

Business Item 2019-129

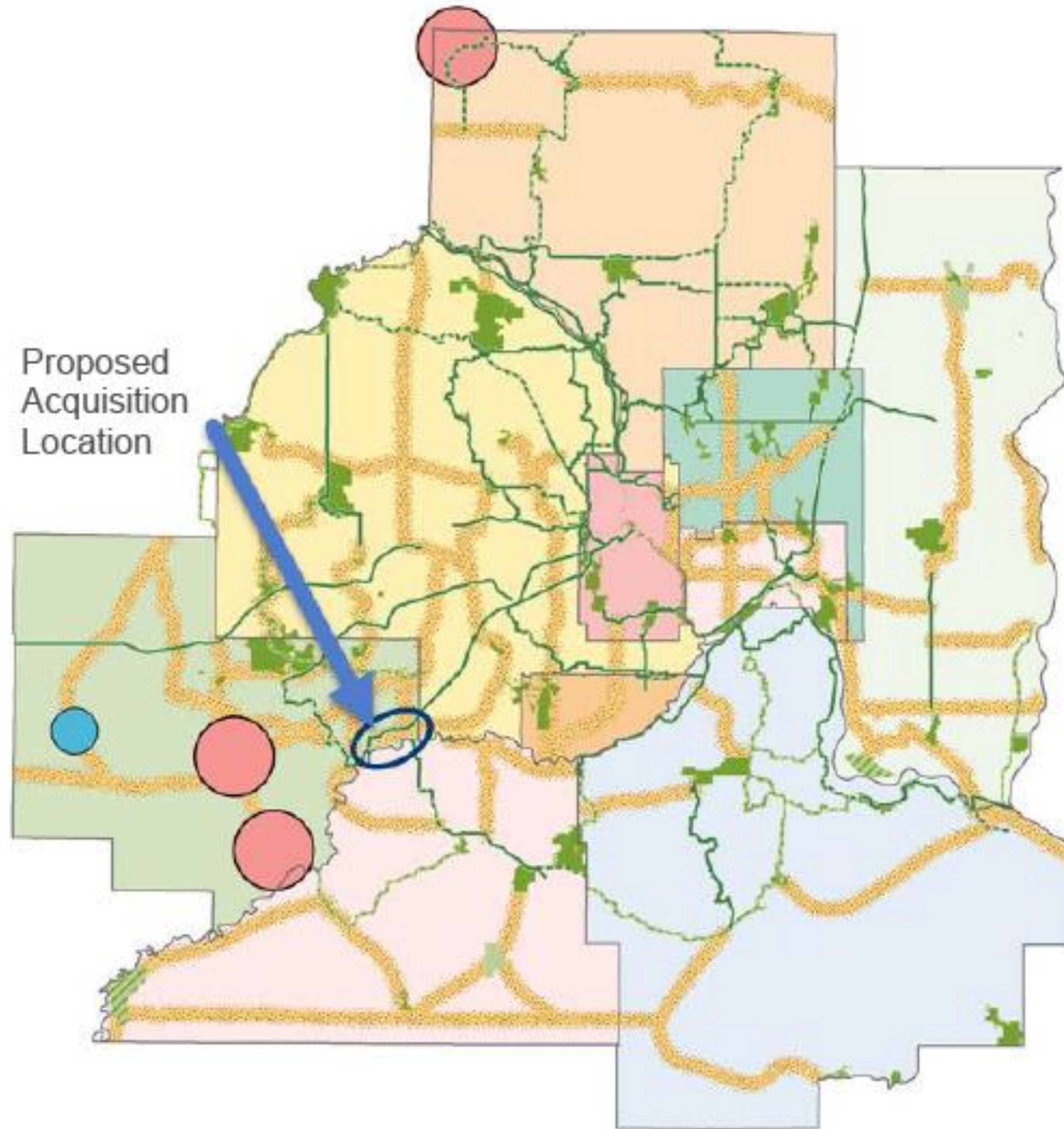
Carver County – Minnesota River Bluffs Regional Trail Acquisition

