

Lessard-Sams Outdoor Heritage Council

Laws of Minnesota 2010 Final Report



Date: October 20, 2016

Program or Project Title: Valley Creek Protection Partnership

Funds Recommended: \$1,218,000

Manager's Name: Nancy Kafka
Title: Executive Director
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Legislative Citation: ML 2010, Ch. 361, Art. 1, Sec. 2, Subd. 5(e)

Appropriation Language: \$1,218,000 in fiscal year 2011 is to the commissioner of natural resources for agreements on projects to protect, restore, and enhance natural systems of Valley Creek in Washington County as follows: \$838,000 with Minnesota Land Trust; \$218,000 with Washington County; \$100,000 with the Belwin Conservancy; \$50,000 with Trout Unlimited; and \$12,000 with the Valley Branch Watershed District. All restorations must comply with subdivision 9, paragraph(b).

County Locations: Washington

Regions in which work was completed:

- Metro / Urban

Activity types:

- Protect in Easement
- Restore
- Protect in Fee

Priority resources addressed by activity:

- Wetlands
- Forest
- Prairie
- Habitat

Summary of Accomplishments:

Conservation Easement Acquisition: The Minnesota Land Trust completed 2 conservation easements along Valley Creek that permanently protected 66 acres of important habitat including prairie, grasslands, mixed hardwood forest, floodplain forest, wetlands and 6,681 feet of shoreline (including 2,822 linear feet along Valley Creek). Purchase of these easements leveraged \$679,500 through a grant from the Doris Duke Foundation through the Conservation Fund, a CPL grant to Washington County, donated easement value by a landowner, and funding from the Belwin Conservancy. In addition, the Minnesota Land Trust provided \$24,300 in funding to cover the long term stewardship and enforcement costs on the Daley parcel and personnel costs attributed to the projects. The Minnesota Land Trust is responsible for annual monitoring and enforcement of the two conservation easements in perpetuity.

Fee Title Acquisition: Belwin Conservancy acquired - as leverage to the grant - the underlying fee interest in 17 acres of land permanently protected with a conservation easement held by the Minnesota Land Trust (see Johnson parcel above). This parcel provides for public angling access and includes grasslands, mixed hardwood forest, floodplain forest, wetlands and 741 linear feet of

shoreline. No OHF funds were used for this fee title acquisition.

Restoration and Enhancement of In-Stream and Upland Habitat: Belwin Conservancy completed restoration on 124 acres of prairie and upland habitat owned by Belwin. In-stream habitat was not completed due to Trout Unlimited requirement of public angling access. Public angling access was accomplished through this grant on a parcel that did not require in-stream enhancements.

Process & Methods:

The Valley Creek watershed, located on the eastern edge of the Twin Cities Metropolitan Area and a direct tributary to the St. Croix River, is one of the most biologically significant areas within the Metro region. Valley Creek is one of Minnesota's best trout-producing streams. It is one of only a few with a naturally reproducing brook trout population (Minnesota's only native trout species), and sustains large populations of brown and rainbow trout as well. While many of the trout streams in Minnesota depend on stocking to maintain their trout populations, Valley Creek's habitat is of sufficiently high quality for natural reproduction to occur. The Valley Creek watershed is home to more than 20 endangered, threatened, and special concern species, including the American brook lamprey, the hooded warbler, and Blanding's turtle. Protection of this critical natural resource in the ever-growing Metro region is the focus of the Valley Creek Protection Partnership.

