreadsheet
- D. Acquisition, Easements, and Restoration Requirements
- E. Research Addendum (Not required at proposal submission stage. Required later in process, if proposal is recommended. Staff will provide further information at that time)
- F. Project Manager Qualifications and Organization Description
- G. Letter or Resolution
- H. Financial Capacity

Attachment A: Project Budget Spreadsheet  
 Environment and Natural Resources Trust Fund  
 M.L. 2020 Budget Spreadsheet



Legal Citation:

Project Manager: Kjersti Monson

Project Title: Acquire Riverfront Land Subject to Disposition by USACE at Upper St. Anthony Falls Lock

Organization: Friends of the Lock & Dam

Project Budget: \$3,000,000

Project Length and Completion Date: 3 years, 6/30/2023

Today's Date:

ENVIRONMENT AND NATURAL RESOURCES TRUST FUND BUDGET		Budget	Amount Spent	Balance
<b>BUDGET ITEM</b>				
Personnel (Wages and Benefits)		\$ -	\$ -	\$ -
Professional/Technical/Service Contracts				
<i>Research &amp; Education Implementation Plan &amp; Engagement</i>		\$ 250,000	\$ -	\$ 250,000
Equipment/Tools/Supplies				
		\$ -	\$ -	\$ -
<b>Capital Expenditures Over \$5,000</b>				
<i>Site capital Improvements (circulation &amp; access, restoration)</i>		\$ 1,250,000	\$ -	\$ 1,250,000
<b>Fee Title Acquisition</b>				
<i>Fee title acquisition</i>		\$ 1,500,000	\$ -	\$ 1,500,000
<b>Easement Acquisition</b>				
		\$ -	\$ -	\$ -
<b>Professional Services for Acquisition</b>				
		\$ -	\$ -	\$ -
<b>Printing</b>				
		\$ -	\$ -	\$ -
<b>Travel expenses in Minnesota</b>				
		\$ -	\$ -	\$ -
<b>Other</b>				
		\$ -	\$ -	\$ -
<b>COLUMN TOTAL</b>		\$ 3,000,000	\$ -	\$ 3,000,000
<b>SOURCE AND USE OF OTHER FUNDS CONTRIBUTED TO THE PROJECT</b>				
	<b>Status (secured or pending)</b>	<b>Budget</b>	<b>Spent</b>	<b>Balance</b>
<b>Non-State:</b>	Secured	\$ 2,500,000	\$ -	\$ 2,500,000
<b>State:</b>		\$ -	\$ -	\$ -
<b>In kind:</b>		\$ -	\$ -	\$ -
<b>Other ENRTF APPROPRIATIONS AWARDED IN THE LAST SIX YEARS</b>				
	<b>Amount legally obligated but not yet spent</b>	<b>Budget</b>	<b>Spent</b>	<b>Balance</b>
		\$ -	\$ -	\$ -

ALL PINK TRACTS DEPICTED ON THIS MAP ARE ELIGIBLE FOR FOR DISPOSITION IN THE USACE "ST. ANTHONY FALLS PROJECT" DISPOSITION STUDY, AND EACH IS DEPICTED HERE WITH ITS USACE RE TRACT NUMBER. TRACTS WITH "E" IN THE TITLE ARE EASEMENTS; OTHER TRACTS ARE OWNED BY THE US GOVERNMENT.

**THIS LCCMR APPLICATION IS FOCUSED ON FEE TITLE ACQUISITION OF USACE TRACTS #400-5 AND #400-4, WHICH CAN ALSO BE IDENTIFIED AS HENNEPIN COUNTY PID # 2302924430005 AND HENNEPIN COUNTY PID # 2302924430004.**

ALTHOUGH THE CURRENT APPLICATION IS FOCUSED ON ACQUIRING THESE TWO PARCELS ONLY, WHICH ARE THE PRIMARY PROJECT LOCATION, ALL TRACTS SHOWN ARE IMPORTANT TO THE PROJECT FOR THE PURPOSES OF FUTURE COMMUNITY FISHING AND RECREATION ACCESS, ROADWAY EASEMENTS, AND PARKLAND. THE PROJECT WILL PURSUE PUBLIC ACCESS THROUGHOUT IN FUTURE PHASES OF PLANNING & IMPLEMENTATION.

