

Business Item 2019-157

Park Acquisition Opportunity Fund Grant Request for River to River Greenway Regional Trail

Dakota County

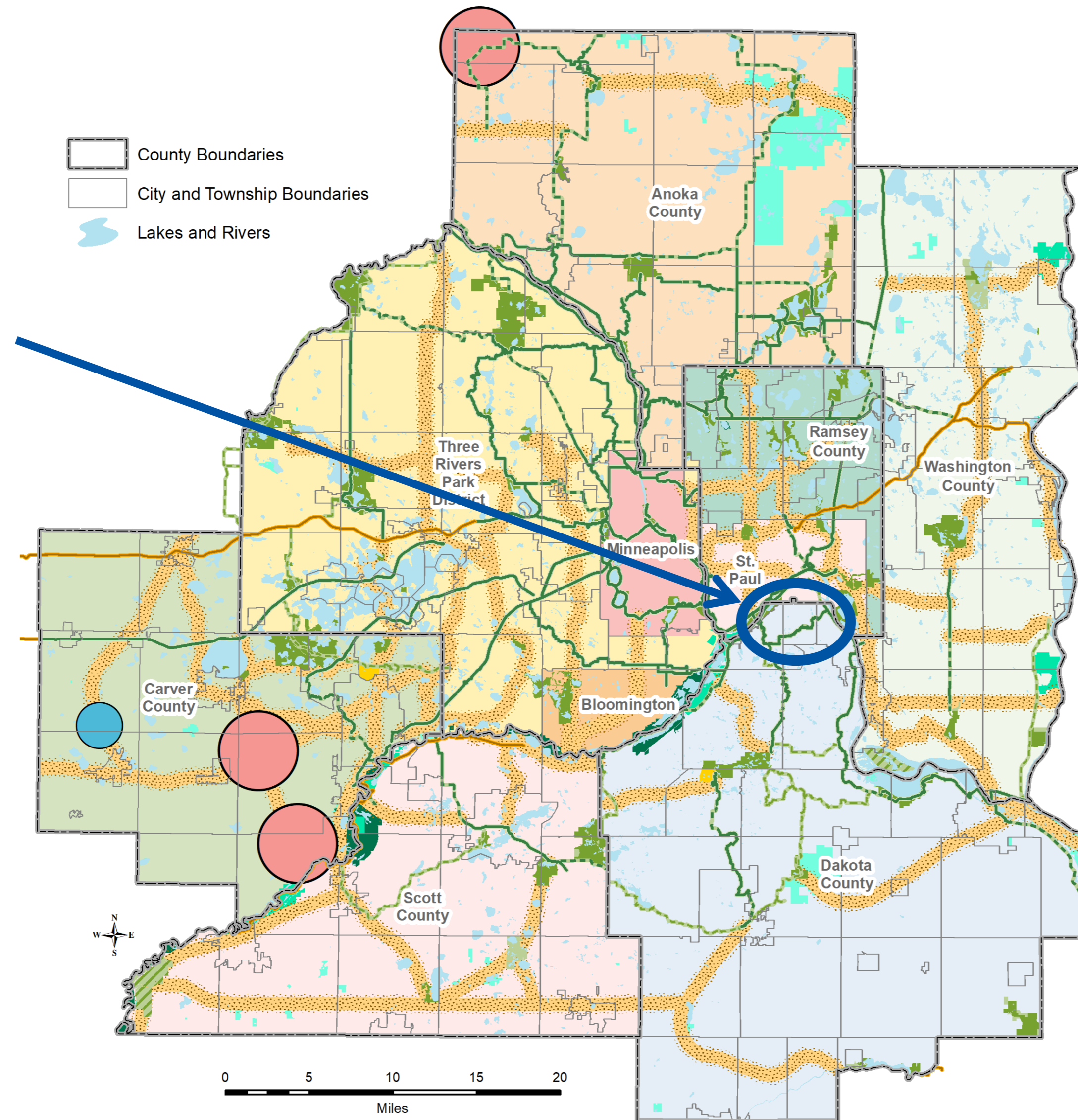
July 15, 2019

Community Development Committee

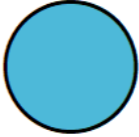
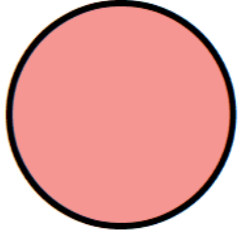














