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
River to River Greenway Regional Trail, 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

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
<th>Description</th>
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<tbody>
<tr>
<td>Purchase price</td>
<td>$564,500.00</td>
<td>100% of appraised value</td>
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<tr>
<td>Due diligence</td>
<td>4,500.00</td>
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<tr>
<td>Holding and closing costs</td>
<td>1,130.00</td>
<td>Title, taxes, closing, tax equivalency</td>
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<tr>
<td>Stewardship</td>
<td>0.00</td>
<td>Demolition, etc.</td>
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<tr>
<td><strong>Total project cost</strong></td>
<td><strong>$570,130.00</strong></td>
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<table>
<thead>
<tr>
<th>Grant</th>
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<tbody>
<tr>
<td>State fiscal year 2020 Parks and Trails Legacy Fund</td>
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<tr>
<td>Council match</td>
</tr>
<tr>
<td><strong>Total grant amount</strong></td>
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<tr>
<td>Agency match</td>
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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.