

## Community Development Committee

Meeting date: May 19, 2014

For the Metropolitan Council meeting of May 28, 2014

**Subject:** Park Acquisition Opportunity Fund Grant Request for Intercity Regional Trail, Two Easements, Three Rivers Park District

**District(s), Member(s):** Council District 5, Steve Elkins; and District 8, Adam Duininck

**Policy/Legal Reference:** MN Statute Section 473.315

**Staff Prepared/Presented:** Tori Dupre, Senior Planner, Regional Parks & Natural Res. (651-602-1621)

**Division/Department:** Community Development, Regional Parks and Natural Resources

### Proposed Action

That the Metropolitan Council:

1. Authorize a grant of up to \$25,071 from the Parks and Trails Legacy Fund Acquisition Account to Three Rivers Park District to finance up to 75% of the costs to acquire two permanent public trailway easements for the Intercity Regional Trail described in Attachment 2. The grant will be financed as follows:

- \$15,043 from the FY2014 Parks and Trails Legacy Fund appropriation, and
- \$10,028 from Metropolitan Council bonds

Three Rivers Park District will match the grant with up to \$8,357, its 25% share of the total acquisition cost.

2. Authorize the Community Development Director to sign the grant agreement and accompanying documents including the restrictive covenant.

### Background

Three Rivers Park District requests a second park acquisition opportunity fund grant of up to \$25,071 to acquire two permanent public trailway easements for the Intercity Regional Trail in the City of Bloomington (Attachment 1). These two easements represent the Park District's third grant request to acquire the regional trail, and total 13 of the anticipated 17 trailway easements needed to acquire the trail over the next several months. The Park District previously requested grants of \$55,400 and \$71,276 for 11 easements for the regional trail in the Cities of Bloomington and Richfield.

The two easements are .02 acres in size, or 987 square feet and include the CSM Freeway property at 7850 12<sup>th</sup> Avenue South (Attachment 5), and the Matias property at 8412 Old Cedar Avenue South (Attachment 6). The Park District's request summarizes the easements including ownership, size, location and estimated acquisition costs in Attachment 2.

### Rationale

The Park District's grant request is consistent with the Park Acquisition Opportunity Fund Rules for the acquisition grant program that assists regional park agencies in acquiring land for the Metropolitan Regional Park System, within approved master plan boundaries. Assuming the Metropolitan Council approves a \$71,276 grant for acquiring 6

easements for this trail on May 14, the cumulative total of all Park Acquisition Opportunity Fund grants is \$35,092,044 which acquired 2,817.7 acres.

## Funding

The Park Acquisition Opportunity Fund has two accounts: the Environment and Natural Resources Trust Fund and the Parks and Trails Legacy Fund. Assuming the Metropolitan Council approves a \$71,276 grant for acquiring six easements for the Intercity Regional trail on May 14, the Parks and Trails Legacy account has a balance of \$2,430,068 which includes \$389,759 from the fiscal year 2014 Parks and Trails Legacy Fund appropriation, and \$2,040,309 of Metropolitan Council bonds.

The Park District's estimated acquisition costs are \$33,428 which includes the purchase price, appraisal, title insurance, taxes and closing costs as shown in Table 1.

Table 1: Intercity Regional Trail Easements Estimated Acquisition Costs

Cost Items	Amount
Purchase Price (2 easements)	\$24,200
Associated Fees (closing costs, title insurance, etc.)	\$9,228
<b>Total Acquisition (Estimated)</b>	<b>\$33,428</b>

The Park Acquisition Opportunity Fund grant will be financed with the revenue sources shown in Table 2. The Park District will fund the required 25% match and does not request future reimbursement from a regional parks capital improvement program.

Table 2: Acquisition Grant Revenue Sources

Revenue Sources	Amount
Estimated Total Acquisition Costs	\$33,428
Grant Total (up to 75% acquisition total)	\$25,071
FY2014 Parks and Trails Legacy Fund (60% of grant total)	\$15,043
Metropolitan Council bonds (40% of grant total)	\$10,028
Local Match (25% of acquisition total)	\$8,357

The Metropolitan Council's approval of this grant to Three Rivers Park District will reduce the Parks and Trails Legacy Fund account balance to \$2,404,997.

## Known Support / Opposition

The Metropolitan Parks and Open Space Commission unanimously recommended approval of the proposed action at its meeting on May 6, 2014. The Three Rivers Park District Board authorized purchase of the trail easements on March 6, 2014. There is no known opposition to the Park District's acquisition of the easements for the Intercity Regional Trail, or to the Park District's grant request.