HENNEPIN COUNTY PID #  
2302924430005

HENNEPIN COUNTY PID  
# 2302924430004

400E-1

ST. ANTHONY  
FALLS

400-5

400-4

STONE ARCH BRIDGE

A-12E

400-2

A-11E

404E-6

400-3

400-1

A-3 A-5

A-4

A-2

A-1

100E

A-6E

DOWNTOWN  
MINNEAPOLIS

Saint Anthony Falls Project

USACE RE Tracts



560 280 0 560 Feet



Attachment C

Environment and Natural Resources Trust Fund

M.L. 2020 Acquisition/Restoration Parcel List Spreadsheet

Project Title: Acquire Riverfront Land Subject to Disposition by USACE at Upper St. Anthony Falls Lock

Legal Citation: Staff will update the legal citation upon work plan approval by the LCCMR following the MN Legislative Session.

Project Manager: Kjersti Monson

Organization: Friends of the Lock & Dam

College/Department/Division: N/A

M.L. 2020 ENRTF Appropriation: \$3,000,000

Project Length and Completion Date: 6/30/2023

Today's Date: 4/15/2019



Instructions: Please include on the following list all targeted parcels that you are currently considering for acquisition (fee title or easement) or restoration (all phases) using the appropriation. The list may include more parcels than you will ultimately acquire or conduct restoration work on with the funds. To be eligible as part of your project, however, a parcel must be included on the list. Changes may be requested through the amendment process. Please update the status column and submit with your periodic workplan updates. Include any significant issues related to any particular parcel in your activity and project status sections of your Main Workplan Document.

#	Acquisition or Restoration Parcel Name	Geographic Coordinates (preferably from the center of the parcel) Format: [Deg.]° [Min.]' [Sec.]" [Hemis.]		Estimated Cost	Estimated Annual PILT Liabilities	County	Site Significance (please include what ecosystem (e.g., prairie, forest, wetland, savanna) is represented as well as the ecological significance, site importance, conservation value, and public benefits)	Activity Description (e.g. fee title acquisition, conservation easement acquisition, site preparation, restoration)	# of Acres	# of Shoreline Miles	Type of Landowner (private individual or trust, non-profit organization, for-profit entity)	Proposed Fee Title or Easement Holder (if applicable)	Status of work (e.g. engaged in landowner negotiations, no longer in consideration, restoration activities underway)
		Latitude	Longitude										
1	PID: 2302924430005			\$ 1,000,000		Hennepin	Parcel identified in adopted resolutions and plans for use as a public visitor and interpretive center.	Partial fee title acquisition. Lock structure would not be acquired. Land abutting Lock structure would be acquired.	2.5	One fifth of a mile total (both parcels)	Federal	City of Minneapolis	Engaged in Disposition Process
2	PID: 2302924430004			\$ 500,000		Hennepin	Parcel identified in adopted resolutions and plans for use as a public visitor and interpretive center.	Partial fee title acquisition. Lock structure would not be acquired. Land abutting Lock structure would be acquired.	0.7	One fifth of a mile total (both parcels)	Federal	City of Minneapolis	Engaged in Disposition Process
3													
4													
5													
6													
7													
8													
9													
10													

NOTES:

## Attachment D. Additional Work Plan Information for Acquisition, Easements, and Restoration

### Acquisition/Restoration Information:

The information to be included in this section is to help fulfill specific requirements pertaining to fee title acquisition, conservation easement acquisition, and restoration efforts completed using Environment and Natural Resources Trust Fund dollars. More detailed information explaining these requirements is available in separate documents that are available on the "Project Manager Info" page of the LCCMR website under "Requirements for ENRTF Land Acquisitions and Restorations": [http://www.lccmr.leg.mn/pm\\_info/manager\\_info\\_index.html](http://www.lccmr.leg.mn/pm_info/manager_info_index.html). Please fill out the relevant portions below. Please delete any sections that do not apply to your project. For example, if your project only involves fee title acquisition, answer all five items under fee title acquisition and then delete all of the text for the portions relating to conservation easement acquisition and restoration.

