

# Lessard-Sams Outdoor Heritage Council

## Laws of Minnesota 2011 Final Report



**Date:** February 06, 2015

**Program or Project Title:** State Forest Acquisition

**Funds Recommended:** \$1,205,000

**Manager's Name:** David Schuller

**Title:** Lands Program Consultant

**Organization:** DNR

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**Legislative Citation:** ML 2011, First Sp. Session, Ch. 6, Art. 1, Sec. 2, Subd. 3(g)

**Appropriation Language:** \$1,205,000 the first year is to the commissioner of natural resources to acquire land in fee and permanent management access easements for state forests under Minnesota Statutes, section 86A.05, subdivision 7. A list of proposed land acquisitions must be provided as part of the required accomplishment plan.

**County Locations:** Fillmore, Wabasha, and Winona.

### Regions in which work will take place:

- Northern Forest
- Southeast Forest

### Activity types:

- Protect in Fee

### Priority resources addressed by activity:

- Forest

### Abstract:

Priority lands were acquired and developed as State Forests, protecting forests, habitat and providing public hunting, trapping and compatible outdoor uses.

### Design and scope of work:

#### Design and Scope of Work

Minnesota's population has grown by over 1 million people, to 5.3 million, in the past 20 years and is projected to continue this growth rate for the next 20 years. Thousands of acres of habitat are being converted to intensive commercial, residential, and agricultural development each year. Due to the current recession, land prices have stabilized or declined and a short-term opportunity exists to purchase more value for our expenditures.

The Richard J. Dorer Memorial Hardwoods State Forest (RJ Dorer) in southeast Minnesota is a unique forest biome of rolling hills, goat prairie, and river bottom forest. This forest provides habitat to deer, turkey, rattlesnakes, trout, many migratory birds and flora and fauna of special concern. The state land within the RJ Dorer provides significant outdoor recreational opportunities. To provide public access to all of this forest, 170 private land parcels or easements are needed. To consolidate fragmented state forest, 120 additional private

land parcels containing 4700 acres would need to be acquired. This project continued the work of acquiring key land parcels from willing sellers.

Parcels were selected from a pool of desirable parcels identified in area land asset management plans. The pool of parcels was selected from three classifications; those providing access to state land, those consolidating fragmented state land parcels, and those providing protection of a critical forest habitat. Parcels were further prioritized by the acres accessed, consolidation as determined by state/private boundary reduction and values protected. All known stakeholders are supportive of these acquisitions including county boards and forest user groups such as the Minnesota Deer Hunter's Association and The Nature Conservancy who have contributed funding for previous acquisitions.

#### Accomplishments

This project resulted in the protection of 306 acres of critical forestland habitat and provides new access to over 900 acres of State Forest (SF) through fee title and access easements. These acquisitions protect the declining forest base from fragmentation due to development, and provide opportunities to further enhance habitat for fish, game and other wildlife.

Lands acquired are part of the Richard J. Dorer Memorial Hardwood State Forest established under the Outdoor Recreation System (M.S. 86A.06). This project included the initial land development of each parcel acquired including boundary surveys and signage. There was no well, septic, building or dump disposal necessary. Lands acquired contained existing quality forest habitat, requiring very little immediate restoration or enhancement work.

This project fell short of the intended goal of 415 acres due to appraised values being higher than anticipated reducing the number of acres that could be purchased. This was largely due to the landowners providing public access to their land to increase the land value, which was not originally anticipated. On three occasions, the appraised values fell short of landowner expectations and offers were rejected, resulting in time delays and higher professional services costs than anticipated due to substitution of next priority parcels. The 306 acres that were acquired (which includes 10 acres of access easements) provide access to 900 acres of state land previously inaccessible and reduce forest boundaries by 3.5 miles, which reduces forest habitat fragmentation. Unplanned benefits include protection of 6233 feet of river and stream shoreline, protecting critical fish and riparian habitat; preservation of 1/2 mile of Mississippi River Bluff habitat and view-shed; and providing a 3/4 mile link in the Root River recreational trail.

