



**OUTDOOR HERITAGE FUND GRANT APPLICATION**  
**INDUSTRIAL COMMISSION**  
 SFN 61465 (06-2018)

OCT 01 2018

Project Name Rough Rider Adventure Park		
Name of Organization Theodore Roosevelt Medora Foundation		Federal Tax ID Number 45-0397662
Contact Person/Title Kaelee Knoell/Development Communications		
Address 1611 E Century Ave Suite 100		
City Bismarck	State ND	ZIP Code 58503
Email Address kaeleek@medora.com	Web Site Address (optional) medora.com	
Telephone Number (701) 223-4800	Fax Number	
List Names of Co-Applicants (if this is a joint proposal)		

**Major Directive** (*choose only one response*)

Directive A: Providing access to private and public lands for sportsmen, including projects that create fish and wildlife habitat and provide access for sportsmen;

Directive B: Improving, maintaining and restoring water quality, soil conditions, plant diversity, animal systems and by supporting other practices of stewardship to enhance farming and ranching;

Directive C: Developing, enhancing, conserving and restoring wildlife and fish habitat on private and public lands; and

Directive D: Conserving natural areas and creating other areas for recreation through the establishment and development of parks and other recreation areas.

Additional Directive (*choose all that apply*)

Directive A     Directive B     Directive C     Directive D

Type of Agency

State Agency     Political Subdivision     Tribal Entity     Tax-exempt, nonprofit corporation

**Abstract/Executive Summary**

Summarize the project, including its objectives, expected results, duration, total project costs and participants. (No more than 500 words)

As Medora continues to see a growing amount of visitors there is a need for additional outdoor activities. The Rough Riders Adventure Park is the newest in a series of major investments in Medora to enhance and expand the experience our visitors and guests have. The idea and concept is driven, in large, by the long-held awareness of the need to create more recreation for what we have come to call the "missing middle"; young people 15-40 years of age and their families. The Rough Riders Adventure Park is slated to cost \$8 Million with an ask of \$580,000 from Outdoor Heritage Fund to support the Badlands zipline and landscaping that will feature native grasses and plants of North Dakota while tying the entirety of the project into the natural landscape of the Badlands. The adventure park is sure to live up to its name with new and improved mini golf, pool and splash park, a zipline, picnic shelters and nature trails featuring the education of conservation of native North Dakota botany. Nestled between the Badlands Motel and Wooden Children's Park, the Rough Riders Adventure Park will be in a safe, family-friendly location for all ages to have fun, relax and take in Medora's heritage. This area of town is a sought after piece of real estate that currently sits empty, rather than constructing another hotel, shop or building TRMF would like to see this area developed into an inviting and exciting outdoor recreation area for visitors to enjoy. This project has started to take off with hopes that some aspects of it will be in use at the start of next season, the whole projects will continue to develop as funds are secured. Primary participants are major donors of the Theodore Roosevelt Medora Foundation. We are working with JLG Architects on blueprints and the park plans have been approved by the City of Medora.

**Project Duration**

Indicate the intended schedule for drawing down OHF funds.  
Funding from OHF would be drawn down within the next calendar year. The zipline portion would most likely be drawn down before the start of next season and funding for landscaping would be drawn down within the next year.

Amount of Grant Request \$580,000.00	Total Project Costs Note: In-kind and indirect costs can be used for matching funds. \$8 Million	Amount of Matching Funds \$150,000.00
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**A minimum of 25% Match Funding is required.** Indicate if the matching funds will be in-kind, indirect or cash. Please provide verification that these matching funds are available for your project. Note that effective as of July 1, 2015, no State General Fund dollars can be used for a match unless funding was legislatively appropriated for that purpose.

