

Community Development Committee

Meeting date: December 21, 2015

For the Metropolitan Council meeting of January 13, 2016

Subject: Request for Reimbursement Consideration for Lake Waconia Regional Park (Coney Island) from Carver County

District(s), Member(s): 4 – Deb Barber

Policy/Legal Reference: MN Stats. §473.315 and 2040 Regional Parks Policy Plan, Finance Strategy 6

Staff Prepared/Presented: Deb Streets Jensen, Senior Parks Finance Planner 651-602-1554

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

Proposed Action

That the Metropolitan Council:

1. Consider reimbursing Carver County up to \$169,878 from its share of future Regional Parks Capital Improvement Programs financed with Council bonds for demolition and debris removal costs on Coney Island in the Lake Waconia Regional Park; and
2. Remind the County that the Council does not, under any circumstances, represent or guarantee that reimbursement will be granted and that expenditure of local funds never entitles a park agency to reimbursement.

Background

In September 2015, Carver County requested a \$1,050,000 Park Acquisition Opportunity Fund (PAOF) grant to purchase Coney Island for the Lake Waconia Regional Park. The original grant request included \$267,000 in costs to remove nearly 40 dilapidated and collapsed structures on the property. There were not enough PAOF funds to pay for the entire purchase. After consultation with Parks staff, Carver County agreed to split the request into two pieces: one, to cover the purchase and associated costs and this second request, which seeks future reimbursement of up to \$169,878 for demolition and debris removal. Carver County will directly fund the balance of the costs as their local match.

Rationale

The request is consistent with Finance Strategy 6 in the *2040 Regional Parks Policy Plan*, which states: *Reimbursement will be considered for development projects provided that:*

- *The project is consistent in timing, scale, type, and cost with a Council-approved master plan*
- *All information required for the development grant is submitted to the Council prior to the regional park implementing agency undertaking the project, and*
- *The Council approves the project.*

Funding

Funding for the future reimbursement of the project may be awarded through Carver County's share of Regional Parks Capital Improvement Programs. Council action is required to approve specific grants to Carver County.

Known Support / Opposition

On December 1, 2015 the Metropolitan Parks and Open Space Commission considered the business item and unanimously recommended the proposed action.

Commissioners asked for clarification about how 'future consideration' is implemented. MPOSC liaison Wulff explained that while this item does not guarantee funding, it provides the first step in possible re-allocation of the implementing agency's share of a future Capital Improvement Plan funded with Council bonds. Commissioners also asked if the proposed stewardship activities could not be funded as part of a planned donation from the current property owner to Carver County. Staff and the Carver County Parks Director explained that full demolition and debris removal is a safety issue that must be dealt with promptly. The Carver County Board supports the project, and there is no known opposition.

Metropolitan Parks and Open Space Commission

Meeting date: December 1, 2015

For the Community Development Committee meeting of December 21, 2015

For the Metropolitan Council meeting of January 13, 2016

Subject: Request for Reimbursement Consideration for Lake Waconia Regional Park (Coney Island) from Carver County

MPOSC District(s), Member(s): District B – Robert Moeller

Policy/Legal Reference: MN Stats. §473.315

Staff Prepared/Presented: Deb Streets Jensen, Senior Parks Finance Planner 651-602-1554

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

Proposed Action

That the Metropolitan Council:

1. Consider reimbursing Carver County up to \$169,878 from its share of future Regional Parks Capital Improvement Programs financed with Council bonds for demolition and debris removal costs on Coney Island in the Lake Waconia Regional Park; and
2. Remind the County that the Council does not, under any circumstances, represent or guarantee that reimbursement will be granted and that expenditure of local funds never entitles a park agency to reimbursement.

Background

In September 2015, Carver County requested a \$1,050,000 Park Acquisition Opportunity Fund (PAOF) grant to purchase Coney Island for the Lake Waconia Regional Park. The original grant request included \$267,000 in costs to remove nearly 40 dilapidated and collapsed structures on the property. Because the PAOF account is in reimbursement mode, there were not enough funds to pay for the land purchase, closing and access costs, as well as removing the structures and debris. After consultation with Parks staff, Carver County agreed to split the request into two pieces: one, to cover the purchase, associated closing costs and 20% of the stewardship costs through the PAOF (Business item 2015-309) and this second request, which seeks future reimbursement of up to \$169,878 for demolition and debris removal. Carver County will directly fund the balance of the costs as their local match.

Rationale

Carver County's request is consistent Finance Strategy 6 from the *2040 Regional Parks Policy Plan*, which states that, "The Council may reimburse regional park implementing agencies for the costs of acquiring some lands before they have been made part of the Regional Parks System, or for development projects undertaken before they can be financed through the Metropolitan Regional Parks Capital Improvement Program". Additionally, the property under consideration has been amended into the Lake Waconia Regional Park boundary.

Funding

Funding for the future reimbursement of the project may be awarded through Carver County's share of Regional Parks Capital Improvement Programs (CIP). Council action is required to approve specific grants to Carver County.

Known Support / Opposition

The Carver County Board supports the project, and there is no known opposition.