The proposed outcomes of the Valley Creek Protection Partnership were to permanently protect (through conservation easement and fee title acquisition), restore and enhance priority lands (oak savanna, coldwater fisheries and a viable habitat corridor within the watershed of Valley Creek) through:

- Protection via easement and fee title 80 acres of upland habitat and 1 mile of trout stream;
- Restoration of 30 acres of oak savanna and upland habitats; and
- Enhancement of 0.75 miles of trout stream

Processes and methods to achieve these outcomes are detailed below:

1. Protection through Conservation Easement: The Minnesota Land Trust and Washington County jointly targeted three parcels for protection via conservation easement. Ultimately two conservation easements were acquired on important properties over the course of the grant. One potential project failed to materialize. Acquisition of easements were realized through intensive one-on-one negotiations with landowners over 2-3 years. Although landowner motivations for pursuing conservation easements varied, a donated value of nearly \$270,000 was realized from the landowners. Both landowners required some level of compensation for loss of development rights. The two properties include:

- Valley Creek (Daley): A conservation easement now protects a 49-acre property of very high natural resource value, with 2,081 linear feet of Valley Creek shoreline. The easement is co-held by the Belwin Conservancy.
- Valley Creek (T & C Johnson): A conservation easement now protects 17 acres of wetlands, forests, grasslands and 741 feet of shoreline along Valley Creek.

The land protected through conservation easements will be sustained through the best standards and practices for conservation easement stewardship. The Minnesota Land Trust has a 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 the rare case of a violation. The 2 conservation easements have been monitored by the Minnesota Land Trust each year since purchase. There have been no reported violations. Monitoring and defense of the conservation easement terms will continue in perpetuity.

2. Protection through Fee Title Acquisition: Belwin Conservancy purchased the fee interest in 17 acres that included 741 linear feet of Valley Creek. No funds from the Outdoor Heritage Fund were used to purchase this property through fee title. This parcel provides for public angling access. Because public angling access to Valley Creek in Afton and West Lakeland Township was vocally opposed, Belwin Conservancy convened a working group composed of local residents some of whom were amateur fly fishing people, and worked through access, parking, hours, and an educational program that would highlight stream ecology, fish populations and stream stewardship. This was a pilot program in 2016 and will be evaluated at the end of the season with feedback being used to design the 2017 program. A limited access public angling access is what the community is willing to support at this time.

3. Restoration and Enhancement of In-Stream and Upland Habitat: Belwin Conservancy staff and contractors including Conservation Minnesota, Prairie Restorations, Inc. and ForeControl performed restoration work on 46.07 acres of prairie and 78.21 acres of habitat. The work involved: hand cutting buckthorn, hand pulling grecian foxglove, garlic mustard, dames rocket, removal of undesirable sapling and canopy trees, promoting regrowth of understory vegetation by selective chemical control of invasives, subsequent multi-year chemical spraying. As much of the topography is steep slope or wetland complexes, the majority of the work was done by hand. Continued follow-up invasive control is necessary for a 10-year period after restoration, and then continued monitoring and ad hoc control measures to ensure the on-going health of the restoration project. Please note: LSOHC reporting requires that the majority activity be listed (e.g. protection through conservation easement) even if that property is also the recipient of restoration \$. In this report, the reader may note differences in acreage and funding attributed to those parcels that were primary restoration parcels as the

reporting format did not allow us to attribute restoration \$ to the Daley project - though restoration \$ were spent on that project. Instead, we allocated the restoration \$ from the Daley project to the 3 other restoration parcels.

In-stream restoration work did not take place because the Partnership was unable to obtain consent of the landowner for public angling access on the parcel where in-stream enhancements were needed.

Explain Partners, Supporters, & Opposition:

The Partnership includes the following organizations:

Minnesota Land Trust - Acquisition of conservation easements; annual easement stewardship monitoring;
Washington County - Redirected their fee title acquisition funding to Minnesota Land Trust for purchase of a conservation easement;
Belwin Conservancy - Fee acquisition, restoration, and long-term habitat management responsibilities;
Trout Unlimited and Valley Creek Watershed District - In-stream restoration work, which ultimately was not accomplished.

Funding partners in addition to the LSOHC included: The Conservation Fund, Doris Duke Charitable Foundation, CPL grant program. Belwin Conservancy, Minnesota Land Trust and landowners provided additional leveraged funds.