## Metropolitan Parks and Open Space Commission

Meeting date: May 6, 2014

For the Community Development Committee meeting of May 19, 2014

For the Metropolitan Council meeting of May 28, 2014

**Subject:** Park Acquisition Opportunity Fund Grant Request for Intercity Regional Trail, Two Easements, Three Rivers Park District

**District(s), Member(s):** MPOSC District C, William Weber

**Policy/Legal Reference:** MN Statute Section 473.315

**Staff Prepared/Presented:** Tori Dupre, Senior Planner-Regional Parks and Natural Resources (651-602-1621)

**Division/Department:** Community Development, Regional Parks and Natural Resources

### Proposed Action

That the Metropolitan Council:

3. Authorize a grant of up to \$25,071 from the Parks and Trails Legacy Fund Acquisition Account to Three Rivers Park District to finance up to 75% of the costs to acquire two permanent public trailway easements for the Intercity Regional Trail described in Attachment 2. The grant will be financed as follows:
  - \$15,043 from the FY2014 Parks and Trails Legacy Fund appropriation, and
  - \$10,028 from Metropolitan Council bondsThree Rivers Park District will match the grant with up to \$8,357, its 25% share of the total acquisition cost.
4. Authorize the Community Development Director to sign the grant agreement and accompanying documents including the restrictive covenant.

### Background

On April 11, 2014, Three Rivers Park District requested a third park acquisition opportunity fund grant of up to \$25,071 to acquire two permanent public trailway easements for the Intercity Regional Trail in the City of Bloomington (Attachment 1). These two easements represent the Park District's third grant request to acquire the regional trail, and total 13 of the anticipated 17 trailway easements needed to acquire the trail over the next several months. The Park District previously requested grants of \$55,400 and \$71,276 for 11 easements for the regional trail in the Cities of Bloomington and Richfield.

The two easements are located along 12<sup>th</sup> Avenue South and Old Cedar Avenue South, and are .02 acres in size, or 987 square feet. The Park District's request summarizes the easements including ownership, size, location and estimated acquisition costs in Attachment 2.

The Park District's acquisition of these easements is consistent with the Intercity Regional Trail master plan, which the Metropolitan Council approved on October 31, 2012. The master plan indicates that trail easements may be required to

develop the regional trail, and shows the location of future easements connected along the regional trail (Attachment 3). The master plan indicates that the 5 mile regional trail extends through Minneapolis, Richfield and Bloomington, will be jointly managed by the Minneapolis Park and Recreation Board, the City of Bloomington and the Park District.

The regional trail is planned to connect Nokomis-Hiawatha Regional Park to the 86th Street Bikeway in Bloomington, and connect to the Nine Mile Creek Regional Trail (Attachment 4). The Park District has set the purchase closing for the easements contingent upon the Metropolitan Council’s action on the Park District’s grant request.

The easements include the CSM Freeway property at 7850 12<sup>th</sup> Avenue South (Attachment 5), and the Matias property at 8412 Old Cedar Avenue South (Attachment 6).

**Rationale**

In 2001, the Metropolitan Council established a Park Acquisition Opportunity Fund grant program to assist regional park agencies in acquiring land for the Metropolitan Regional Park System. Land that is acquired must be within Metropolitan Council approved master plan boundaries for that particular park or trail unit. Assuming the Metropolitan Council approves a \$71,276 grant for acquiring 6 easements for this trail on May 14, the cumulative total of all Park Acquisition Opportunity Fund grants is \$35,092,044 which acquired 2,817.7 acres.

All park acquisition opportunity grant agreements include an “agreement and restrictive covenant” that park agencies record to ensure that the property remains in regional recreation use. The Metropolitan Council’s action authorizes the Community Development Director to sign the grant agreement and accompanying documents including the restrictive covenant.

The Park District’s grant request is consistent with the Park Acquisition Opportunity Fund Rules.

**Funding**

The Park Acquisition Opportunity Fund has two accounts: the Environment and Natural Resources Trust Fund and the Parks and Trails Legacy Fund. Assuming the Metropolitan Council approves a \$71,276 grant for acquiring 6 easements for the Inter-City Regional trail on May 14, the Parks and Trails Legacy account has a balance of \$2,430,068 which includes \$389,759 from the fiscal year 2014 Parks and Trails Legacy Fund appropriation, and \$2,040,309 of Metropolitan Council bonds.

The Park District’s estimated acquisition costs are \$33,428 which includes the purchase price, appraisal, title insurance, taxes and closing costs as shown in Table 1.

Table 1: Intercity Regional Trail Easements Estimated Acquisition Costs

Cost Items	Amount
Purchase Price (2 easements)	\$24,200
Associated Fees (closing costs, title insurance, etc.)	\$9,228
<b>Total Acquisition (Estimated)</b>	<b>\$33,428</b>

The Park Acquisition Opportunity Fund grant will be financed with the revenue sources shown in Table 2. The Park District will fund the required 25% match and does not request future reimbursement from a regional parks capital improvement program.