Amount of Match	Funding Source	Type of Match
\$150,000.00	Anonymous Donor	<input checked="" type="checkbox"/> Cash <input type="checkbox"/> In-Kind <input type="checkbox"/> Indirect
		<input type="checkbox"/> Cash <input type="checkbox"/> In-Kind <input type="checkbox"/> Indirect
		<input type="checkbox"/> Cash <input type="checkbox"/> In-Kind <input type="checkbox"/> Indirect
		<input type="checkbox"/> Cash <input type="checkbox"/> In-Kind <input type="checkbox"/> Indirect
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		<input type="checkbox"/> Cash <input type="checkbox"/> In-Kind <input type="checkbox"/> Indirect
		<input type="checkbox"/> Cash <input type="checkbox"/> In-Kind <input type="checkbox"/> Indirect
		<input type="checkbox"/> Cash <input type="checkbox"/> In-Kind <input type="checkbox"/> Indirect
		<input type="checkbox"/> Cash <input type="checkbox"/> In-Kind <input type="checkbox"/> Indirect

**Certifications**

- I certify that this application has been made with the support of the governing body and chief executive of my organization.
- I certify that if awarded grant funding, none of the funding will be used for any of the exemptions listed at the back of this form.

**Narrative**

Organization Information - Briefly summarize your organization's history, mission, current programs and activities. Include an overview of your organizational structure, including board, staff and volunteer involvement. (No more than 300 words.)  
See attached narrative document

## Narrative

Harold Schafer and his family founded the Theodore Roosevelt Medora Foundation in 1986. A 17-person volunteer board\* oversees the organization. A strong stable management team is in place. There are 45 full-time employees; during the summer we reach 345 employees and utilize about 600 volunteers.

It's our **vision** to connect people to historic Medora for positive, life-changing experiences.

The TRMF **mission** is to

- *preserve* the experience of the Badlands, the historic character of Medora and the values and heritage of Theodore Roosevelt and Harold Schafer;
- *present* opportunities for our guests to be educated and inspired through interpretive programs, museums and attractions that focus on the Old West, our patriotic heritage, and the life of Theodore Roosevelt in the badlands;
- and *serve* the traveling public, providing for their comfort while visiting historic Medora, the badlands and Theodore Roosevelt National Park.

We have made over \$77 million of improvements to the facilities and attractions in Medora because of the generous support we have received since the Theodore Roosevelt Medora Foundation was created.

Our presentations and facilities combine History, Education and Entertainment. The Medora Musical just completed its 54<sup>th</sup> season and is our most significant program. We also operate several living history programs and museums. Bully Pulpit Golf Course, seasonal shows at the Old Town Hall Theater and other attractions help draw visitors to Medora. A new addition to our current programs is Medora Wish, an endowment to connect more kids, and financially challenged and developmentally disabled individuals to Medora.

Currently we are completing a \$10 million lodging project that houses both employees and guests. Future plans include an Incline Elevator at the Burning Hills Amphitheatre to assist mobility impaired guests more safely and enjoyably to enter the Amphitheatre.

## **Board of Directors**

### **Founder**

Harold Schafer (1912-2001)

### **TRMF Officers**

Ed Schafer, Chair

Greg Tschetter, Vice Chair

Mike Zaun, Treasurer

Gretchen Stenehjem, Secretary

### **TRMF Board Members**

Dr. Bill Altringer

Claudia Anderson

Levi Andrist

Rep. Rich Becker

Twylah Blotsky

Al Christianson

Bruce Furness

Marlene Hoffart

Sen. Karen Krebsbach

Dr. Tracy Martin

Tim O'Keefe

Barry Schafer

Medora Sletten

### **TRMF Bully Pulpit Board of Directors**

Pat Weir, Chair

Sen. Kelly Armstrong

Don Clement

Guy Moos

Ed Schafer

Tama Smith

**Purpose of Grant - Describe the proposed project identifying how the project will meet the specific directive(s) of the Outdoor Heritage Fund Program.**

Identify project goals, strategies and benefits and your timetable for implementation. Include information about the need for the project and whether there is urgency for funding. Indicate if this is a new project or if it is replacing funding that is no longer available to your organization. Identify any innovative features or processes of your project. Note: if your proposal provides funding to an individual, the names of the recipients must be reported to the Industrial Commission/Outdoor Heritage Fund. These names will be disclosed upon request. (see additional notes below)