June 17, 2019

Community Development Committee



Minnesota River Bluffs Regional Trail

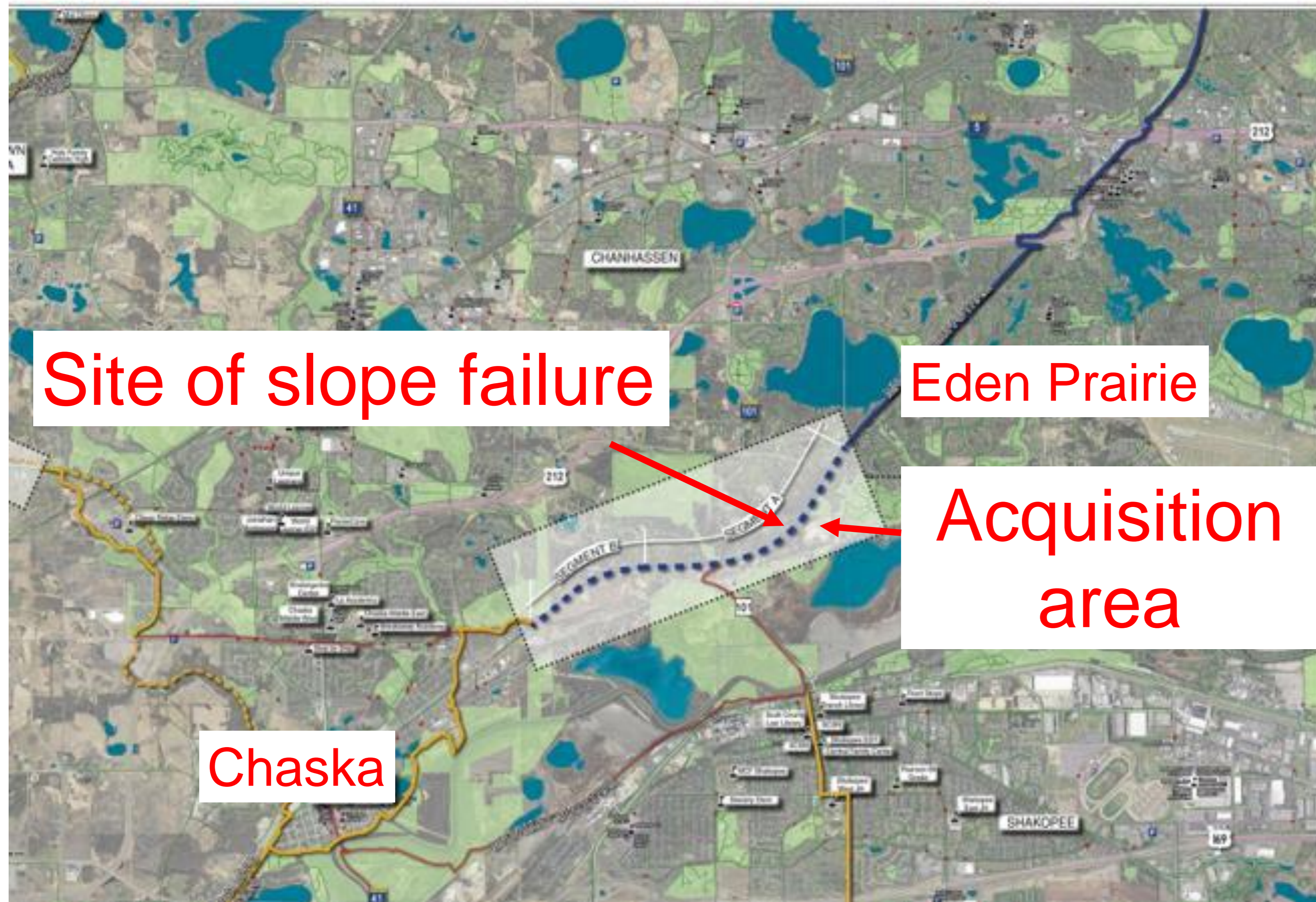


Fixing a slope failure and reconnecting a trail



- A section of the Minnesota River Bluffs Regional Trail has been closed to the public since a 2014 slope failure occurred, forcing a 40-minute detour.
- Carver County and the Hennepin County Regional Rail Authority have signed an agreement that will fix the slope failure & sell the property to the County.

