

Business Item 2019-168

Park Acquisition Opportunity Fund Grant Request for Crow-Hassan Park Reserve

Three Rivers Park District

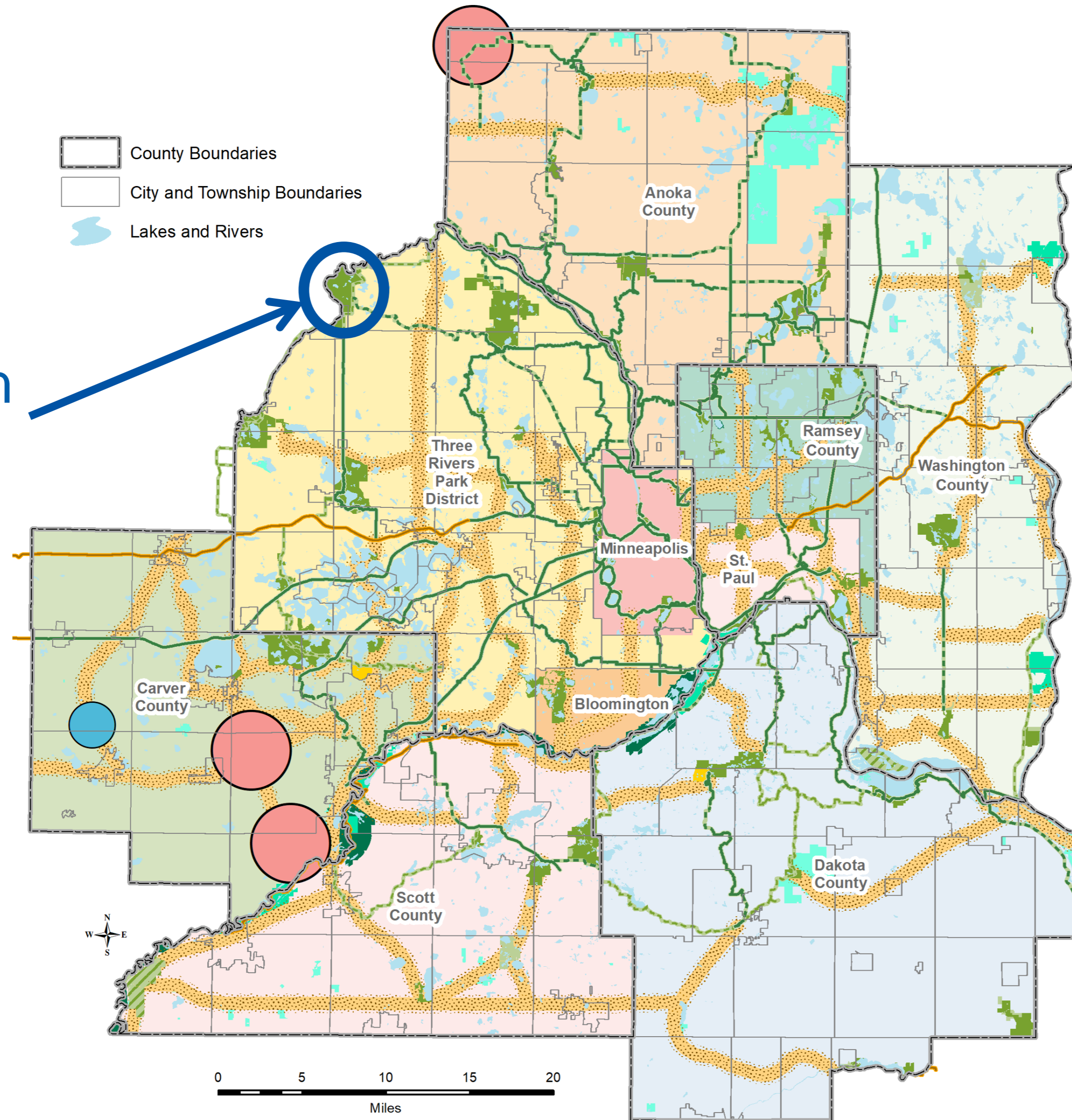
July 15, 2019

Community Development Committee

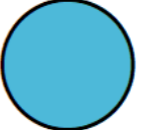
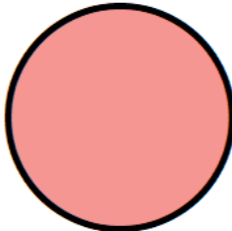