Some residents in the City of Afton living along the Creek have long expressed resistance to public angling access to the stream and having "strangers" in their backyards. To counter this, Belwin Conservancy convened a group of local residents who fished to develop an agreed-upon process and schedule for public angling access.

Additional Comments:

Exceptional challenges, expectations, failures, opportunities, or unique aspects of program

Two major challenges impacted the project:

Market conditions - Because of the recession, landowners felt property prices were depressed and were reluctant to convey property or pursue bargain sales. Negotiations stalled on several parcels. While the partnership was successful in acquiring one fee interest and protecting two through conservation easement, the number of acres protected fell short of that proposed.

Staff turnover - In 2011, the Executive Director at Belwin Conservancy left to take a position with The Conservation Fund; in 2012, Sarah Strommen left the Minnesota Land Trust to take a position with the Board of Soil and Water Resources. Both individuals were key to creating the Partnership and left a significant capacity gap that impacted the progress and pace of the program.

No in-stream habitat enhancements were completed due to a change in location of public angling access from an area where in-stream restoration was needed.

Other Funds Received:

- Doris Duke Charitable Foundation (Upper Midwest Wildlife Habitat Protection Initiative) through The Conservation Fund - \$119,500 (to Minnesota Land Trust) and \$55,500 (to Belwin Conservancy); Belwin Conservancy - \$111,000; Minnesota Land Trust - \$24,300; Conservation Partners Legacy Grant to Washington County - \$217,533; Landowner donation of easement value (bargain sale) - \$267,467

How were the funds used to advanced the program:

Doris Duke Charitable Foundation: \$175,000 through Conservation Fund to Minnesota Land Trust for conservation easement acquisition (\$119,500) and to Belwin Conservancy for fee acquisition (\$55,500);

Belwin Conservancy: \$36,000 for fee acquisition, and \$75,000 for conservation easement acquisition;

Minnesota Land Trust Acquisition Fund: \$24,300 for conservation easement stewardship and other project costs;

Conservation Partners Legacy Grant to Washington County: \$217,533 for conservation easement acquisition; and Landowner donation (bargain sale) of easement value: \$267,467 toward conservation easement acquisition.

What is the plan to sustain and/or maintain this work after the Outdoor Heritage Funds are expended:

Conservation Easement Acquisition: The Minnesota Land Trust is a nationally-accredited land trust that will annually monitor and enforce as necessary the terms of the conservation easements procured through this grant in perpetuity. Funding for easement stewardship from the LSOHC Outdoor Heritage Fund grant (\$12,000) and the Minnesota Land Trust (\$15,000) were placed into the Land Trust's long-term Easement Stewardship and Enforcement Fund to fund this work.

Fee Title Acquisition: Belwin Conservancy is an experienced land owner having acquired 1364 acres over the course of the last 45 years, more than 700 acres of which have additional permanent protection with conservation easements held by the Minnesota Land Trust. In

addition, Belwin has identified many additional parcels that over time it will work to protect either through fee acquisition and or conservation easement. Belwin is committed to owning its protected lands in perpetuity. A land protection plan, endorsed by its board of directors, will be used to guide future acquisition work.

Restoration/Enhancement: Belwin has in place and is actively following a management plan for the 17-acre parcel it acquired under the Valley Creek Protection Partnership and other lands it owns on which restoration/enhancement activities were conducted through this grant. Belwin continues to remove invasive species (buckthorn), allow native herbaceous layer to regenerate both from seed and living plants, manage for existing tree cover of black willow, elm oak, cherry, basswood, continue to mow a trail for the fishing program, manage grassland for invasive species. Belwin Conservancy will continue to remove grecian foxglove, canada thistle, dames rocket and garlic mustard - by hand pulling and chemical treatment both intensively for the next 10 years. Floodplain forest management requires hand pulling for dames rocket and garlic mustard, buckthorn spraying and fall herbicide spraying. Active restoration on all areas of its lands have been ongoing. Belwin owns the necessary equipment (forestry mower, tractors, skid steer, hand tools, atv's, sprayers, etc) to maintain the restoration work. However initial restoration activities are generally accomplished in collaboration with private contractors because the volume of restoration initially required exceeds the capacity of Belwin's existing staff. Hiring outside contractors for this purpose (Conservation MN, Prairie Restoration Inc, MN Native Landscapes, 4Control and others) is a cost effective and efficient way to initiate restoration work. Belwin is practiced in this approach. Once the initial work is accomplished, including follow-up spraying where appropriate, Belwin staff continue the on-going management and maintenance activities, including field work and updating of management plans as needed.