**Table 2:** Acquisition Grant Revenue Sources

Revenue Sources	Amount
Estimated Total Acquisition Costs	\$33,428
Grant Total (up to 75% acquisition total)	\$25,071
FY2014 Parks and Trails Legacy Fund (60% of grant total)	\$15,043
Metropolitan Council bonds (40% of grant total)	\$10,028
Local Match (25% of acquisition total)	\$8,357

The Metropolitan Council’s approval of this grant to Three Rivers Park District leaves an unobligated balance of \$2,404,997 in the Parks and Trails Legacy Fund acquisition account.

***Known Support / Opposition***

There is no known opposition to the Park District’s acquisition of these two easements for the Intercity Regional Trail, or to its grant request.



April 11, 2014

Three Rivers  
Park District  
Board of  
Commissioners

Arne Stefferud  
Manager, Regional Parks and Natural Resources Unit  
Community Development Division  
390 North Robert Street  
St. Paul, MN 55101

Penny Steele  
District 1

RE: Park Acquisition Opportunity Fund Grant Request for Intercity Regional Trail

Dear Arne,

Jennifer DeJournett  
District 2

Three Rivers Park District is respectfully submitting a Park Acquisition Opportunity Grant Request for acquisition of two easements in the amount of \$25,071 for the Intercity Regional Trail in Bloomington.

Daniel Freeman,  
Vice Chair  
District 3

This is the third Park Acquisition Opportunity Grant Request for the Intercity Regional Trail. The previous February 20, 2014 and March 13, 2014 requests were in the amount of \$55,400 and \$71,276 respectively and included 11 easements located in Richfield and Bloomington.

John Gunyou,  
Chair  
District 4

A brief summary of each easement included in this reimbursement request is on the following pages. Per your request the additional required documentation and background is enclosed and includes the following items:

John Gibbs  
District 5

- Metropolitan Council Documents and Cost Data Tracking Sheet
- Excerpts of the Intercity Regional Trail Master Plan
- Appraisal for each easement
- Purchase price/agreement or similar (offer letter w/signed easement or payment authorization form)

Please process this request and forward to the Metropolitan Parks Open Space Commission, Community Development Committee, and Metropolitan Council at your earliest convenience.

Larry Blackstad  
Appointed  
At Large

You may contact me at 763-695-7635 or [kgrissman@threeriversparkdistrict.org](mailto:kgrissman@threeriversparkdistrict.org) with any questions or concerns.

Thank you for your continued assistance through this process.

Steve Antolak  
Appointed  
At Large

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly Grissman".

Kelly Grissman  
Director of Planning

Cris Gears  
Superintendent

Enclosures

C: Jonathan Vlaming, Associate Superintendent  
Stephen Shurson, Landscape Architect

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Administrative Center, 3000 Xenium Lane North, Plymouth, MN 55441-1299  
Information 763.559.9000 • TTY 763.559.6719 • Fax 763.559.3287 • [www.ThreeRiversParks.org](http://www.ThreeRiversParks.org)



Attachment 2, Summary of Intercity Regional Trail 2 Easements and Estimated Costs