The goal of this project is to create more outdoor recreation opportunities for families visiting Medora. Many families have made it a tradition to visit Medora every year, but as these families grow and bring younger generations to Medora there is need to offer more. If we want to preserve Medora as a family legacy we need to continue to enrich North Dakota's #1 Tourist Destination through cost effective activities. This grant ask will support the Badlands zipline and landscaping, specifically the conservation and presentation/education of native North Dakota botany. Medora will benefit from the Rough Riders Adventure Park because it will draw more people to the Badlands. Families will benefit from the addition because it will provide more to do in Medora, especially more outside day time entertainment. It will also beautify and utilize an area that is currently sitting empty. This new project includes updates to some of Medora's favorites like mini golf and will add several new activities to the area. The entirety of the projects falls at \$8 Million and may be broken up into two phases as funding becomes available. Phase one would begin with the installation of the zipline and some of the infrastructure. Phase two would finish up pools or lazy river, landscaping and mini golf as funding is secured.

Please list the counties that would be impacted by this project:

Specifically Billings County because that is where it is located, but all counties in North Dakota will have residents utilizing this space.

Is this project part of a Comprehensive Conservation Plan?

No  Yes, If yes, provide copy of plan with the application.

*Note: Projects involving buildings will only be considered if part of a Comprehensive Conservation Plan. Please refer to the "Definitions" section at the back of the form for more details.*

- For tree/shrub/grass plantings: provide a planting plan describing the site design, planting methods, number of trees/shrubs by species and stock size, grass species and future maintenance. A statement certifying that the applicant will adhere to USDA-NRCS tree/shrub/grass planting specifications along with the name of the governmental entity designing the planting may be substituted for a planting plan.
- For projects including Section 319 funding: provide in detail the specific best management practices that will be implemented and the specific projects for which you are seeking funding.
- For projects including fencing: A minimum cost share of 40% by the recipient is preferred. Include detailed information on the type of fencing to be installed, whether funding is requested for boundary fencing, new or replacement of existing fencing, and/or cross fencing.

## Planting Outline

### Soil Type

Medora, North Dakota falls into soil section 58C within USDA guidelines. This list organizes native plants that will flourish best in our soil section. Information in this list is derived from USDA guidelines: FOTG – Section 1 – Windbreaks and Woodlands, FOTG – Section 2 – Windbreaks and Forest Expected 20-Year Tree Heights, and FOTG – Section 4 – Conservation Practices. We will be working with JLG Architects with direction from Landscape Architects to refine our planting plan taking into account the best way to conserve, present, and educate visitors about the selected North Dakota botany.

### Projected Plant Types

#### **Grasses**

- Big Bluestem
  - 3-7' tall
  - Warm Season Perennial
- Indiangrass
  - 2-6' tall
  - Cool Season Perennial
- Little Bluestem
  - 1-3'
  - Warm Season Perennial
- Porcupinegrass
  - 4' tall
  - Warm Season Perennial
- Sideoats Grama
  - 8-24" tall
  - Warm Season Perennial
- Switchgrass
  - 40" tall
  - Warm Season Perennial
- Western Wheatgrass
  - 12-30" tall
  - Cool Season Perennial