When requested by the landowners, Belwin and the Land Trust will continue to provide advice to the Daley's on their continued management. They are committed to continued restoration of their property, which needs chemical management for buckthorn and hand pulling for dames rocket and garlic mustard.

Outcomes:

The original accomplishment plan stated the program would

Programs in metropolitan urbanizing region:

- Not Listed

How will the outcomes be measured and evaluated?

Efforts funded through this grant have served to permanently protect 66 acres of habitat along Valley Creek and restore another 124 acres of habitat within the Valley Creek watershed. These actions have not only elevated the amount of wildlife habitat available to SGNC and other species, but offer greater long-term protection (as a complement to the Valley Creek Watershed District and others focused on water quality) to one of the Metro's most significant trout streams and its trout populations. Monitoring by the MN DNR will track the status and health of the trout populations over time.

Budget Spreadsheet

Final Budget line item reallocations are allowed up to 10% and do not need require an amendment to the Accomplishment Plan

Total Amount: \$1,218,000

Budget and Cash Leverage

Budget Name	Request	Spent	Cash Leverage (anticipated)	Cash Leverage (received)	Leverage Source	Total (original)	Total (final)
Personnel	\$10,000	\$32,000	\$0	\$0		\$10,000	\$32,000
Contracts	\$0	\$72,200	\$0	\$0		\$0	\$72,200
Fee Acquisition w/ PILT	\$0	\$0	\$217,500	\$0	None.	\$217,500	\$0
Fee Acquisition w/o PILT	\$0	\$0	\$100,000	\$91,500	Belwin Conservancy; Doris Duke Charitable Foundation grant to Conservation Fund	\$100,000	\$91,500
Easement Acquisition	\$1,044,000	\$615,600	\$300,000	\$679,500	Belwin Conservancy; CPL Grant to Washington County; Doris Duke Charitable Foundation grant to Conservation Fund; Landowner donation of easement value (bargain sale)	\$1,344,000	\$1,295,100
Easement Stewardship	\$12,000	\$12,000	\$500,000	\$15,000	Minnesota Land Trust	\$512,000	\$27,000
Travel	\$0	\$0	\$0	\$0		\$0	\$0
Professional Services	\$13,000	\$0	\$0	\$9,300	Minnesota Land Trust	\$13,000	\$9,300
Direct Support Services	\$0	\$0	\$0	\$0		\$0	\$0
DNR Land Acquisition Costs	\$0	\$0	\$0	\$0		\$0	\$0
Capital Equipment	\$0	\$0	\$0	\$0		\$0	\$0
Other Equipment/Tools	\$139,000	\$0	\$0	\$0		\$139,000	\$0
Supplies/Materials	\$0	\$5,800	\$0	\$0		\$0	\$5,800
DNR IDP	\$0	\$0	\$0	\$0		\$0	\$0
Total	\$1,218,000	\$737,600	\$1,117,500	\$795,300		\$2,335,500	\$1,532,900

Personnel

Position	FTE	Over # of years	Spent	Cash Leverage	Leverage Source	Total
Twin Cities Trout Unlimited Staff	0.00	0.00	\$0	\$0		\$0
Minnesota Land Trust Staff	0.04	3.00	\$10,000	\$0		\$10,000
Valley Branch Watershed District Staff	0.00	0.00	\$0	\$0		\$0
Belwin Conservancy Restoration Staff	0.07	6.00	\$22,000	\$0		\$22,000
Total	0.11	9.00	\$32,000	\$0		\$32,000

Explain any budget challenges or successes:

Easement Acquisition: Better than expected private fundraising produced more cash leverage than anticipated. A third property was pursued for protection but could not be secured resulting in a balance of \$480,400 left unused.