Regional Parks System Plan Map

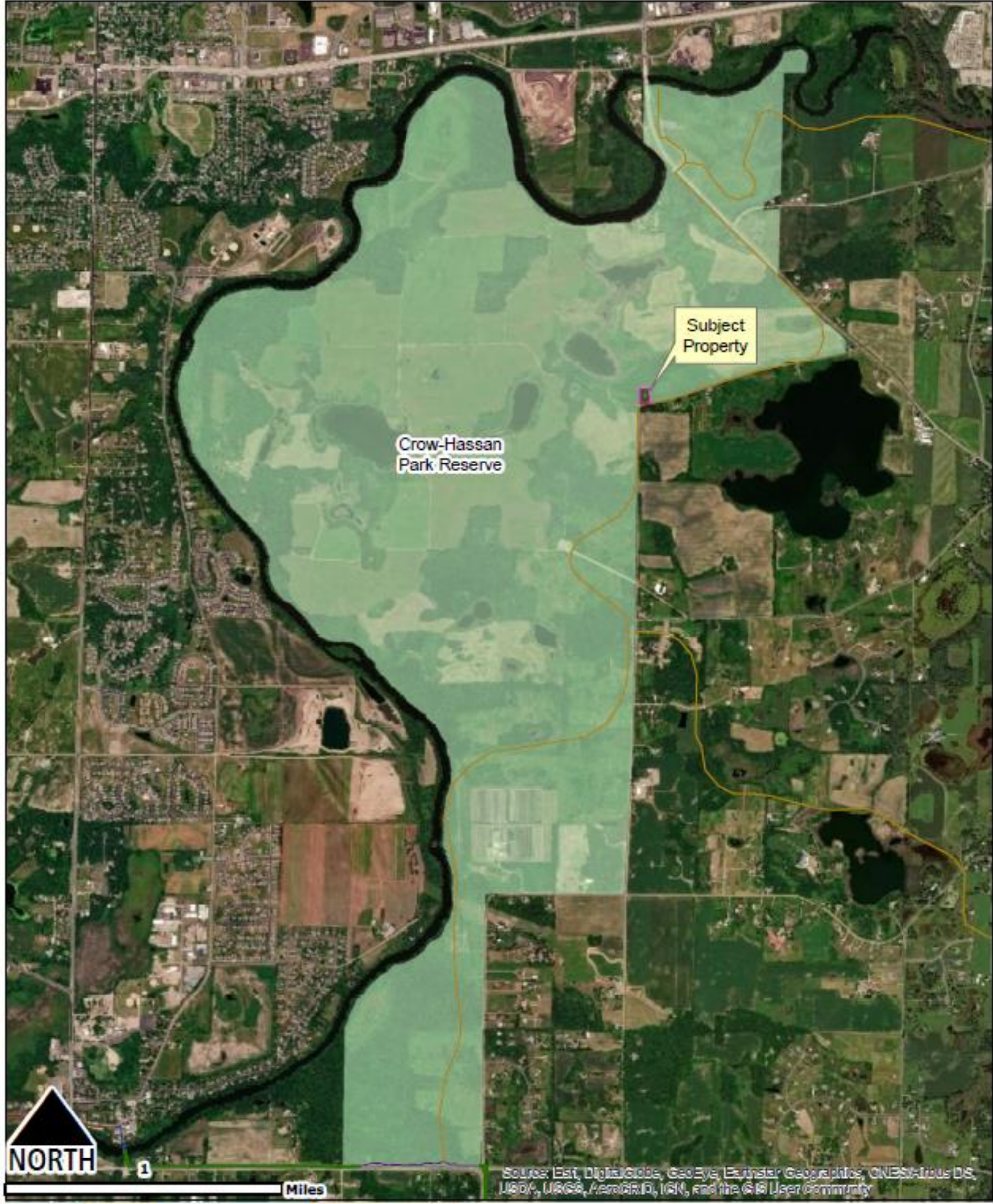
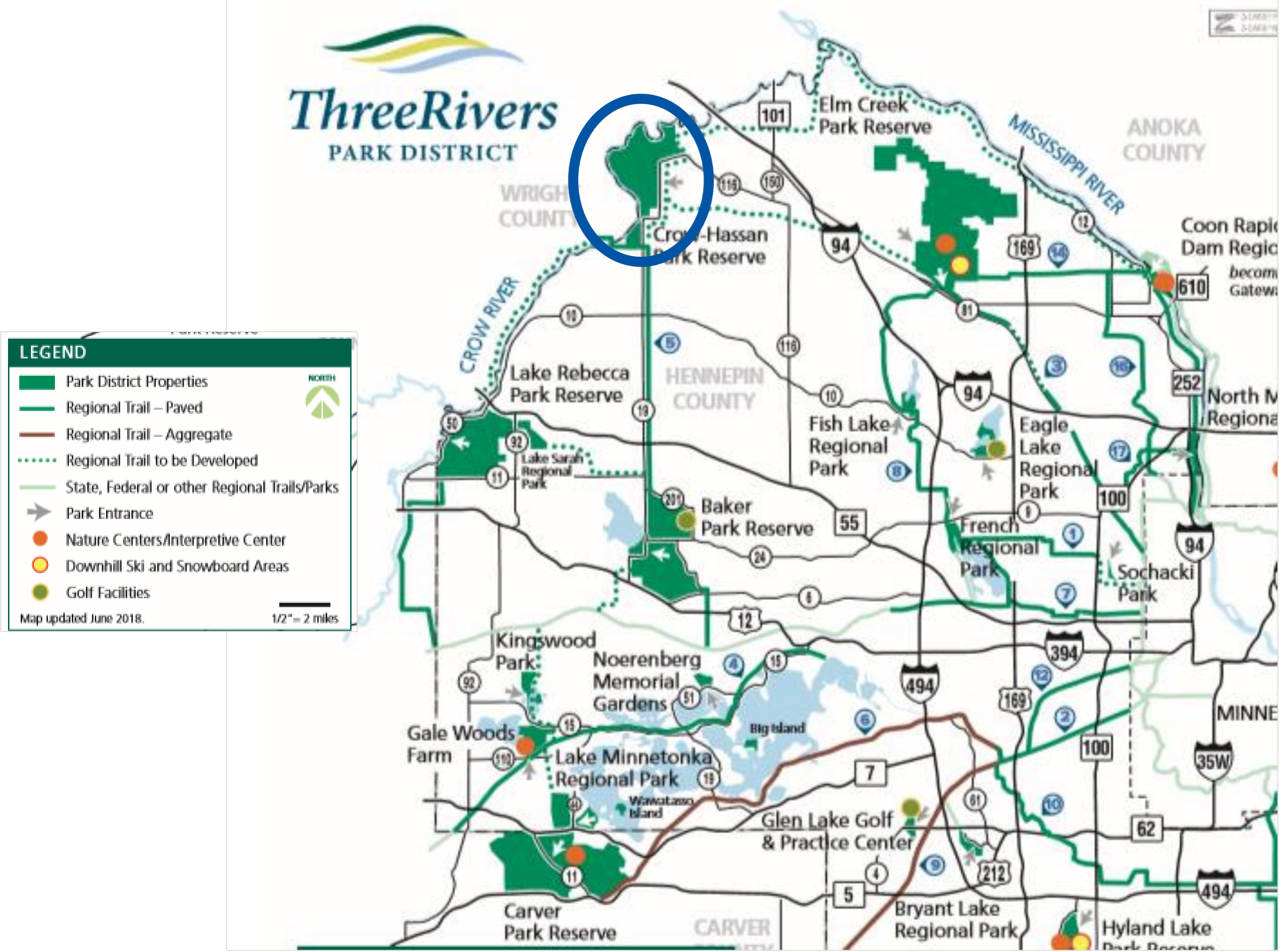
Crow - Hassan
Park Reserve



