

Business Item No. 2019-169

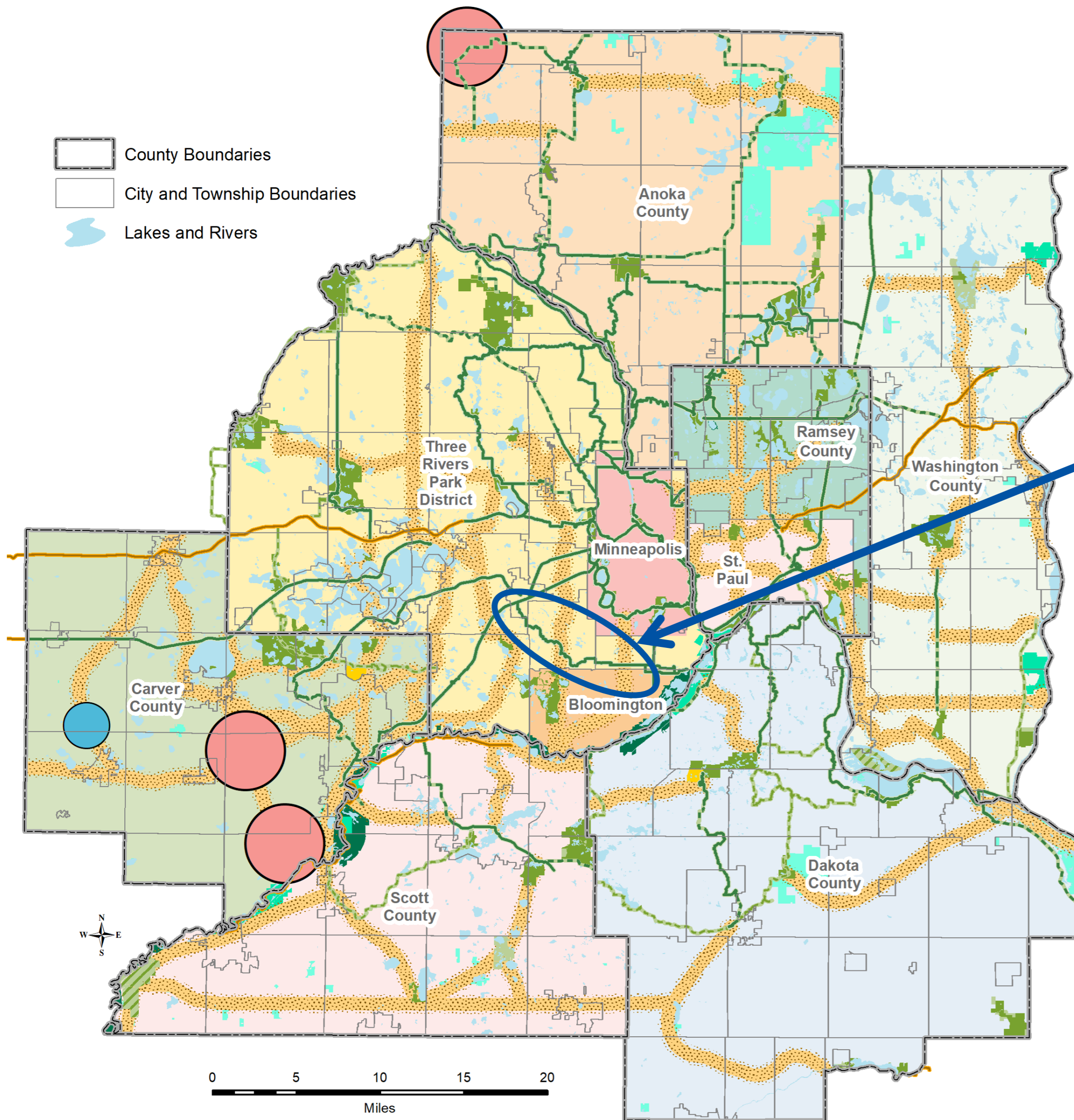
Park Acquisition Opportunity Fund Grant for Nine Mile Creek Regional Trail

July 15, 2019

Community Development Committee

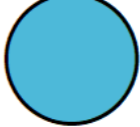
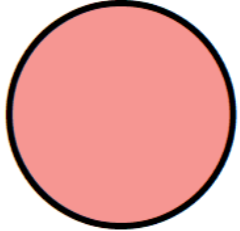








