

Park Acquisition Opportunity Fund Grant for Big Marine Park Reserve, Nelson

Washington County

Business item 2019-156

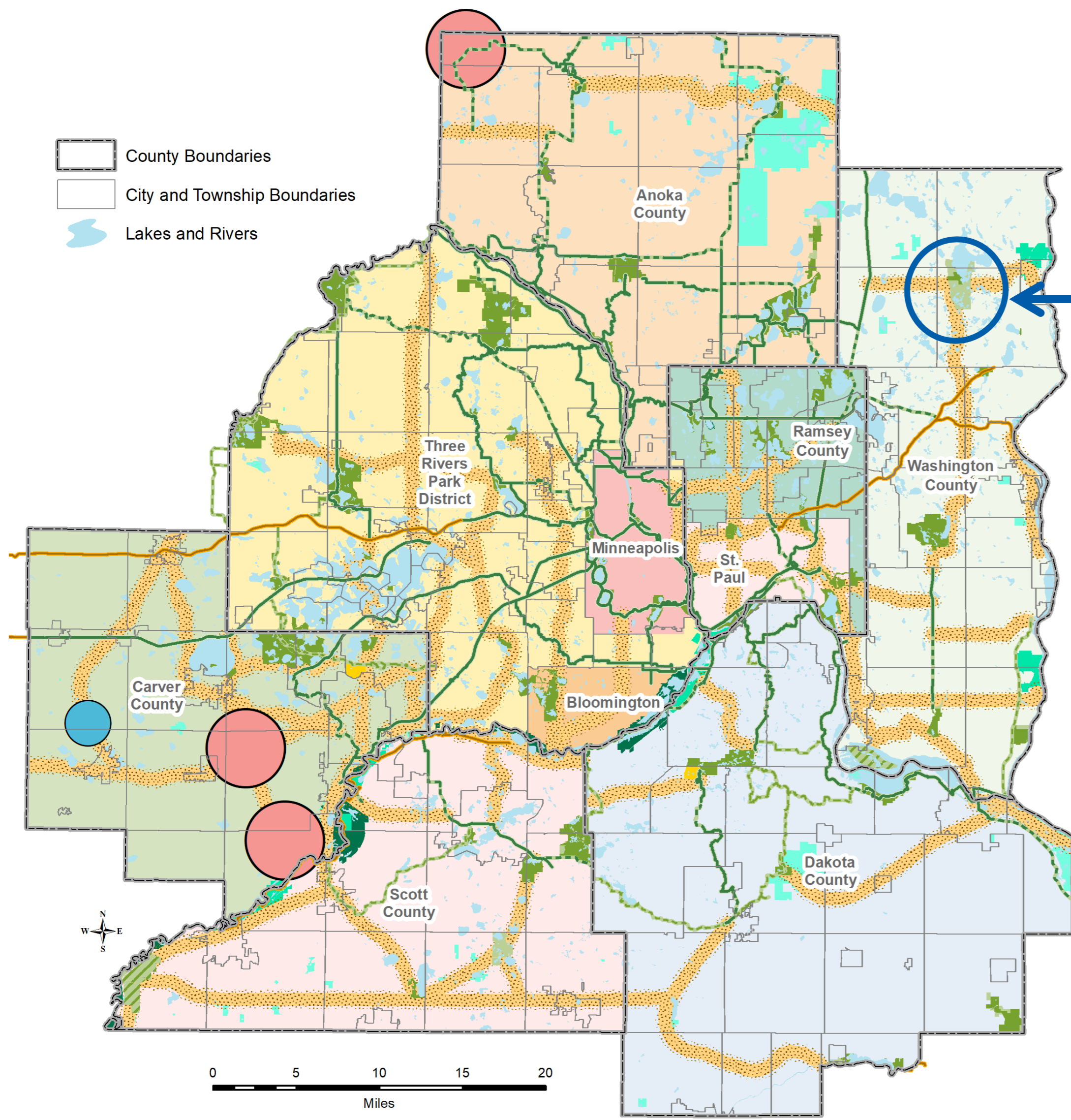
Metropolitan Parks and Open Space Commission

July 9, 2019

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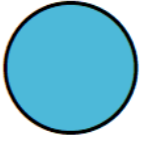
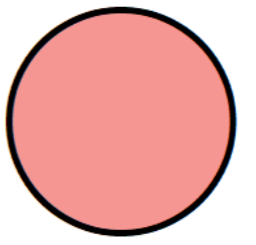