Easement Stewardship: Budget outcomes were as expected. Proposed leverage of \$500K for this line item is an input error.

Other Equipment and Tools - In a subsequent approved accomplishment plan, the Partnership requested that this category be reallocated to supplies, contract services and personnel.

Output Tables

Table 1a. Acres by Resource Type

Type	Wetlands (original)	Wetlands (final)	Prairies (original)	Prairies (final)	Forest (original)	Forest (final)	Habitats (original)	Habitats (final)	Total (original)	Total (final)
Restore	0	0	0	46	0	0	7	78	7	124
Protect in Fee with State PILT Liability	0	0	0	0	0	0	0	0	0	0
Protect in Fee W/O State PILT Liability	0	0	0	0	0	0	0	17	0	17
Protect in Easement	0	0	23	0	0	0	57	42	80	42
Enhance	0	0	0	0	0	0	1	0	1	0
Total	0	0	23	46	0	0	65	137	88	183

Table 1b. How many of these Prairie acres are Native Prairie?

Type	Native Prairie (original)	Native Prairie (final)
Restore	0	39
Protect in Fee with State PILT Liability	0	0
Protect in Fee W/O State PILT Liability	0	0
Protect in Easement	0	0
Enhance	0	0
Total	0	0

Table 2. Total Funding by Resource Type

Type	Wetlands (original)	Wetlands (final)	Prairies (original)	Prairies (final)	Forest (original)	Forest (final)	Habitats (original)	Habitats (final)	Total (original)	Total (final)
Restore	\$0	\$0	\$80,000	\$65,100	\$0	\$0	\$20,000	\$34,900	\$100,000	\$100,000
Protect in Fee with State PILT Liability	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Protect in Fee W/O State PILT Liability	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Protect in Easement	\$0	\$0	\$0	\$0	\$0	\$0	\$1,056,000	\$637,600	\$1,056,000	\$637,600
Enhance	\$0	\$0	\$0	\$0	\$0	\$0	\$62,000	\$0	\$62,000	\$0
Total	\$0	\$0	\$80,000	\$65,100	\$0	\$0	\$1,138,000	\$672,500	\$1,218,000	\$737,600

Table 3. Acres within each Ecological Section

Type	Metro Urban (original)	Metro Urban (final)	ForestPrairie (original)	Forest Prairie (final)	SE Forest (original)	SE Forest (final)	Prairie (original)	Prairie (final)	N Forest (original)	N Forest (final)	Total (original)	Total (final)
Restore	30	124	0	0	0	0	0	0	0	0	30	124
Protect in Fee with State PILT Liability	0	0	0	0	0	0	0	0	0	0	0	0
Protect in Fee W/O State PILT Liability	0	17	0	0	0	0	0	0	0	0	0	17
Protect in Easement	80	42	0	0	0	0	0	0	0	0	80	42
Enhance	1	0	0	0	0	0	0	0	0	0	1	0
Total	111	183	0	0	0	0	0	0	0	0	111	183

Table 4. Total Funding within each Ecological Section

Type	Metro Urban (original)	Metro Urban (final)	ForestPrairie (original)	Forest Prairie (final)	SE Forest (original)	SE Forest (final)	Prairie (original)	Prairie (final)	N Forest (original)	N Forest (final)	Total (original)	Total (final)
Restore	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$100,000
Protect in Fee with State PILT Liability	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Protect in Fee W/O State PILT Liability	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Protect in Easement	\$1,056,000	\$637,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,056,000	\$637,600
Enhance	\$62,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,000	\$0
Total	\$1,218,000	\$737,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,218,000	\$737,600