Minnesota River Bluffs Regional Trail

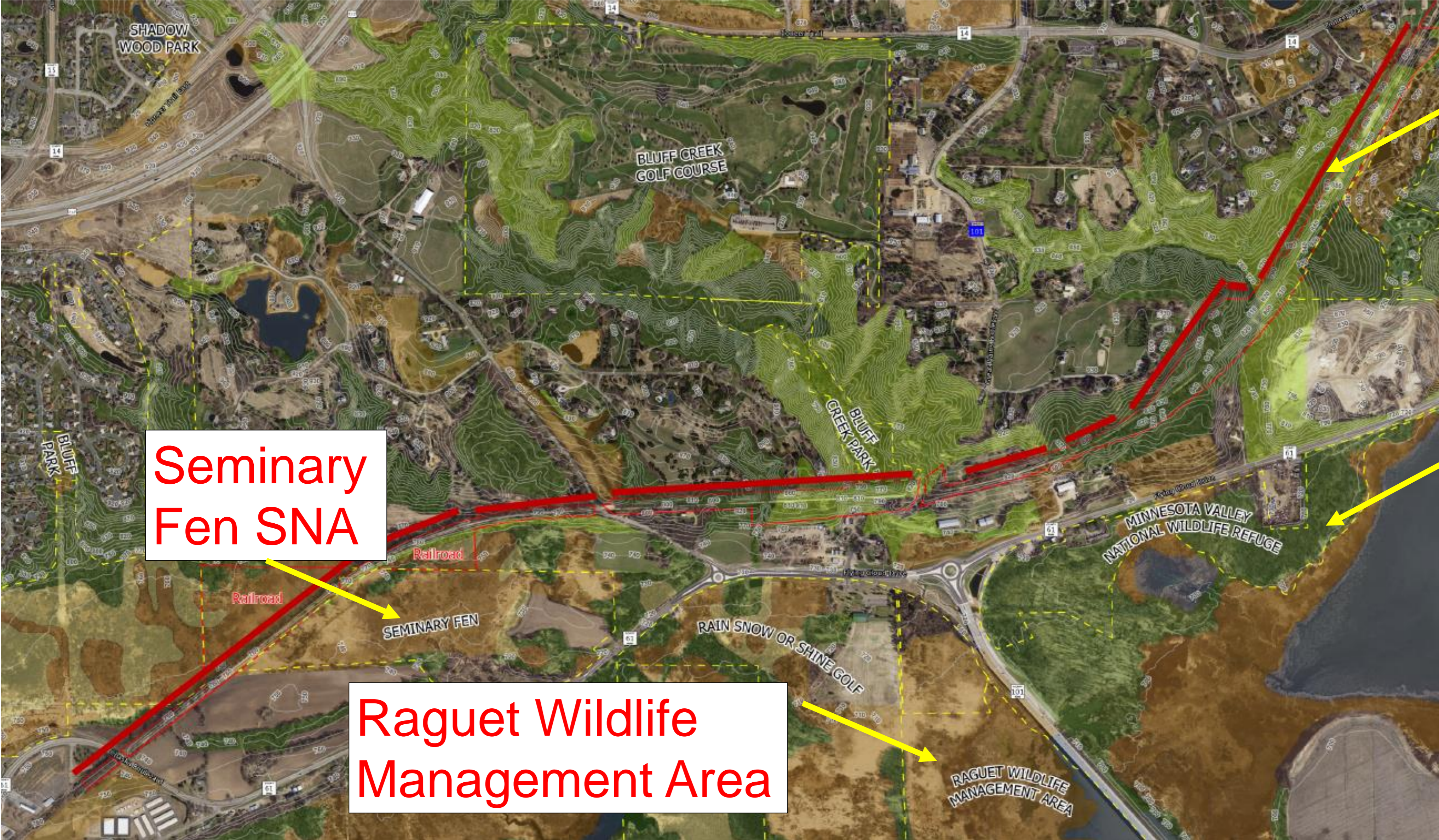


The acquisition area (dotted blue line) is a corridor beginning at the Hennepin County / Carver County line and running westward for approximately 3 miles, comprising about 90 acres

Project issues

- The Rail Authority owns unneeded property outside its jurisdiction. The Rail Authority wishes to dispose of the property, and Carver County wishes to buy it.
- The Rail Authority has issued permits to Carver County and Three Rivers Park District to operate the Minnesota River Bluffs Regional Trail along the former rail corridor.
- The Regional Trail is currently closed at the site of a slope failure, forcing a 6-mile detour along busy roads; the Rail Authority cannot afford to repair the slope.
- A complex Memorandum of Understanding is in place between Carver County and HCRRA to repair the slope and transfer ownership of the property to the County.