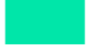





Regional Parks System Plan Map

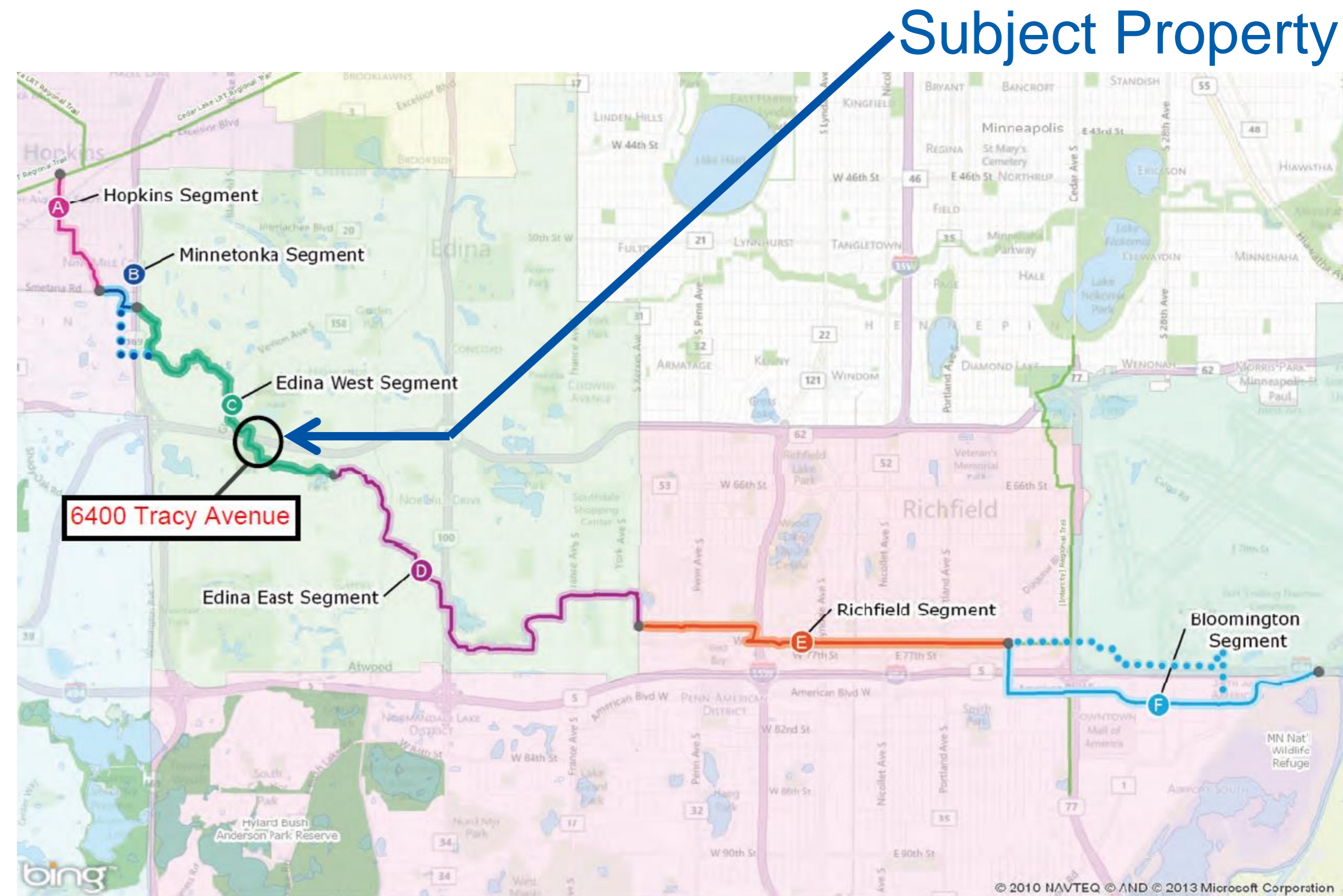
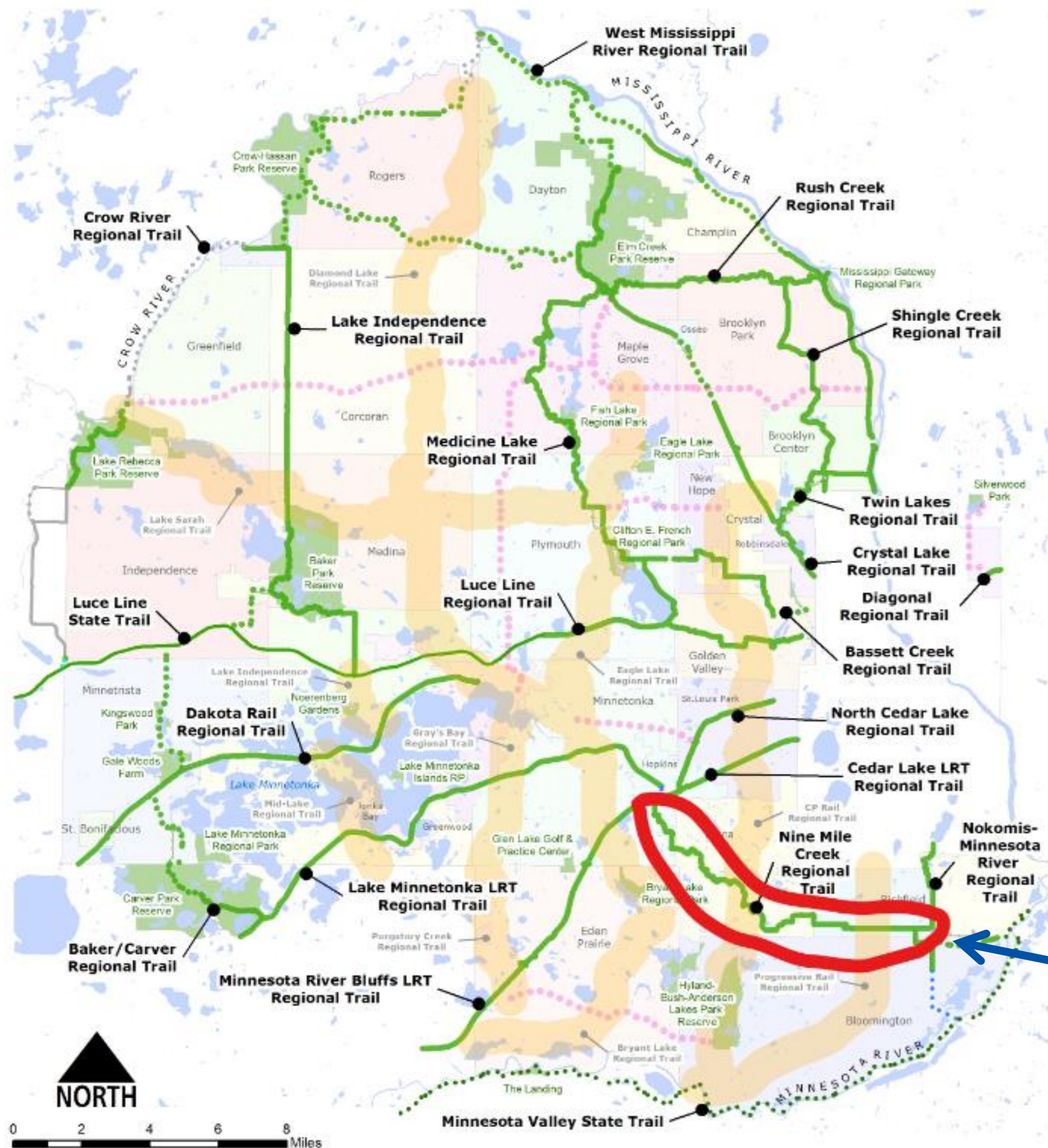