Target Lake/Stream/River Feet or Miles (original)

1.75 miles

Target Lake/Stream/River Feet or Miles (final)

0.77 miles

Explain the success/shortage of acre goals:

Restoration acreage goals substantially exceeded original goals (original was 30 acres restored, 124 acres were able to be restored with this grant). However, no in-stream acres were restored due to reasons reported elsewhere. Fewer acres were protected (original projection 80 - actual 42). This was due to the use of CPL funding as leverage. CPL funds paid for half of one conservation easement resulting in outcome acres and stream miles in the table showing half of what was achieved (half reported through CPL).

Parcel List

Section 1 - Restore / Enhance Parcel List

Washington

Name	TRDS	Acres	Total Cost	Existing Protection?	Description
Valley Creek (B- Downstream)	02820215	53	\$29,637	Yes	Significant trout stream frontage, mixed hardwood forest, remnant and emergent wetlands, grasslands
Valley Creek (B- North Branch)	02820210	41	\$28,300	Yes	Significant frontage on North Branch of Valley Creek, floodplain forest with mixed hardwoods, remnant prairie, emergent wetlands and grasslands
Valley Creek (B-South Branch)	02820216	30	\$20,128	Yes	Significant trout stream frontage; mixed hardwood, floodplain forest, remnant and emergent wetlands, grasslands

Section 2 - Protect Parcel List

Washington

Name	TRDS	Acres	OHF Cost	Existing Protection?	Hunting?	Fishing?	Description
Valley Creek (Daley)	02820217	25	\$218,000	No	Not Applicable	Not Applicable	Spawning area, habitat, remnant wetlands, upland prairie

Section 2a - Protect Parcel with Bldgs

Washington

Name	TRDS	Acres	OHF Cost	# Bldgs?	Bldg Improve Desc	Value of Bldg	Disposition of Improvements	Description
Valley Creek (Johnson T&C)	02820214	17	\$389,000	1	house with attached garage	\$86,600		significant trout stream frontage; mixed hardwood, floodplain forest, remnant and emergent wetlands, grasslands, public access point for fishing

Section 3 - Other Parcel Activity

No parcels with an other activity type.

Completed Parcel: Valley Creek (B- Downstream)

# of Total Acres:	53
County:	Washington
Township:	028
Range:	20
Direction:	2
Section:	15
# of Acres: Wetlands/Upland:	
# of Acres: Forest:	
# of Acres: Prairie/Grassland:	
Amount of Shoreline:	696 (Linear Feet)
Name of Adjacent Body of Water (if applicable):	Valley Creek
Has there been signage erected at the site:	Yes
Total cost of Restoration/Enhancement:	\$29,637

Completed Parcel: Valley Creek (B- North Branch)

# of Total Acres:	41
County:	Washington
Township:	028
Range:	20
Direction:	2
Section:	10
# of Acres: Wetlands/Upland:	
# of Acres: Forest:	
# of Acres: Prairie/Grassland:	17.8
Amount of Shoreline:	1064 (Linear Feet)
Name of Adjacent Body of Water (if applicable):	Valley Creek - North Branch
Has there been signage erected at the site:	Yes
Total cost of Restoration/Enhancement:	\$28,305

Completed Parcel: Valley Creek (B-South Branch)

# of Total Acres:	30
County:	Washington
Township:	028
Range:	20
Direction:	2
Section:	16
# of Acres: Wetlands/Upland:	
# of Acres: Forest:	
# of Acres: Prairie/Grassland:	14
Amount of Shoreline:	1265 (Linear Feet)
Name of Adjacent Body of Water (if applicable):	Valley Creek - South Branch
Has there been signage erected at the site:	Yes
Total cost of Restoration/Enhancement:	\$20,128