#### **Forbes**

- Black-eyed Susan
  - 12-24" tall
  - Blooms July – September

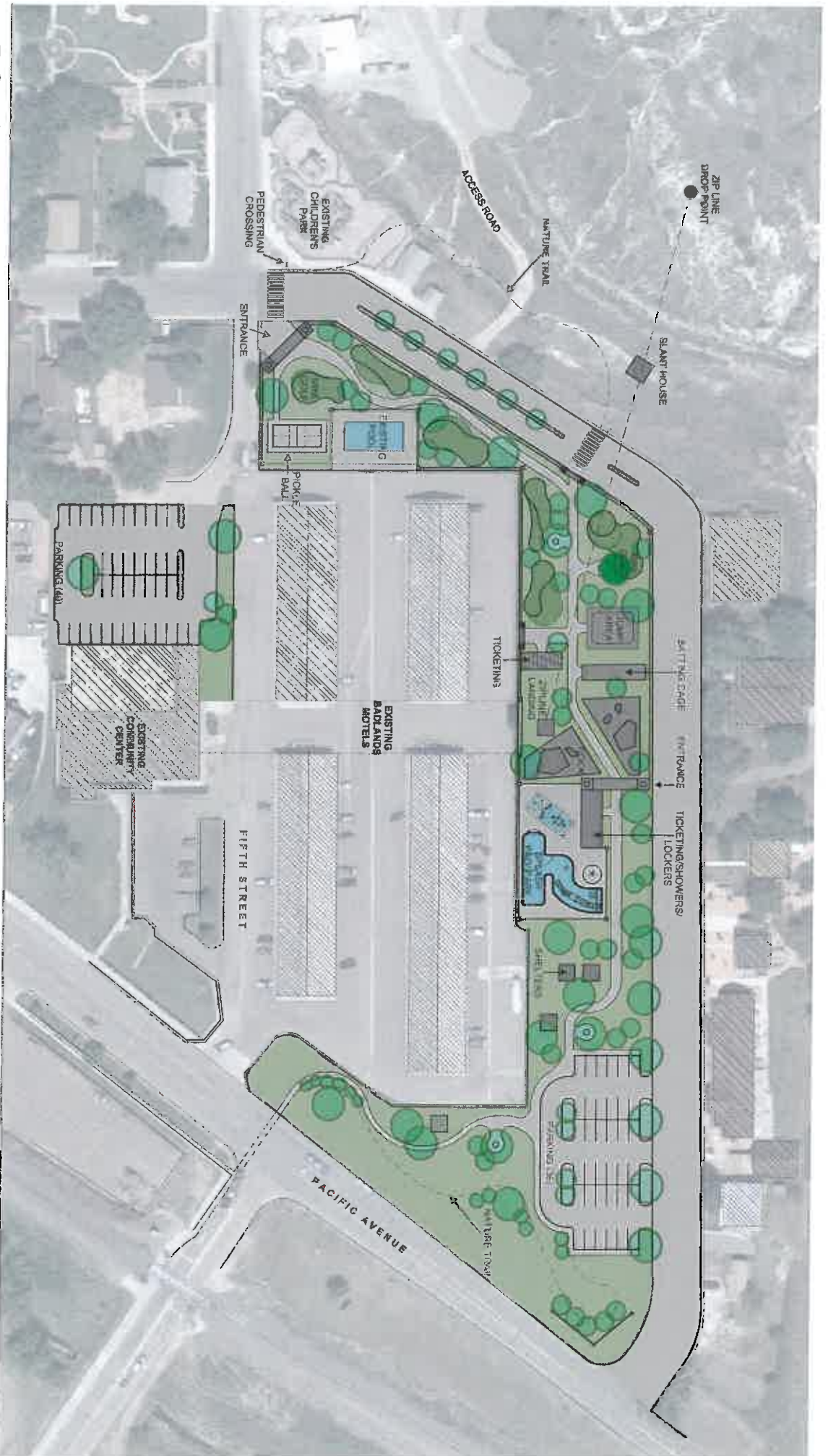
- Blanketflower
  - 8-24" tall
  - Blooms June – July
- Prairie Coneflower
  - 12-26" tall
  - Blooms June – September
- Spiderwort
  - 4-16" tall
  - Blooms May – August
- Rocky Mountain Bee Plant
  - 2-5' tall
  - Blooms June – September
- Scarlet Globemallow
  - 4-12" tall
  - Blooms May – July
- Spiderwort
  - 4-16" tall
  - Blooms May – August

### ***Shrubs***

- Rose Woods
  - 3-10'
  - Perennial
- Sandcherry, Western
  - 5' tall
  - Perennial
- Snowberry
  - 12-40" tall
  - Perennial
- Skunkbrush
  - 2-8' tall
  - Perennial

### ***Trees***

- Ash
  - 70' tall
- Juniper
  - 20-30' tall



# ROUGH RIDERS ADVENTURE PARK SITE PLAN

JULY 5, 2018 | JLG 17156 | © 2018 JLG ARCHITECTS





**Management of Project** - Provide a description of how you will manage and oversee the project to ensure it is carried out on schedule and in a manner that best ensures its objectives will be met.