### Which LSOHC state-wide priorities are addressed in this proposal:

- Address conservation opportunities that will be lost if not immediately acted on
- Are able to leverage effort and/or other funds to supplement any OHF appropriation
- Produce multiple enduring conservation benefits
- Provide Minnesotans with greater public access to outdoor environments with hunting, fishing and other outdoor recreation opportunities
- Target unique Minnesota landscapes that have historical value to fish and wildlife

### Which LSOHC section priorities are addressed in this proposal:

#### Northern Forest:

- Not Listed

#### Southeast Forest:

- Protect forest habitat through acquisition in fee or easement to prevent parcelization and fragmentation and to provide the ability to access and manage landlocked public properties
- Protect, enhance, and restore habitat for fish, game, and nongame wildlife in rivers, cold-water streams, and associated upland habitat
- Protect, enhance, and restore remnant goat prairies
- Restore forest-based wildlife habitat that has experienced substantial decline in area in recent decades

### Relationship to other funds:

- Reinvest In Minnesota & Natural Resources Fund

Reinvest in Minnesota (RIM) and Natural Resources - Land Acquisition Account funds were used to help leverage OHF funds to complete this project.

Reinvest in Minnesota (RIM) and Natural Resources - Land Acquisition Account funds were used to help leverage OHF funds to complete this project. **How will you sustain and/or maintain this work after the Outdoor Heritage Funds are expended:**

Lands acquired in the Richard J. Dorer Memorial Hardwood State Forest consolidate state forest land providing wildlife habitat connections and reduce management costs. Lands will be managed as part of the state forest using Forest Management Investment Account and Bonding funds.

## Outcomes:

### Programs in the northern forest region:

- Not Listed

#### How will they be measured and evaluated?

There were no northern forest region outcomes.

### Programs in southeast forest region:

- Not Listed

#### How will they be measured and evaluated?

The principle outcome to measure is acres of critical habitat protected. The goal was 415 acres, this project achieved 306 acres. Other metrics included a reduction of state/private boundaries (reduced by 3.5 miles), acres of state land provided access (920 acres) and feet of shoreline protected (6233 feet).

# Budget Spreadsheet

Total Amount: \$1,205,000

## Budget and Cash Leverage

Budget Name	Request	Spent	Cash Leverage (anticipated)	Cash Leverage (received)	Leverage Source	Total (original)	Total (final)
Personnel	\$0	\$0	\$0	\$60,000	General Fund	\$0	\$60,000
Contracts	\$189,000	\$59,900	\$0	\$0		\$189,000	\$59,900
Fee Acquisition w/ PILT	\$945,600	\$1,065,800	\$0	\$120,000	RIM	\$945,600	\$1,185,800
Fee Acquisition w/o PILT	\$0	\$0	\$0	\$0		\$0	\$0
Easement Acquisition	\$0	\$0	\$0	\$0		\$0	\$0
Easement Stewardship	\$3,000	\$0	\$0	\$0		\$3,000	\$0
Travel	\$0	\$0	\$0	\$0		\$0	\$0
Professional Services	\$64,400	\$76,300	\$0	\$21,400	NR Fund-Land Acq	\$64,400	\$97,700
Direct Support Services	\$3,000	\$2,900	\$0	\$0		\$3,000	\$2,900
DNR Land Acquisition Costs	\$0	\$0	\$0	\$0		\$0	\$0
Capital Equipment	\$0	\$0	\$0	\$0		\$0	\$0
Other Equipment/Tools	\$0	\$0	\$0	\$0		\$0	\$0
Supplies/Materials	\$0	\$0	\$0	\$0		\$0	\$0
DNR IDP	\$0	\$0	\$0	\$0		\$0	\$0
Total	\$1,205,000	\$1,204,900	\$0	\$201,400		\$1,205,000	\$1,406,300

## Personnel

Position	FTE	Over # of years	Spent	Cash Leverage	Leverage Source	Total
Acquisition Spec	0.25	3.00	\$0	\$60,000	General Fund	\$60,000
Total	0.25	3.00	\$0	\$60,000		\$60,000

# 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	0	0	0	0	0	0	0
Protect in Fee with State PILT Liability	0	0	0	0	415	306	0	0	415	306
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	0	0	0	0
Enhance	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	415	306	0	0	415	306

**Table 2. Total Requested 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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Protect in Fee with State PILT Liability	\$0	\$0	\$0	\$0	\$1,205,000	\$1,204,900	\$0	\$0	\$1,205,000	\$1,204,900
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	\$0	\$0	\$0	\$0
Enhance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$1,205,000	\$1,204,900	\$0	\$0	\$1,205,000	\$1,204,900

**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	0	0	0	0	0	0	0	0	0	0	0	0
Protect in Fee with State PILT Liability	0	0	0	0	415	306	0	0	0	0	415	306
Protect in Fee W/O State PILT Liability	0	0	0	0	0	0	0	0	0	0	0	0
Protect in Easement	0	0	0	0	0	0	0	0	0	0	0	0
Enhance	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	415	306	0	0	0	0	415	306

**Table 4. Total Requested 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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Protect in Fee with State PILT Liability	\$0	\$0	\$0	\$0	\$1,205,000	\$1,204,900	\$0	\$0	\$0	\$0	\$1,205,000	\$1,204,900
Protect in Fee W/O State PILT Liability	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Protect in Easement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Enhance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$1,205,000	\$1,204,900	\$0	\$0	\$0	\$0	\$1,205,000	\$1,204,900

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

0

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

6233

# Parcel List

## Section 1 - Restore / Enhance Parcel List

No parcels with an activity type restore or enhance.