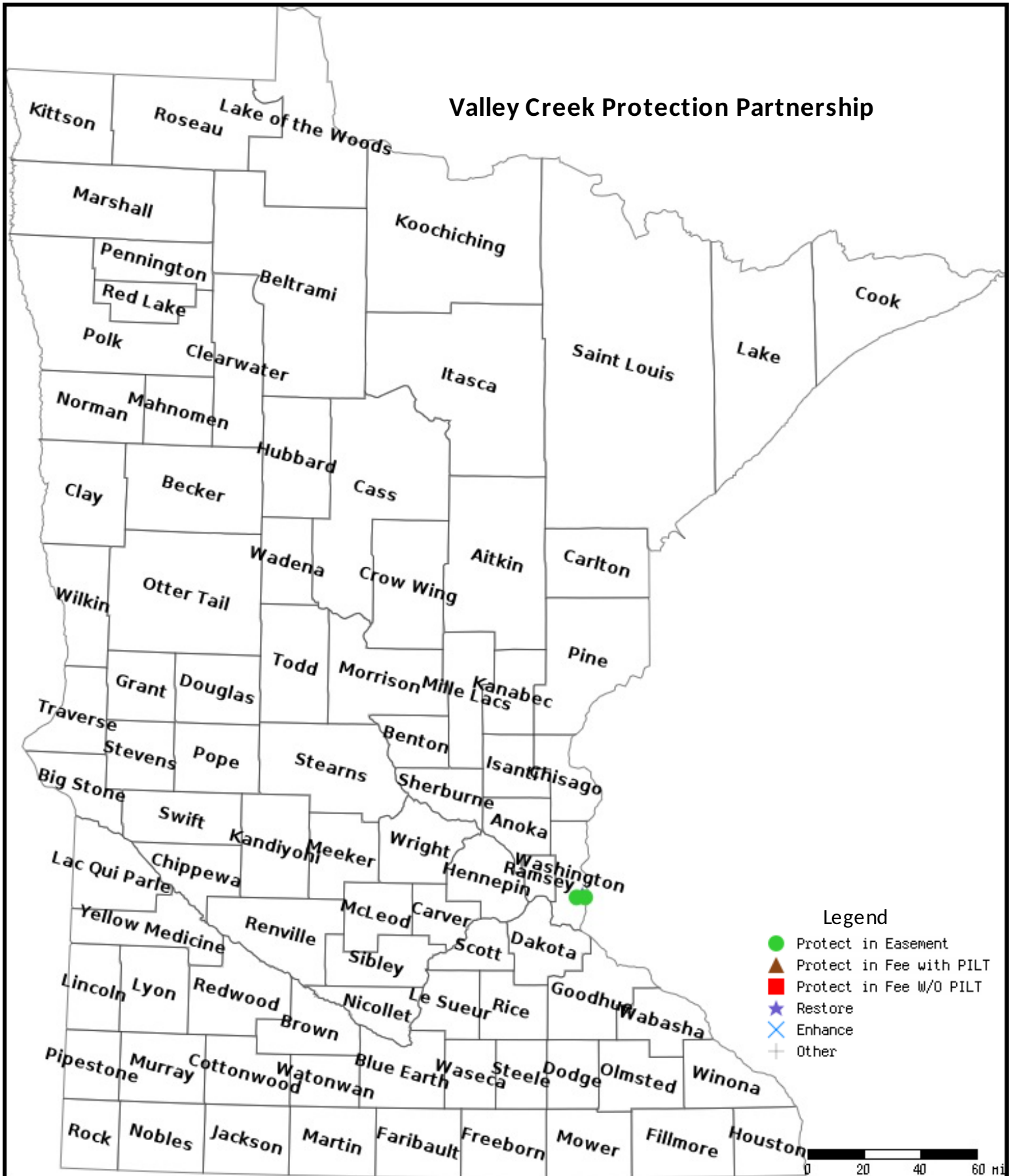
Completed Parcel: Valley Creek (Daley)