High quality natural resources



Seminary Fen SNA

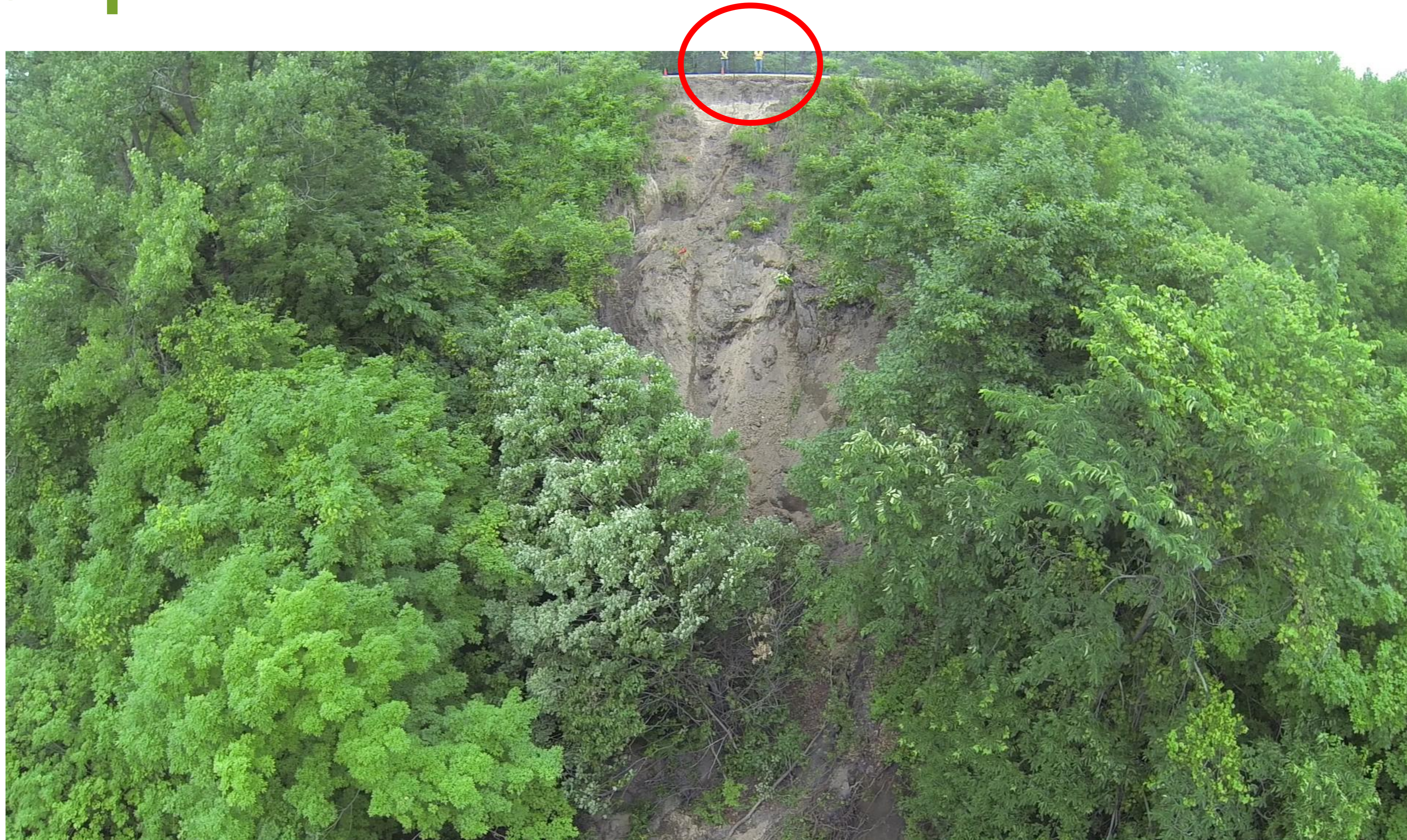
Raguet Wildlife Management Area

MN River Bluffs Regional Trail

MN Valley National Wildlife Refuge



Slope failure site



Acquisition details

- Purchase price
 - \$5.84M 100% of appraised value
 - \$1.7M Cash to be paid to the Rail Authority, less Carver County's costs for:
 - Appraisal
 - Appraisal review
 - Phase I Environmental Site Assessment
 - 2nd appraisal underway
 - \$4.14M Land value donation – will serve as Carver County's match
- Use of funds
 - Transfer of ownership
 - Slope repair
- Closing will occur only after the slope is repaired

Funding details

- June 5th: Legislative Citizens Commission on Minnesota Resources unanimously approved the use of the Council's 2017 Environment and Natural Resources Trust Fund appropriation to fund this acquisition
- \$1,020,000 in state funding - Environment and Natural Resources Trust Funds
- \$680,000 in Council bonds
- The value of HCRRA's land donation will serve as Carver County's match



Scenic Views of the Minnesota River Valley

Recommendation

That the Metropolitan Council:

- Approve a grant of up to \$1,700,000 to Carver County to acquire the 89.81-acre Hennepin County Regional Rail Authority property located in the City of Chanhassen for the Minnesota River Bluffs Regional Trail.
- Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council.
- Inform Carver County that an additional appraisal supporting the \$5.1 million value must be completed by March 21, 2020, and the County must close on the property within one year from the appraisal date.

Questions?