Regional Parks System Plan Map

River to River
Greenway
Regional Trail

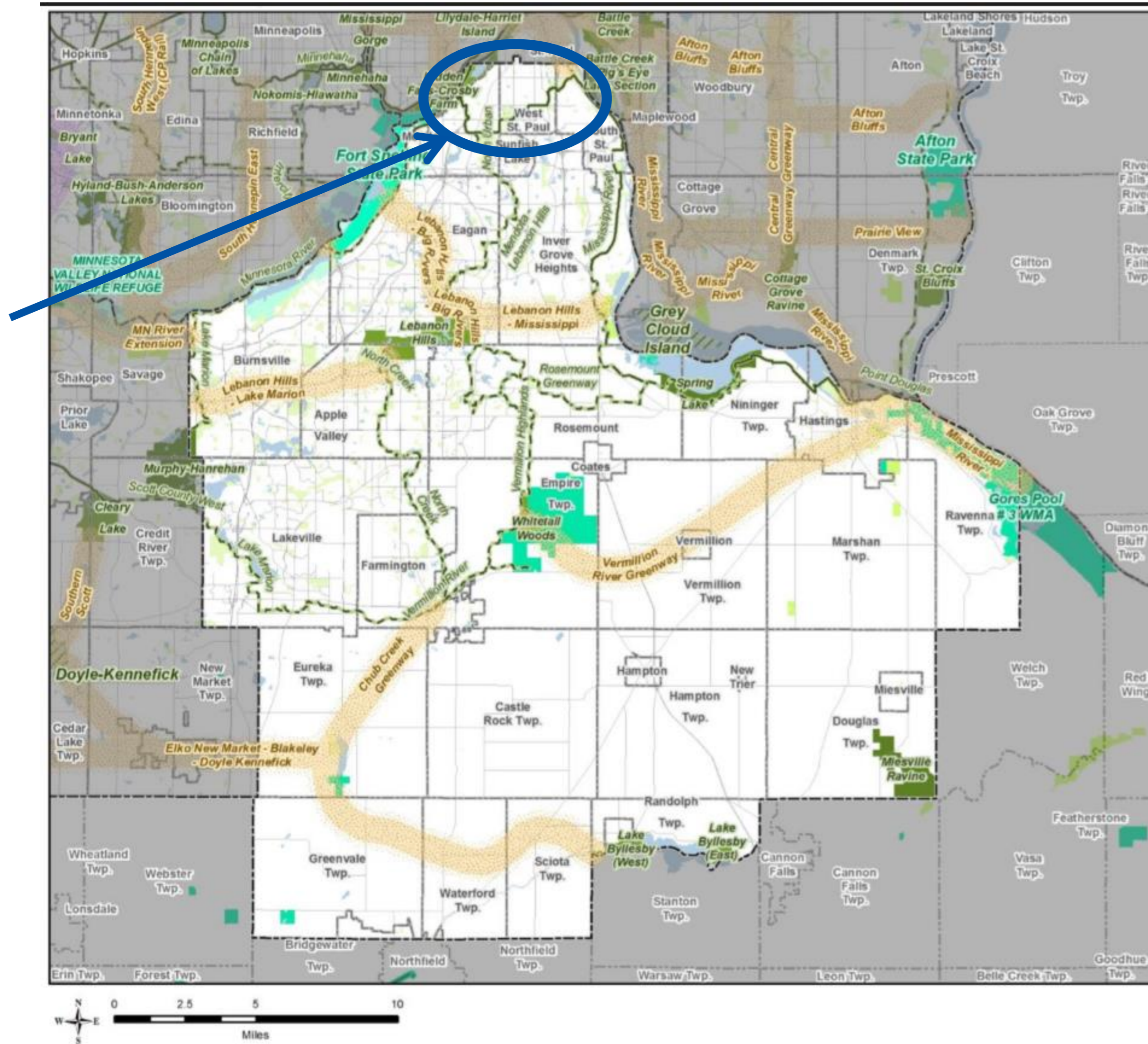


Regional Park Search Areas and Regional Trail Search Corridors

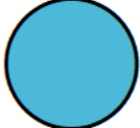
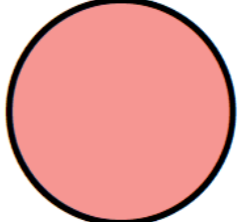












-  Park Boundary Adjustments
-  Park Search Areas
-  Regional Trail Search Corridors
-  Existing State Trails
-  Regional Parks (Not Open to the Public)
-  Planned Parks (Not Open to the Public)
-  Regional Trails (Open to the Public)
-  Regional Trails (Not Open to the Public)
-  Planned Regional Trails (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