Include a brief background and work experience for those managing the project.

Kinley Slauter, Amphitheatre and Historical Preservation Manager, will lead this project. Kinley has copious experience with project development in Medora and especially at the Burning Hills Amphitheatre. He has been involved in or solely responsible for the restoration and expansion of the Old Town Hall Theater (2006, 2017), Historic Town Square Block Restoration (2013/14), reconstruction of Historic Homes in Medora (2013), restoration of the Von Hoffman House (2012), renovation of the Ferris General Store (2016), construction of the Life Skills Center (2016), construction of the Elkhorn Quarters - 364 rooms for staff housing and guest lodging (2017-ongoing), reconstruction of the Burning Hills Amphitheatre stage and set (2005) and construction of the Medora Musical Welcome Center (2008). Kinley, along with our leadership team and board of directors, will define a working time line, work closely with contractors and will regularly reassess the timeline for changes and progress.

**Evaluation** - Describe your plan to document progress and results.

Please be specific on the methods you will utilize to measure success. Note that regular reporting, final evaluation and expenditure reports will be required for every grant awarded.

We have done a lot of back work to prepare this project for success. We have hired a very reputable firm (JLG Architects), and we are holding focus groups to help us understand what North Dakotans want for recreation. We have invested in lodging infrastructure to sustain more activities that are coming to Medora in the future, and have support of the City of Medora and its council members. As the project moves forward we will continue to be diligent in our planning. We will budget and use a time line, document our progress and complete the project in a timely manner. We will work closely with JLG to verify our planting plan and provide that to the OHF board for approval before planting begins.

**Financial Information**

**Project Budget** - Use the table to provide an itemized list of project expenses and describe the matching funds being utilized for this project.

Indicate if the matching funds are in the form of cash, indirect costs or in-kind services. The budget should identify all other committed funding sources and the amount of funding from each source. **A minimum of 25% match funding is required.** An application will be scored higher the greater the amount of match funding provided. (See Scoring Form.)

Certain values have been identified for in-kind services as detailed under "Budget Information" at the back of this form. Refer to that section and utilize these values in identifying your matching funds. **NOTE: No indirect costs will be funded.**

Project Expense	OHF Request	Applicant's Match Share (Cash)	Applicant's Match Share (In-Kind)	Applicant's Match Share (Indirect)	Other Project Sponsor's Share	Total Each Project Expense
A	\$22,500.00	\$7,500.00				\$30,000.00
B	\$200,000.00	\$100,000.00				\$300,000.00
C	\$75,000.00	\$0.00				\$75,000.00
D	\$82,500.00	\$42,500.00				\$125,000.00
E	\$10,000.00	\$0.00				\$10,000.00
F	\$40,000.00	\$0.00				\$40,000.00
Total Costs	\$430,000.00	\$150,000.00				\$580,000.00

**Budget Narrative - Use the space below to provide additional detail regarding project expenses.**  
See attached budget narrative document

**Sustainability - Indicate how the project will be funded or sustained in future years.**  
Include information on the sustainability of this project after OHF funds have been expended and whether the sustainability will be in the form of ongoing management or additional funding from a different source.  
The sustainability of this project falls under the responsibility of TRMF and will be supplemented by revenue made through admission fees from the mini golf course and the zipline. The zipline will be staffed by TRMF. Every activity that goes into the adventure park has been chosen with sustainability and preservation in mind to best represent our mission to preserve, present, and serve.

**Partial Funding - Indicate how the project will be affected if less funding is available than that requested.**  
Partial funding would require us to reassess the overall plan and would affect these funding aspects, but would still bring us closer to putting these plans in motion.

**Partnership Recognition - If you are a successful recipient of Outdoor Heritage Fund dollars, how would you recognize the Outdoor Heritage Fund partnership? \* There must be signage at the location of the project acknowledging OHF funding when appropriate.**  
We would acknowledge funding on a sign near the zipline. We would also acknowledge the funding partnership of OHF on native plant education pieces and other recognition as appropriate.