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

Crow-Hassan Park Reserve



Subject parcel: 27060 Sylvan Lake Road, Rogers

- 1.02 acre parcel in the northeast portion of Crow-Hassan Park Reserve.
- Bounded on the south by Sylvan Lake Road and planned Crow River Regional Trail.
- Surrounded by park reserve on three sides, has comparable natural resource value



Subject parcel: 27060 Sylvan Lake Road, Rogers

- House built in 1963, has operated as a hobby farm for several decades
- Wood and wire fencing are prevalent
- Property will be restored to mirror the adjacent resources of the park reserve



Rationale for recommendation

- **2040 Regional Parks Policy Plan, Planning Policy, Strategy 1:** A master plan amendment, approved in 2014, calls out this parcel as an inholding within the Council-approved boundary;
- Three Rivers Park District'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**;
- Three Rivers Park District is **within its \$1.7 million-per-year limit** for Parks and Trails Legacy Fund PAOF funding; and
- The property will provide a **connection to the Crow River Regional Trail**, which is planned to travel along the south side of the parcel.

Funding and grant structure

Item	Cost	
Purchase price	\$275,000.00	100% of appraised value
Due diligence	3,400.00	
Holding and closing costs	6,955.00	Title, taxes, closing, tax equivalency
Stewardship	<u>55,000.00</u>	Demolition, removal of fencing, etc.
Total project cost	\$340,355.00	
		Grant
State fiscal year 2020 Parks and Trails Legacy Fund		153,159.75
Council match		102,106.50
Total grant amount		\$255,266.25
Agency match		\$85,088.75

Proposed action:

That the Metropolitan Council:

1. Approve a grant of up to \$255,266.25, to Three Rivers Park District to acquire the 1.02-acre Guzek parcel located at 27060 Sylvan Lake Road in the City of Rogers for Crow-Hassan Park Reserve, 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 Three Rivers Park District for up to \$85,088.75 from its share of a future Regional Parks Capital Bonding Program for costs associated with this purchase; and
4. Inform Three Rivers Park District 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.