Regional Parks System – Dakota County

River to River
Greenway
Regional Trail

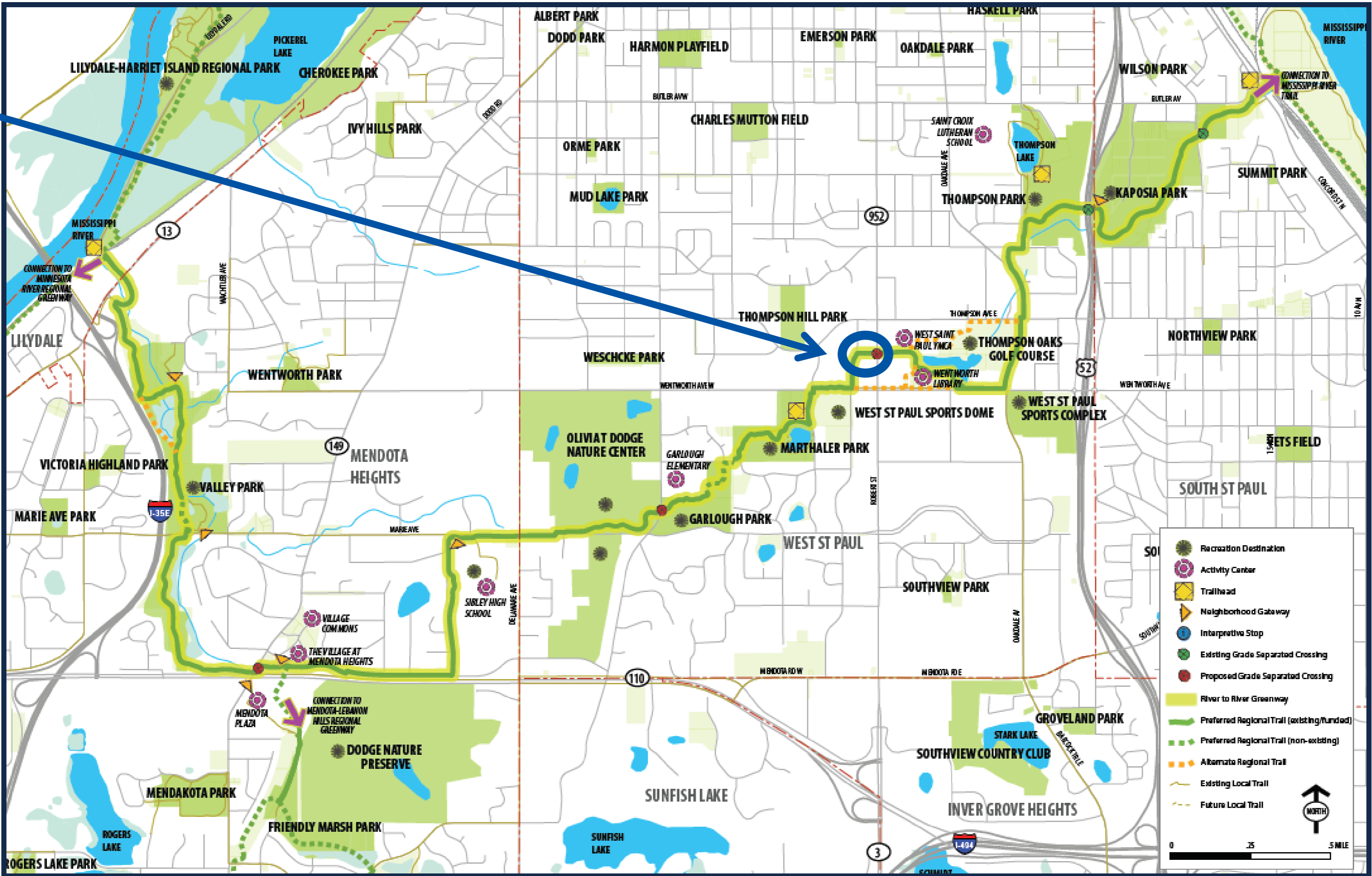


Regional Park Search Areas and Regional Trail Search Corridors