**Awarding of Grants - Review the appropriate sample contract for your organization on the website at <http://www.nd.gov/ndic/outdoor-infopage.htm>.**

Can you meet all the provisions of the sample contract?  Yes  No

If there are provisions in that contract that your organization is unable to meet, please indicate below what those provisions would be:

## Budget Narrative

- A. Engineering and architectural costs are estimates. TRMF is working with the JLG engineering firm on the architectural and engineering designs for the Rough Rider Adventure Park.
- B. The zip line equipment cost is from a proposal from the company Soaring Eagle, Inc. that has installed several of these around the U.S.
- C. The cost for plants and trees is an estimate and will be refined upon the completion of a formal landscape plan from JLG landscape architect.
- D. Construction installation is based on cost estimates from Soaring Eagle, Inc. for the installation of the zip line and management's estimates for the implementation of the landscape plan yet to be completed.
- E. Electrical costs are related to providing power to the zip line equipment and any needs for the irrigation system related to the landscape plan.
- F. The irrigation system cost is based on recent estimates of a similar irrigation system to be installed in an unrelated TRMF project.

**Instructions**

After completing the form, applications and supporting documentation may be submitted by mail to North Dakota Industrial Commission, ATTN: Outdoor Heritage Fund Program, State Capitol - Fourteenth Floor, 600 East Boulevard Ave. Dept. 405, Bismarck, ND 58505 or by e-mail to [outdoorheritage@nd.gov](mailto:outdoorheritage@nd.gov).

You are not limited to the spacing provided, except in those instances where there is a limit on the number of words. If you need additional space, please indicate that on the application form, answer the question on a separate page, and include with your submission.

The application and all attachments must be received or postmarked by the application deadline. You will be sent a confirmation by e-mail of receipt of your application. You may submit your application at any time prior to the application deadline.

**Please review the back of this form to determine project eligibility, definitions, budget criteria, and statutory requirements.**

## ABOUT OHF:

The purpose of the North Dakota Outdoor Heritage Fund is to provide funding to state agencies, tribal governments, political subdivisions, and nonprofit organizations, with higher priority given to projects that enhance **conservation** practices in this state by:

**Directive A.** Providing access to private and public lands for sportsmen, including projects that create fish and wildlife habitat and provide access for sportsmen;

**Directive B.** Improving, maintaining and restoring water quality, soil conditions, plant diversity, animal systems and by supporting other practices of stewardship to enhance farming and ranching;

**Directive C.** Developing, enhancing, conserving and restoring wildlife and fish habitat on private and public lands; and

**Directive D.** Conserving natural areas and creating other areas for recreation through the establishment and development of parks and other recreation areas.

## EXEMPTIONS

Outdoor Heritage Fund grants may not be used to finance the following:

- Litigation;
- Lobbying activities;
- Any activity that would interfere, disrupt, or prevent activities associated with surface coal mining operations; sand, gravel, or scoria extraction activities; oil and gas operations; or other energy facility or infrastructure development;
- The acquisition of land or to encumber any land for a term longer than twenty years; or
- Projects outside this state or projects that are beyond the scope of defined activities that fulfill the purposes of Chapter 54-17.8 of the North Dakota Century Code.

OHF funds may not be used, except after a finding of exceptional circumstances by the Industrial Commission, to finance:

- A completed project or project commenced before the grant application is submitted;
- A feasibility or research study;
- Maintenance costs;
- A paving project for a road or parking lot;
- A swimming pool or aquatic park;
- Personal property that is not affixed to the land;
- Playground equipment, except that grant funds may be provided for up to 25% of the cost of the equipment not exceeding \$10,000 per project and all playground equipment grants may not exceed 5% of the total grants per year (see Definitions/Clarifications for how this will be calculated);
- Staffing or outside consultants except for costs for staffing or an outside consultant to design and implement an approved project based on the documented need of the applicant and the expenditures may not exceed 5% of the grant to a grantee if the grant exceeds \$250,000 and expenditures may not exceed 10% of the grant to a grantee if the grant is \$250,000 or less (see Definitions/Clarifications for how this will be calculated);
- A building except for a building that is included as part of a comprehensive conservation plan for a new or expanded recreational project (see Definitions/Clarifications for definition of comprehensive conservation plan and new or expanded recreational project); or
- A project in which the applicant is not directly involved in the execution and completion of the project.