# of Total Acres:	25
County:	Washington
Township:	028
Range:	20
Direction:	2
Section:	17
# of Acres: Wetlands/Upland:	2
# of Acres: Forest:	18
# of Acres: Prairie/Grassland:	0
Amount of Shoreline:	3341 (Linear Feet)
Name of Adjacent Body of Water (if applicable):	Valley Creek
Has there been signage erected at the site:	No - Signage given to landowner. Need to verify if it was placed.
Annual Reporting Organization Name:	Minnesota Land Trust
Annual Reporting Manager Name:	Wayne Ostlie
Annual Reporting Address:	2356 University Ave. W.
Annual Reporting City:	St. Paul
Annual Reporting State:	MN
Annual Reporting Zip:	55114
Annual Reporting Email:	wostlie@mnland.org
Annual Reporting Phone:	651-917-6292
Purchase Date:	June 19, 2012
Purchase Price:	\$510,533
Appraised Value:	\$778,000
Professional Service Costs:	\$1,200
Assessed Value:	\$649,200
Total Project Cost:	\$778,000
Donations:	\$267,467
Easement Holder Organization Name:	Minnesota Land Trust
Easement Holder Manager Name:	Wayne Ostlie
Easement Holder Address:	2356 University Avenue West, Suite 240
Easement Holder City:	St. Paul
Easement Holder State:	MN
Easement Holder Zip:	55114
Easement Holder Email:	wostlie@mnland.org
Easement Holder Phone:	651 917 6292
Responsible Organization Name:	Minnesota Land Trust
Responsible Manager Name:	Wayne Ostlie
Responsible Address:	2356 University Avenue West, Suite 240
Responsible City:	St. Paul
Responsible State:	MN
Responsible Zip:	55114
Responsible Email:	wostlie@mnland.org
Responsible Phone:	651 917 6292
Underlying Fee Owner:	John R. and Margaret R. Daley

Completed Parcel: Valley Creek (Johnson T&C)

# of Total Acres:	17
County:	Washington
Township:	028
Range:	20
Direction:	2
Section:	14
# of Acres: Wetlands/Upland:	4
# of Acres: Forest:	8
# of Acres: Prairie/Grassland:	0
Amount of Shoreline:	741 (Linear Feet)
Name of Adjacent Body of Water (if applicable):	Valley Creek
Has there been signage erected at the site:	Yes
Annual Reporting Organization Name:	Minnesota Land Trust
Annual Reporting Manager Name:	Wayne Ostlie
Annual Reporting Address:	2356 University Avenue West, suite 240
Annual Reporting City:	St. Paul
Annual Reporting State:	MN
Annual Reporting Zip:	55114
Annual Reporting Email:	wostlie@mnland.org
Annual Reporting Phone:	651-917-6292
Purchase Date:	December 22, 2010
Purchase Price:	\$508,500
Appraised Value:	\$508,500
Professional Service Costs:	\$7,411
Assessed Value:	\$649,200
Total Project Cost:	\$508,500
Donations:	\$0
Easement Holder Organization Name:	Minnesota Land Trust
Easement Holder Manager Name:	Wayne Ostlie
Easement Holder Address:	2356 University Avenue West Suite 240
Easement Holder City:	St. Paul
Easement Holder State:	MN
Easement Holder Zip:	55115
Easement Holder Email:	wostlie@mnland.org
Easement Holder Phone:	651-917-6292
Responsible Organization Name:	Minnesota Land Trust
Responsible Manager Name:	Wayne Ostlie
Responsible Address:	2356 University Avenue West Suite 240
Responsible City:	St. Paul
Responsible State:	MN
Responsible Zip:	55115
Responsible Email:	wostlie@mnland.org
Responsible Phone:	651-917-6292
Underlying Fee Owner:	Belwin Conservancy

Parcel Map



Data Generated From Parcel List