### 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 to be acquired together make up the site of the Upper St. Anthony Falls Lock, which is identified in City Resolution 2018R-098 (by Johnson) for the proposed purpose.*

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.

*Changing Relationship to the Power of the Falls, West Bank Vision (2014, St. Anthony Falls Heritage Board)  
Central Riverfront Regional Parks Master Plan (Minneapolis Park & Recreation Board, 2016)*

3. For any parcels acquired in fee title, 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.

*Restoration and management plans will be compiled in partnership with the City of Minneapolis and all appropriate authorities, and will be kept on file within the appropriate City department. Long term plan implementation, maintenance, and management will be undertaken by the City of Minneapolis and Friends of the Lock & Dam and will be financed by Friends of the Lock & Dam.*

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.

*No parcels will be conveyed to a State of Minnesota entity.*

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.

*Our understanding is that this is not applicable.*

## **ATTACHMENT D**

### **ORGANIZATIONAL DESCRIPTION & PROJECT MANAGER QUALIFICATIONS**

Friends of the Lock & Dam (FL&D) was incorporated in Minnesota by interested citizens as a 501c3 public nonprofit on February 23, 2016. The mission of Friends of the Lock & Dam is to “re-purpose the Upper St. Anthony Falls Lock to a world class destination visitor and interpretive center, consistent with the Central Riverfront Regional Park Master Plan and fully integrated with the Water Works/RiverFirst Initiative.”

The FL&D Board of Directors is comprised of civic leaders who have a deep commitment to public service, cultural and educational enrichment, and placemaking. Many have been committed contributors, in some case over decades, to plans, projects and initiatives to enhance the public realm and riverfront in Minneapolis. Its founder and President, Paul Reyelts, retired from Valspar in 2009, where he served as Chief Financial Officer for 26 years. In addition to his service to FL&D, Paul is a board member of the Minneapolis Parks Foundation, the Minneapolis Foundation, the Gold Medal Conservancy, the University of Minnesota College of Design Advisory Board, and the MacPhail Center for Music. Paul served as the Chief Fundraiser for both the Water Works Park/RiverFirst Capital Campaign and the Gold Medal Park Conservancy, efforts which raised a combined \$21 million for implementation.

This project will be overseen by the FL&D board and managed by Kjersti Monson, whose biography follows.

#### **Kjersti Monson, Director, Friends of the Lock & Dam.**

Kjersti has been with Friends of the Lock and Dam since mid 2016, and has been directing The Falls Initiative since the end of that year. She works directly with the FL&D board, public agency partners, coalition organizations, and community members to build and maintain constituencies and advance The Falls Initiative. She manages all aspects of the project, including coordination and oversight of legal and legislative activity, organizational and consultant management, and real estate strategy and due diligence. Prior to her work with FL&D, Kjersti served as the Director of Planning for the City of Minneapolis from 2013-2016 (an R.T. Rybak appointee). Her legacy achievement at the City was the Downtown Public Realm Framework Plan (Pathways to Places), a joint City/Park Board plan for enhanced parks & streets that successfully engaged 13 neighborhoods and 28 organizations, for which she won a *2025 Leadership Award* in 2016. Prior to her time at the City, she led the Real Estate Strategy market sector, U.S. Eastern region, at AECOM, a multinational architecture and engineering firm headquartered in Los Angeles. Kjersti holds a Masters in Urban Planning (with distinction) and a Masters in Landscape Architecture from Harvard University. In 2004, as a Fulbright Fellow at Katholieke Universitat in Leuven, just outside of Brussels, she conducted research on public-private partnership in urban development. Kjersti is an Affiliate Researcher at the Minnesota Design Center (UMN), a member of the Executive Committee at the Center for Transportation Studies (UMN), and a member of the Implementation Committee for Destination Transformation 2030, the tourism master plan.