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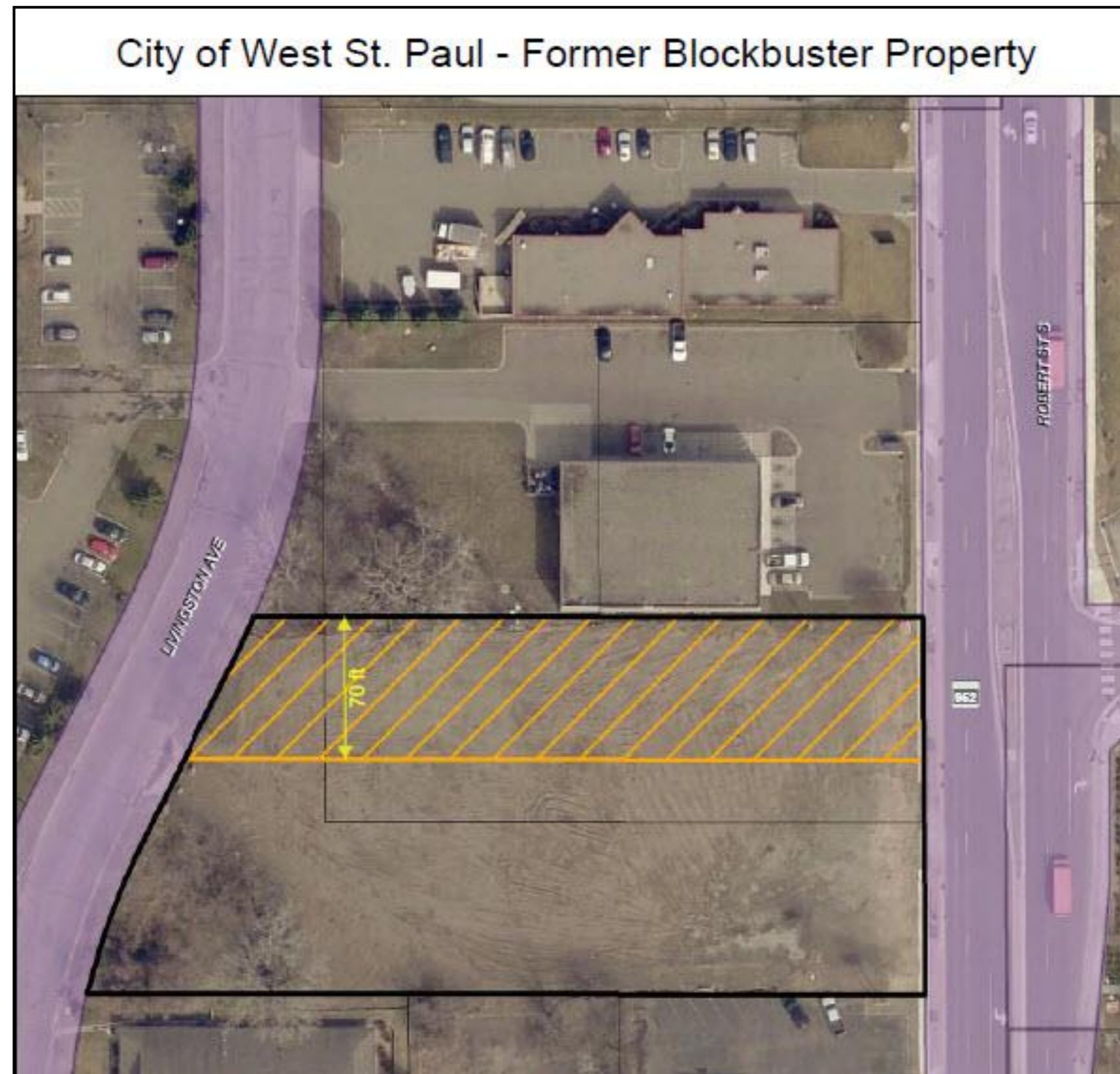
River to River Greenway Regional Trail, Blockbuster Property