Nine Mile Creek Regional Trail

Regional Park Search Areas and Regional Trail Search Corridors

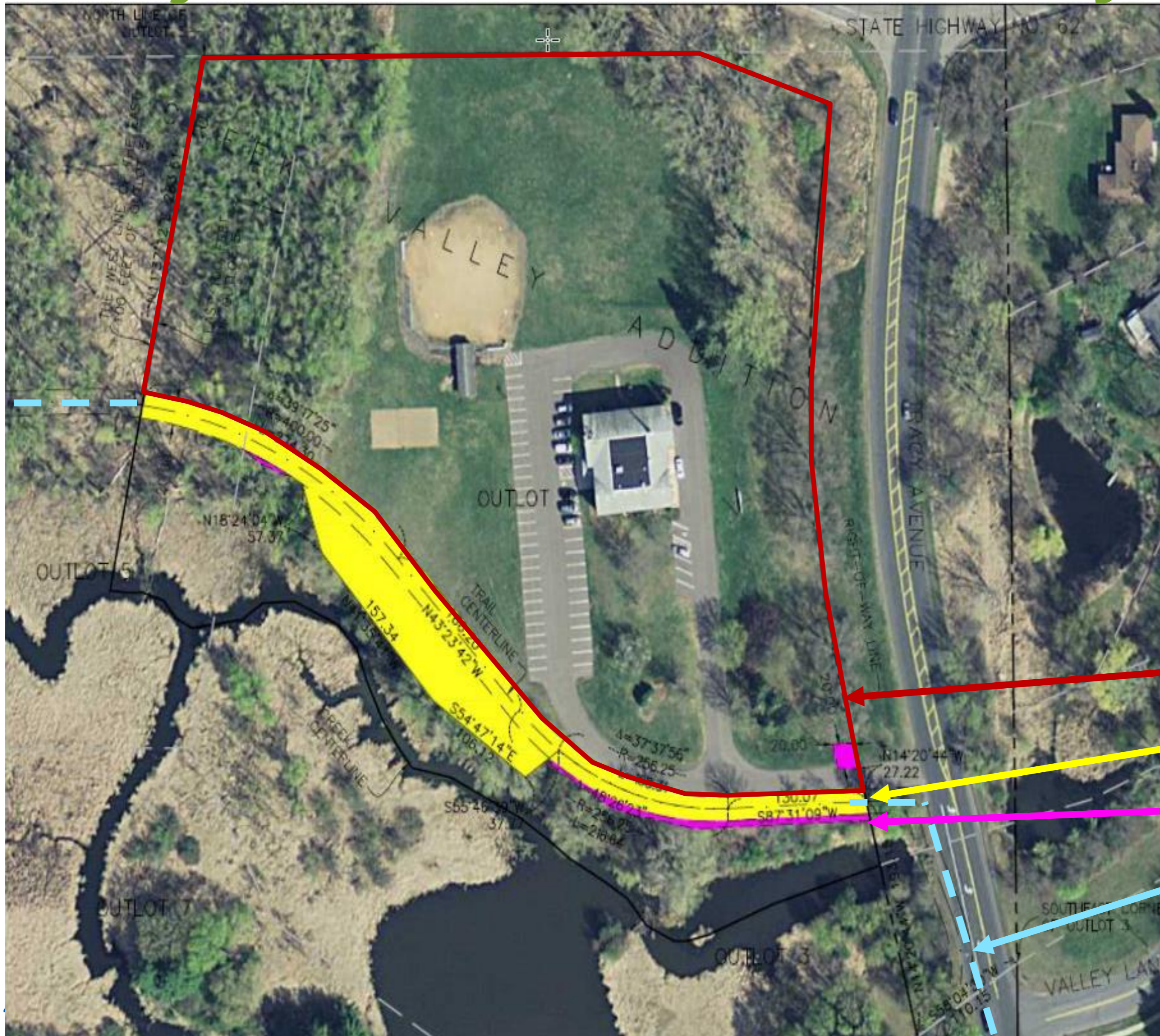
-  Park Boundary Adjustments
-  Park Search Areas
-  Regional Trail Search Corridors
-  Existing State Trails
-  Regional Parks (Not Open to the Public)
-  Planned Parks (Not Open to the Public)
-  Regional Trails (Open to the Public)
-  Regional Trails (Not Open to the Public)
-  Planned Regional Trails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

Nine Mile Creek Regional Trail



Nine Mile Creek Regional Trail

Subject Parcel - 6400 Tracy Avenue, Edina



- 26,636 square feet of the permanent easement acquired through eminent domain
- Home to the New City Covenant Church
- Faces Tracy Avenue
- Backs up to Nine Mile Creek

New City Covenant Church

Permanent Easement

Temporary Easement

Regional Trail

Rationale for recommendation

2040 Regional Parks Policy Plan, Planning Policy Strategy 1: The master plan, approved in 2013, specifically calls out this parcel for inclusion within the Council-approved boundary;

- The City'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 2019 Parks and Trails Legacy Fund appropriation **set aside by statute for land acquisition**;
- Three Rivers Park District is well **within its \$1.7 million-per-year limit** for Parks and Trails Legacy Fund PAOF funding; and
- The easement provides a vital link for the **Nine Mile Creek Regional Trail**, while allowing for natural resource management of the Nine Mile Creek floodplain.

Funding and grant structure

Item	Cost	
Purchase price	\$612,500.00	Condemnation, 218.75% of appraised value
Due diligence	22,000.00	Appraisal, Phase I environmental site assessment, etc.
Holding and closing costs	45,326.00	Title, taxes, closing, tax equivalency
Stewardship	0.00	Demolition, asphalt removal, etc.
Total project cost	\$679,826.00	
		Grant
State fiscal year 2019 Parks and Trails Legacy Fund		\$305,921.70
Council match		\$203,947.80
Total grant amount		\$509,869.50
Agency match		\$169,956.50

Proposed Action

- Approve a grant of up to \$509,869.50 to Three Rivers Park District to acquire the 26,636 square-foot easement from the New City Covenant Church located at 6400 Tracy Avenue in the City of Edina for Nine Mile Creek Regional Trail, 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;
- Consider reimbursing Three Rivers Park District for up to \$169,956.50 from its share of a future Regional Parks Capital Bonding Program; and
- 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.