Regional Parks System Plan

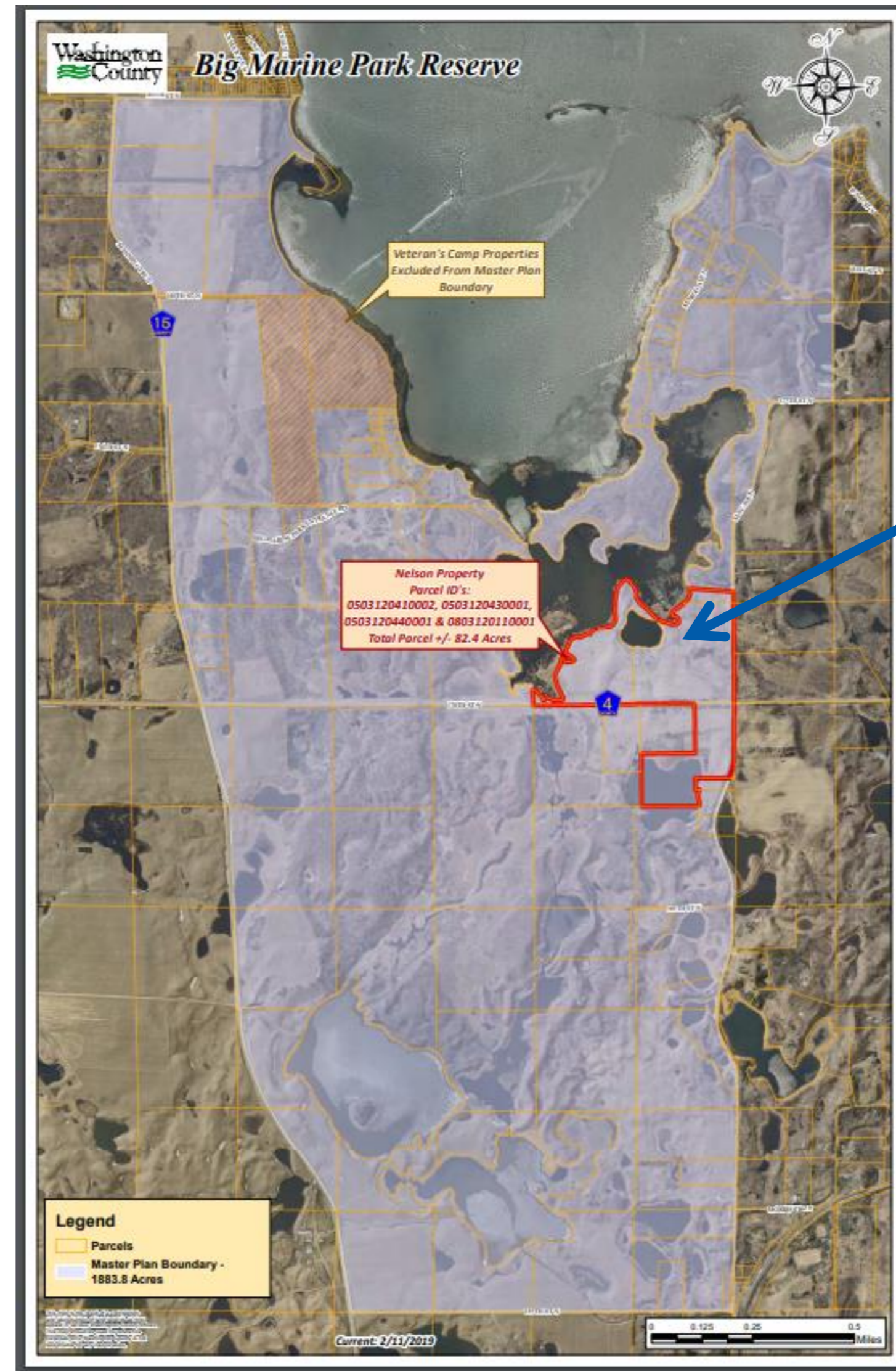


Big Marine Park Reserve

Regional Park Search Areas and Regional Trail Search Corridors

-  Park Boundary Adjustments
-  Park Search Areas
-  Regional Trail Search Corridors
-  Existing State Trails
-  Regional Parks (Not Open to the Public)
-  Planned Parks (Not Open to the Public)
-  Regional Trails (Open to the Public)
-  Regional Trails (Not Open to the Public)
-  Planned Regional Trails (Not Open to the Public)
-  State Wildlife Management Areas
-  State Parks
-  MN Valley National Wildlife Refuge
-  Minnesota Valley State Trail and Recreation Area
-  Special State Recreation Features

Big Marine Park Reserve, Washington County



Subject property- 12096 170th Street, Marine on St. Croix. Total of 4 parcels. 75.4 acres.



Nelson parcel with improvements



This parcel contains a house built in 1959, a barn, and a storage shed that will be removed or demolished. The other 3 parcels have no improvements.



Nelson property- natural resources benefit



*Photos taken from K. Lindstrom appraisal



Rationale for recommendation

- Consistent with:
 - The *2040 Regional Parks Policy Plan*;
 - State fiscal year 2020 Parks and Trails Legacy Fund appropriation requirements;
 - The Big Marine Park Reserve Master Plan; and
 - Washington County is well within it's \$1.7 million-per-year limit for Parks and Trails Legacy PAOF funding.

Nelson property budget

Item	Cost	
Purchase price	\$1,050,000	100% of appraised value
Appraisal	\$5,000.00	
Holding and closing costs	\$6,564.29	Title, taxes, closing, well disclosure statement
Stewardship & Phase 1 Environmental Site Assessment	\$22,500	Removal/demolition of structures, wildlife cover for site stabilization, plantings, etc.
Total project cost	\$1,084,064.29	

Nelson property grant funding

Grant Structure	Amount
Parks and Trails Legacy Fund / Park Acquisition Opportunity Fund	\$487,828.93
Council bonds	\$325,219.29
Grant amount not to exceed	\$813,048.22
Local match (25%)	\$271,016.07
Total costs	\$1,084,064.29

Recommendations

- Approve a grant of up to \$813,048.22 to Washington County to acquire the 75.4-acre Nelson property located at 12096 170th Street in the City of Marine on St. Croix for Big Marine Park Reserve, contingent on Council approval of the 2019 Quarter 2 Unified Budget Amendment, Business Item 2019-166 JT; and
- Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council.