Blockbuster Property



Subject parcel: 1539 Robert Street South, West St. Paul

- Bounded on the east by Robert Street and the west by Livingston Avenue
- 70-foot wide corridor totaling 0.55 acres on former Blockbuster property

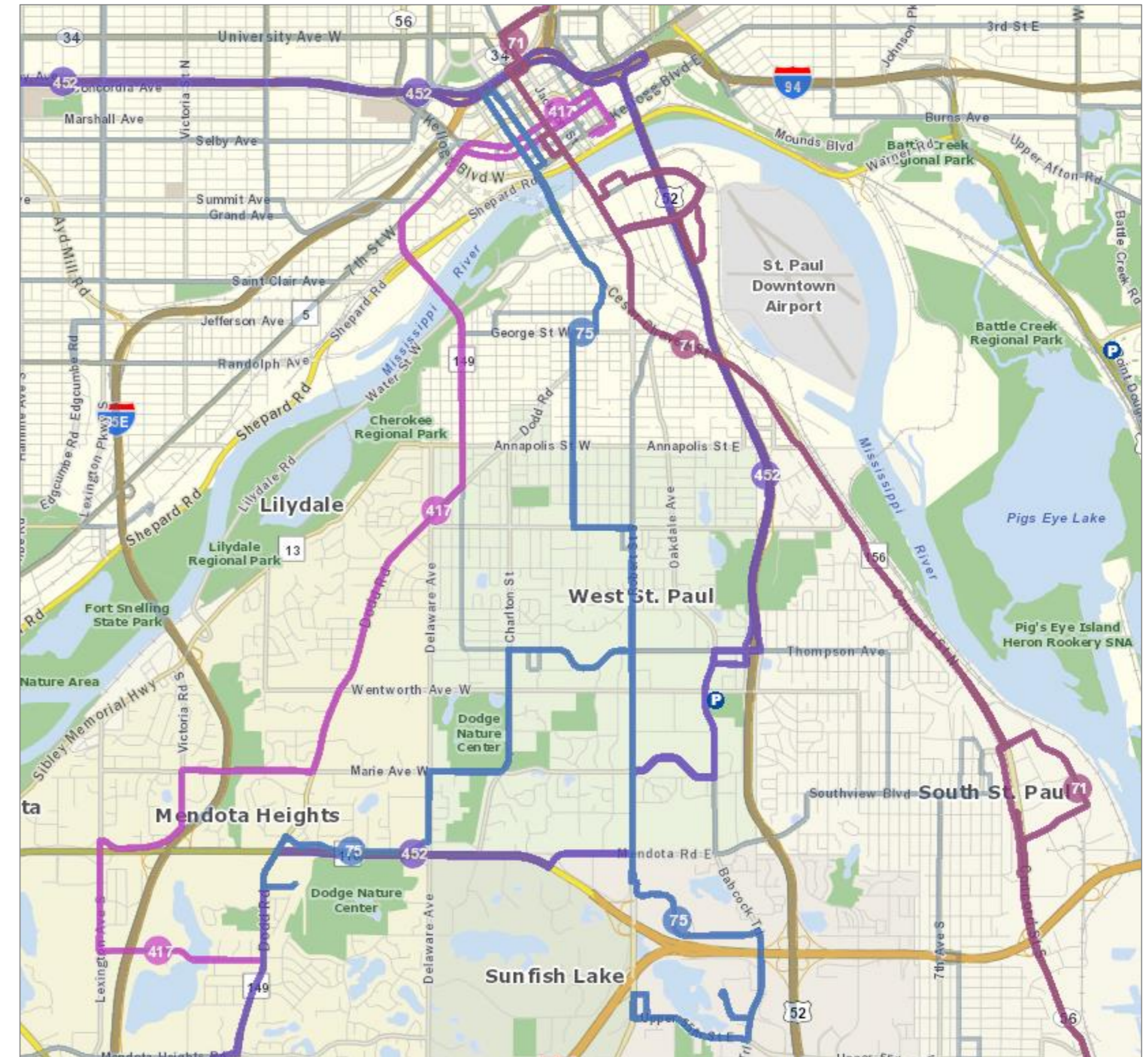


Connections

The regional trail is served by multiple Metro Transit routes:

- Route 417 (Mendota Heights-St. Paul)
- Route 75 (Stryker-Robert-Mendota Heights-Lake Cove Apartments)
- Route 452 (Express: Mendota Heights-West St. Paul-Minneapolis)
- Route 71 (Little Canada-Edgerton-Concord-Inver Hills)

There is also a Park and Ride lot at the West St. Paul Sports Complex (intersection of Oakdale Avenue and Wentworth Avenue East)



Rationale for recommendation

- **2040 Regional Parks Policy Plan, Planning Policy, Strategy 1:** A master plan, approved in 2017, illustrates the preferred regional trail routing and a proposed grade separated crossing in this specific location;
- Dakota County's request for '**future reimbursement consideration**' is authorized by the Regional Parks Fund Distribution Policy;
- The property is eligible for funding through the 10% of our 2020 Parks and Trails Legacy Fund appropriation **set aside by statute for land acquisition**; and
- Dakota County is **within its \$1.7 million-per-year limit** for Parks and Trails Legacy Fund PAOF funding;

Funding and grant structure

Item	Cost	
Purchase price	\$564,500.00	100% of appraised value