## Section 2 - Protect Parcel List

Fillmore

Name	TRDS	Acres	Est Cost	Existing Protection?	Hunting?	Fishing?
RJ Dorer SFT addition	10309224	41	\$150,300	No	Yes	Yes
RJ Dorer SFT addition	10208206	20	\$56,700	No	Yes	Yes
RJ Dorer SFT addition	10408220	21	\$50,700	No	Full	Yes

Wabasha

Name	TRDS	Acres	Est Cost	Existing Protection?	Hunting?	Fishing?
RJ Dorer SFT addition	11011213	131	\$502,800	No	Full	Yes

Winona

Name	TRDS	Acres	Est Cost	Existing Protection?	Hunting?	Fishing?
RJ Dorer SFT addition	10605207	64	\$289,700	No	Full	Full
RJ Dorer SFT addition	10606212	30	\$112,800	No	Yes	Yes

## Section 2a - Protect Parcel with Bldgs

No parcels with an activity type protect and has buildings.

## Section 3 - Other Parcel Activity

No parcels with an other activity type.

## Completed Parcel: RJ Dorer SFT addition

<b># of Total Acres:</b>	131
<b>County:</b>	Wabasha
<b>Township:</b>	110
<b>Range:</b>	11
<b>Direction:</b>	2
<b>Section:</b>	13
<b># of Acres: Wetlands/Upland:</b>	
<b># of Acres: Forest:</b>	130
<b># of Acres: Prairie/Grassland:</b>	
<b>Amount of Shoreline:</b>	600 (Linear Feet)
<b>Name of Adjacent Body of Water (if applicable):</b>	Zumbro River
<b>Has there been signage erected at the site:</b>	Yes
<b>Annual Reporting Organization Name:</b>	DNR
<b>Annual Reporting Manager Name:</b>	David Schuller
<b>Annual Reporting Address:</b>	500 Lafayette Road
<b>Annual Reporting City:</b>	St. Paul
<b>Annual Reporting State:</b>	MN
<b>Annual Reporting Zip:</b>	55304
<b>Annual Reporting Email:</b>	david.schuller@state.mn.us
<b>Annual Reporting Phone:</b>	651-259-5255
<b>Purchase Date:</b>	June 26, 2014
<b>Acquisition Title:</b>	
<b>Purchase Price:</b>	\$495,200
<b>Appraised Value:</b>	\$495,200
<b>Professional Service Costs:</b>	\$14,034
<b>Assessed Value:</b>	\$528,800
<b>Total Project Cost:</b>	\$509,234
<b>Fees Received:</b>	\$0
<b>Donations:</b>	\$0
<b>Related Parties:</b>	
<b>Property Managed By:</b>	DNR - Forestry -
<b>Name of the unit area or location government unit or land manager:</b>	Richard J. Dorer Memorial Hardwood State Forest



## Completed Parcel: RJ Dorer SFT addition

# of Total Acres:	64
County:	Winona
Township:	106
Range:	05
Direction:	2
Section:	07
# of Acres: Wetlands/Upland:	
# of Acres: Forest:	63
# of Acres: Prairie/Grassland:	
Amount of Shoreline:	
Name of Adjacent Body of Water (if applicable):	
Has there been signage erected at the site:	Yes
Annual Reporting Organization Name:	DNR
Annual Reporting Manager Name:	David Schuller
Annual Reporting Address:	500 Lafayette Road
Annual Reporting City:	St. Paul
Annual Reporting State:	MN
Annual Reporting Zip:	55304
Annual Reporting Email:	david.schuller@state.mn.us
Annual Reporting Phone:	651-259-5255
Purchase Date:	June 30, 2014
Acquisition Title:	
Purchase Price:	\$400,000
Appraised Value:	\$430,000
Professional Service Costs:	\$18,608
Assessed Value:	\$220,000
Total Project Cost:	\$418,607
Fees Received:	\$0
Donations:	\$30,000
Related Parties:	
Property Managed By:	DNR - Forestry -
Name of the unit area or location government unit or land manager:	Richard J. Dorer Memorial Hardwood State Forest