**Brief Overview of Grant Request (Acquire through Direct Purchase)**

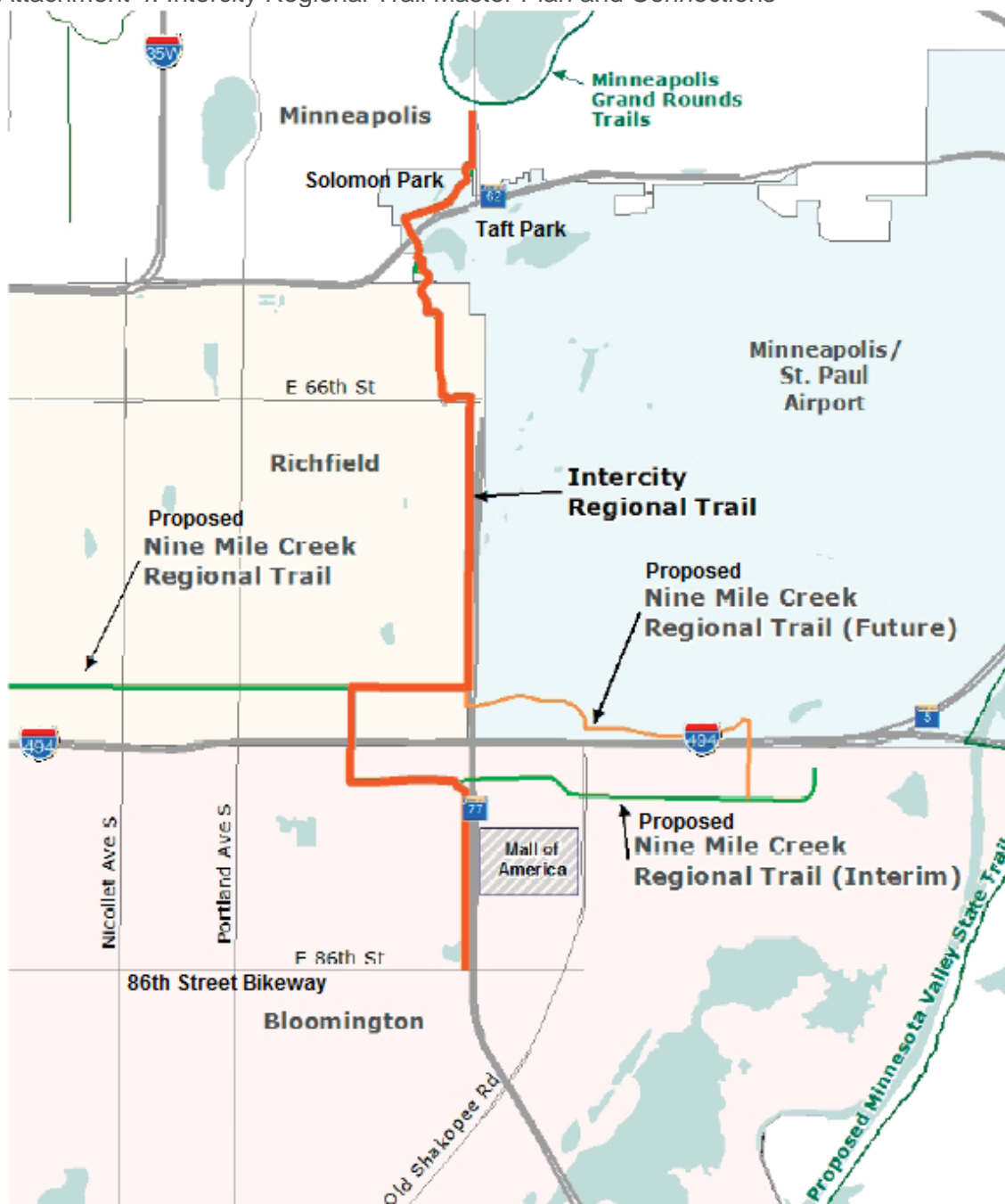
<b>Park/Trail</b>	Intercity Regional Trail	
<b>Property Owner/Seller</b>	CSM Freeway	Matias
<b>Address</b>	7850 12 <sup>th</sup> Avenue South Bloomington, MN 55425	8412 Old Cedar Avenue South Bloomington, MN 55425
<b>PID</b>	02-027-24-21-0019	02-027-24-44-0017
<b>Size</b>	762 Square Feet (.0174 acre)	225 Square Feet (.0051 acre)
<b>County</b>	Hennepin	Hennepin
<b>Legal Description</b>	Please see page 18 of enclosed CSM Freeway Easement Document	Please see page 18 of enclosed Matias Easement Document
<b>House District</b>	District 50A	District 50A
<b>Senate District</b>	District 3	District 3
<b>Met Council District</b>	District 5	District 5
<b>MPOSC District</b>	District C	District C
<b>Master Plan Support</b>	Please see pages V, 61 and 112 of enclosed master plan excerpt.	Please see pages V, 61 and 112 of enclosed master plan excerpt.
<b>Aerial Photo/ Proposed Acquisition Graphic</b>	Aerial: Enclosed  Proposed Acquisition Graphic: Page 30 of Appraisal	Aerial: Enclosed  Proposed Acquisition Graphic: Page 29 of Appraisal
<b>Source of Local Match</b>	Three Rivers Park District: General Obligation Bond Funds and/or Land Acquisition and Betterment Funds	
<b>Permanent Easement Purchase Price</b>	\$19,500	\$4,700
<b>Associated Fees</b>	\$4,614	\$4,614
<b>Total Easement Cost</b>	\$24,114	\$9,314
<b>Est. Local Match Amount</b>	\$6,029	\$2,328
<b>Est. Grant Request</b>	\$18,085	\$6,986
<b>Total Grant Request</b>		\$25,071

Attachment 3: Intercity Regional Trail Master Plan Map





Attachment 4: Intercity Regional Trail Master Plan and Connections





This map is a compilation of data from various sources and is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The user acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and in a constant state of maintenance, correction, and update.

### Intercity Regional Trail CSM Freeway property easement

7850 12th Ave S  
Created by: N Straka, Sr. Engineering Technician  
Map Created: 2/14/2014  
Revised Date: 3/12/2014





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### **Intercity Regional Trail Matias property easement**

8412 Old Cedar Ave  
Created by: N Straka, Sr. Engineering Technician  
Map Created: 2/14/2014  
Revised Date: 3/11/2014