Due diligence	4,500.00	
Holding and closing costs	1,130.00	Title, taxes, closing, tax equivalency
Stewardship	<u>0.00</u>	Demolition, etc.
Total project cost	\$570,130.00	
		Grant
State fiscal year 2020 Parks and Trails Legacy Fund		256,558.50
Council match		171,039.00
Total grant amount		\$427,597.50
Agency match		\$142,532.50

Proposed action:

That the Metropolitan Council:

1. Approve a grant of up to \$427,597.50 to Dakota County to acquire the a 0.55-acre easement across the Blockbuster property located at 1539 Robert Street South in the City of West Saint Paul for the River to River Greenway Regional Trail, contingent on Council approval of the 2019 Quarter 2 Unified Budget Amendment, Business Item 2019-166 JT;
2. Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council;
3. Consider reimbursing Dakota County for up to \$142,532.50 from its share of a future Regional Parks Capital Bonding Program; and
4. Inform Dakota County that if the County fails to complete the needed land assemblage by December 31, 2022, then:
 - a. Dakota County agrees to reimburse the Council for the costs of this property
 - b. The future reimbursement consideration for this acquisition is nullified; and
5. Inform Dakota County that the Council does not under any circumstances represent or guarantee that the Council will grant future reimbursement and that expenditure of local funds never entitles a park agency to reimbursement.