## Completed Parcel: RJ Dorer SFT addition

# of Total Acres:	41
County:	Fillmore
Township:	103
Range:	09
Direction:	2
Section:	24
# of Acres: Wetlands/Upland:	
# of Acres: Forest:	41
# of Acres: Prairie/Grassland:	
Amount of Shoreline:	
Name of Adjacent Body of Water (if applicable):	
Has there been signage erected at the site:	Yes
Annual Reporting Organization Name:	DNR
Annual Reporting Manager Name:	David Schuller
Annual Reporting Address:	500 Lafayette Road
Annual Reporting City:	St. Paul
Annual Reporting State:	MN
Annual Reporting Zip:	55304
Annual Reporting Email:	david.schuller@state.mn.us
Annual Reporting Phone:	651-259-5255
Purchase Date:	February 06, 2014
Acquisition Title:	
Purchase Price:	\$105,000
Appraised Value:	\$99,000
Professional Service Costs:	\$60,390
Assessed Value:	\$100,000
Total Project Cost:	\$165,390
Fees Received:	\$0
Donations:	\$0
Related Parties:	
Property Managed By:	DNR - Forestry -
Name of the unit area or location government unit or land manager:	Richard J. Dorer Memorial Hardwood State Forest

## Completed Parcel: RJ Dorer SFT addition

# of Total Acres:	20
County:	Fillmore
Township:	102
Range:	08
Direction:	2
Section:	06
# of Acres: Wetlands/Upland:	
# of Acres: Forest:	20
# of Acres: Prairie/Grassland:	
Amount of Shoreline:	900 (Linear Feet)
Name of Adjacent Body of Water (if applicable):	
Has there been signage erected at the site:	Yes
Annual Reporting Organization Name:	DNR
Annual Reporting Manager Name:	David Schuller
Annual Reporting Address:	500 Lafayette Road
Annual Reporting City:	St. Paul
Annual Reporting State:	MN
Annual Reporting Zip:	55304
Annual Reporting Email:	david.schuller@state.mn.us
Annual Reporting Phone:	651-259-5255
Purchase Date:	May 17, 2013
Acquisition Title:	
Purchase Price:	\$52,000
Appraised Value:	\$52,000
Professional Service Costs:	\$5,913
Assessed Value:	\$58,000
Total Project Cost:	\$57,913
Fees Received:	\$0
Donations:	\$0
Related Parties:	
Property Managed By:	DNR - Forestry -
Name of the unit area or location government unit or land manager:	Richard J. Dorer Memorial Hardwood State Forest