## Budget Information

In-kind services used to match the request for Outdoor Heritage Fund dollars shall be valued as follows:

- Labor costs \$15.00 an hour
- Land costs Average rent costs for the county as shown in the most recent publication of the USDA, National Agricultural Statistics Services, North Dakota Field Office
- Permanent Equipment Any equipment purchased must be listed separately with documentation showing actual cost. (For example: playground equipment)
- Equipment usage Actual documentation
- Seed & Seedlings Actual documentation
- Transportation Mileage at federal rate
- Supplies & materials Actual documentation

More categories will be added as we better understand the types of applications that will be submitted. We will use as our basis for these standards other State and Federal programs that have established rates. For example, the North Dakota Nonpoint Source Pollution Management Program has established rates. If your project includes work that has an established rate under another State Program, please use those rates and note your source.

**Definitions/Clarifications:**

**Building** - Defined as "A structure with a roof either with walls or without walls and is attached to the ground in a permanent nature."

**Comprehensive Conservation Plan** - Defined as "A detailed plan that has been formally adopted by the governing board which includes goals and objectives—both short and long term, must show how this building will enhance the overall conservation goals of the project and the protection or preservation of wildlife and fish habitat or natural areas." This does not need to be a complex multi-page document. It could be included as a part of the application or be an attachment.

**New and Expanded Recreational Project** means that the proposed building cannot be a replacement of a current building. The proposed building must also be related to either a new or expanded recreational project—either an expansion in land or an expansion of an existing building or in the opportunities for recreation at the project site.

**Playground equipment calculation** - Only the actual costs of the playground equipment (a bid or invoice showing the amount of the equipment costs must be provided) - cannot include freight or installation or surface materials or removal of old equipment, etc.

**Staffing/Outside Consultants Costs** - If you are requesting OHF funding for staffing or for an outside consultant, you must provide information in your application on the need for OHF funding to cover these costs. For example, if you are an entity that has engineering staff you must explain why you don't have sufficient staff to do the work or if specific expertise is needed or whatever the reason is for your entity to retain an outside consultant. If it is a request for reimbursement for staff time then a written explanation is required in the application of why OHF funding is needed to pay for the costs of that staff member(s)' time. **The budget form must reflect on a separate line item the specific amount that is being requested for staffing and/or the hiring of an outside consultant.** This separate line item will then be used to make the calculation of 5% or 10% as outlined in the law. Note that the calculation will be made on the grant less the costs for the consultant or staff.

**Scoring of Grants**

**Oral Presentation.** Please note that you will be given an opportunity to make a ten-minute Oral Presentation at a meeting of the Outdoor Heritage Fund Advisory Board. These presentations are strongly encouraged.

**Open Record.** Please note that your application and any attachments will be open records as defined by law and will be posted on the Industrial Commission/Outdoor Heritage Fund website.

All applications will be scored by the Outdoor Heritage Fund Advisory Board after your ten-minute oral presentation. The ranking form that will be used by the Board is available on the website at <http://www.nd.gov/ndic/outdoor-infopage.htm>.

**Awarding of Grants**

All decisions on requests will be reported to applicants no later than 30 days after Industrial Commission consideration. The Commission can set a limit on duration of an offer on each application or if there isn't a specific date indicated in the application for implementation of the project, then the applicant has until the next Outdoor Heritage Fund Advisory Board regular meeting to sign the contract and get the project underway or the commitment for funding will be terminated and the applicant may resubmit for funding. Applicants whose proposals have been approved will receive a contract outlining the terms and conditions of the grant.

**Responsibility of Recipient**

The recipient of any grant from the Industrial Commission must use the funds awarded for the specific purpose described in the grant application and in accordance with the contract. The recipient cannot use any of the funds for the purposes stated under Exemptions on the first page of this application.

If you have any questions about the application or have trouble submitting the application, please contact Andrea Pfennig at 701-328-3786 or [apfennig@nd.gov](mailto:apfennig@nd.gov)