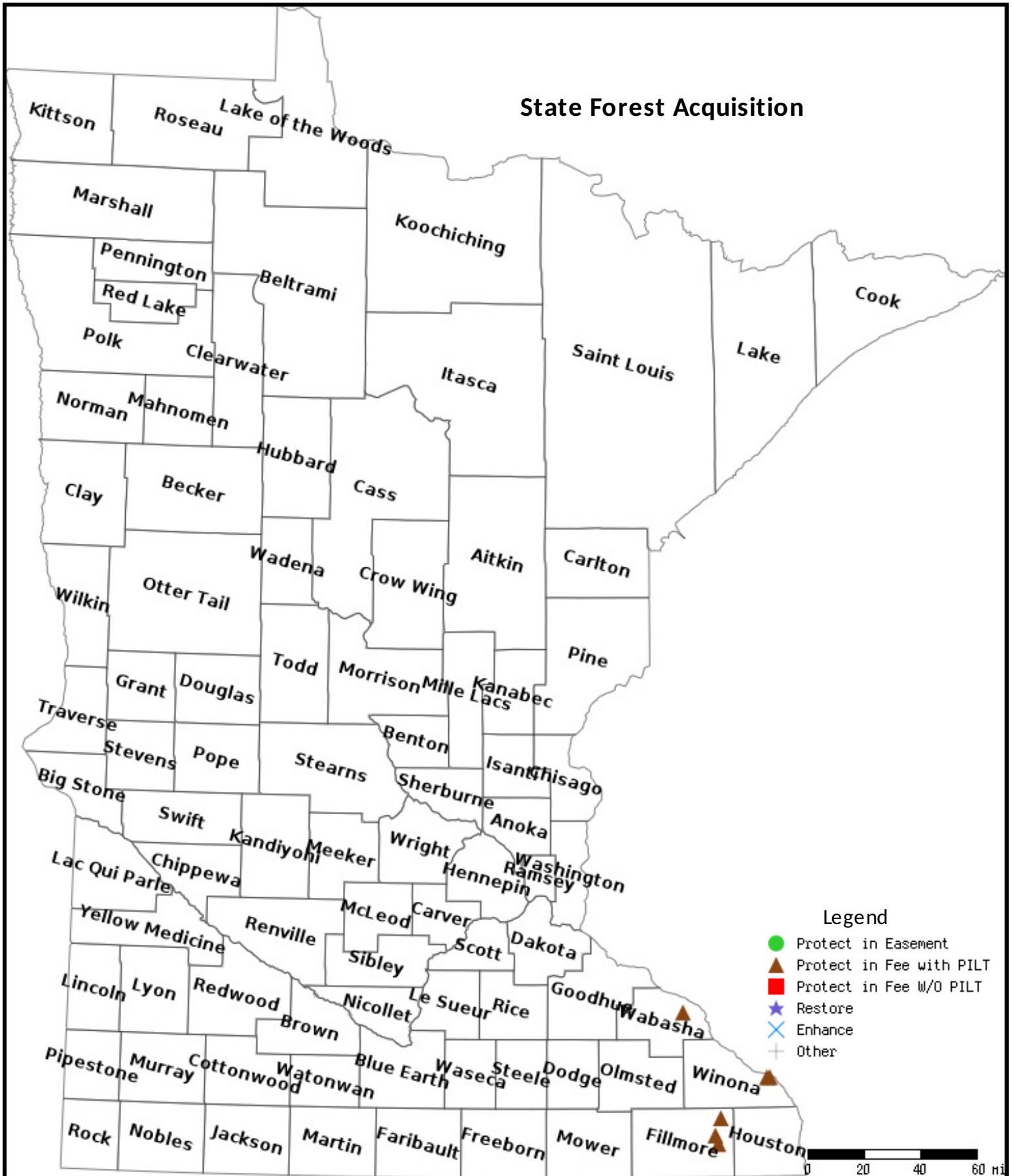
## Completed Parcel: RJ Dorer SFT addition

# of Total Acres:	21
County:	Fillmore
Township:	104
Range:	08
Direction:	2
Section:	20
# of Acres: Wetlands/Upland:	
# of Acres: Forest:	20
# of Acres: Prairie/Grassland:	
Amount of Shoreline:	4733 (Linear Feet)
Name of Adjacent Body of Water (if applicable):	Root River
Has there been signage erected at the site:	Yes
Annual Reporting Organization Name:	DNR
Annual Reporting Manager Name:	David Schuller
Annual Reporting Address:	500 Lafayette Road
Annual Reporting City:	St. Paul
Annual Reporting State:	MN
Annual Reporting Zip:	55304
Annual Reporting Email:	david.schuller@state.mn.us
Annual Reporting Phone:	651-259-5255
Purchase Date:	October 25, 2013
Acquisition Title:	
Purchase Price:	\$41,200
Appraised Value:	\$38,100
Professional Service Costs:	\$10,641
Assessed Value:	\$56,700
Total Project Cost:	\$51,841
Fees Received:	\$0
Donations:	\$0
Related Parties:	
Property Managed By:	DNR - Forestry -
Name of the unit area or location government unit or land manager:	Richard J. Dorer Memorial Hardwood State Forest

## Completed Parcel: RJ Dorer SFT addition

# of Total Acres:	30
County:	Winona
Township:	106
Range:	06
Direction:	2
Section:	12
# of Acres: Wetlands/Upland:	
# of Acres: Forest:	30
# of Acres: Prairie/Grassland:	
Amount of Shoreline:	
Name of Adjacent Body of Water (if applicable):	
Has there been signage erected at the site:	Yes
Annual Reporting Organization Name:	DNR
Annual Reporting Manager Name:	David Schuller
Annual Reporting Address:	500 Lafayette Road
Annual Reporting City:	St. Paul
Annual Reporting State:	MN
Annual Reporting Zip:	55304
Annual Reporting Email:	david.schuller@state.mn.us
Annual Reporting Phone:	651-259-5255
Purchase Date:	December 09, 2013
Acquisition Title:	
Purchase Price:	\$92,400
Appraised Value:	\$92,400
Professional Service Costs:	\$22,678
Assessed Value:	\$110,000
Total Project Cost:	\$115,079
Fees Received:	\$0
Donations:	\$0
Related Parties:	
Property Managed By:	DNR - Forestry -
Name of the unit area or location government unit or land manager:	Richard J. Dorer Memorial Hardwood State Forest

# Parcel Map



Data Generated From Parcel List