

Business Item 2019-28

Park Acquisition Opportunity Fund Grant for Robert Piram Regional Trail Easements

March 18, 2019

Community Development Committee



Park Acquisition Opportunity Fund

The Council administers four grant programs for the Regional Parks System:

- **Park Acquisition Opportunity Fund**
- Parks and Trails Legacy Fund
- Regional Bonding Program
- Operations & Maintenance

By law, the Council may award Regional Parks funding *only* to the ten Regional Parks Implementing Agencies



Parks Acquisition Opportunity Fund Sources

Local match from
the implementing
agency

25%

Council grant
to the
implementing
agency

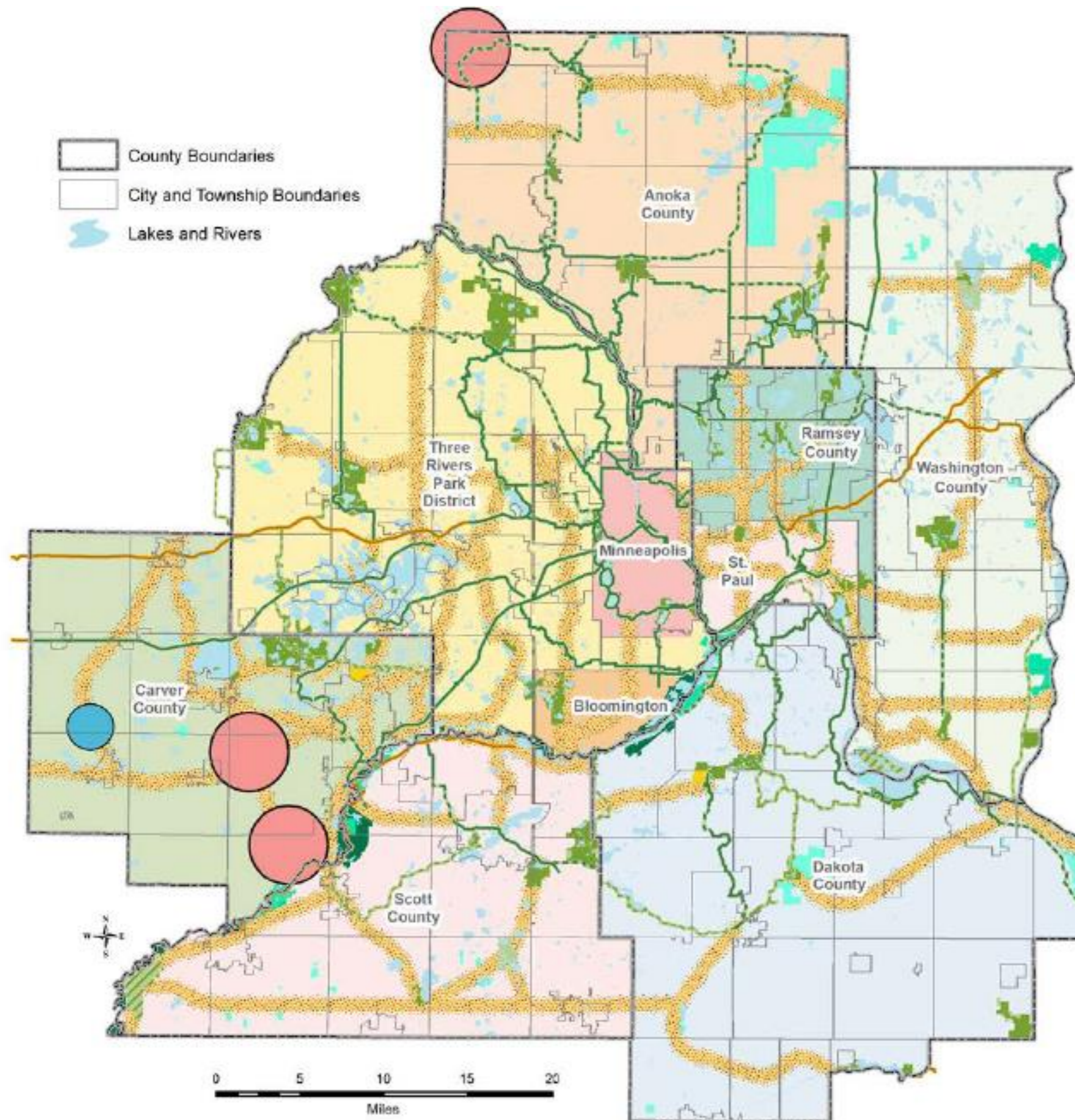
30%

45%

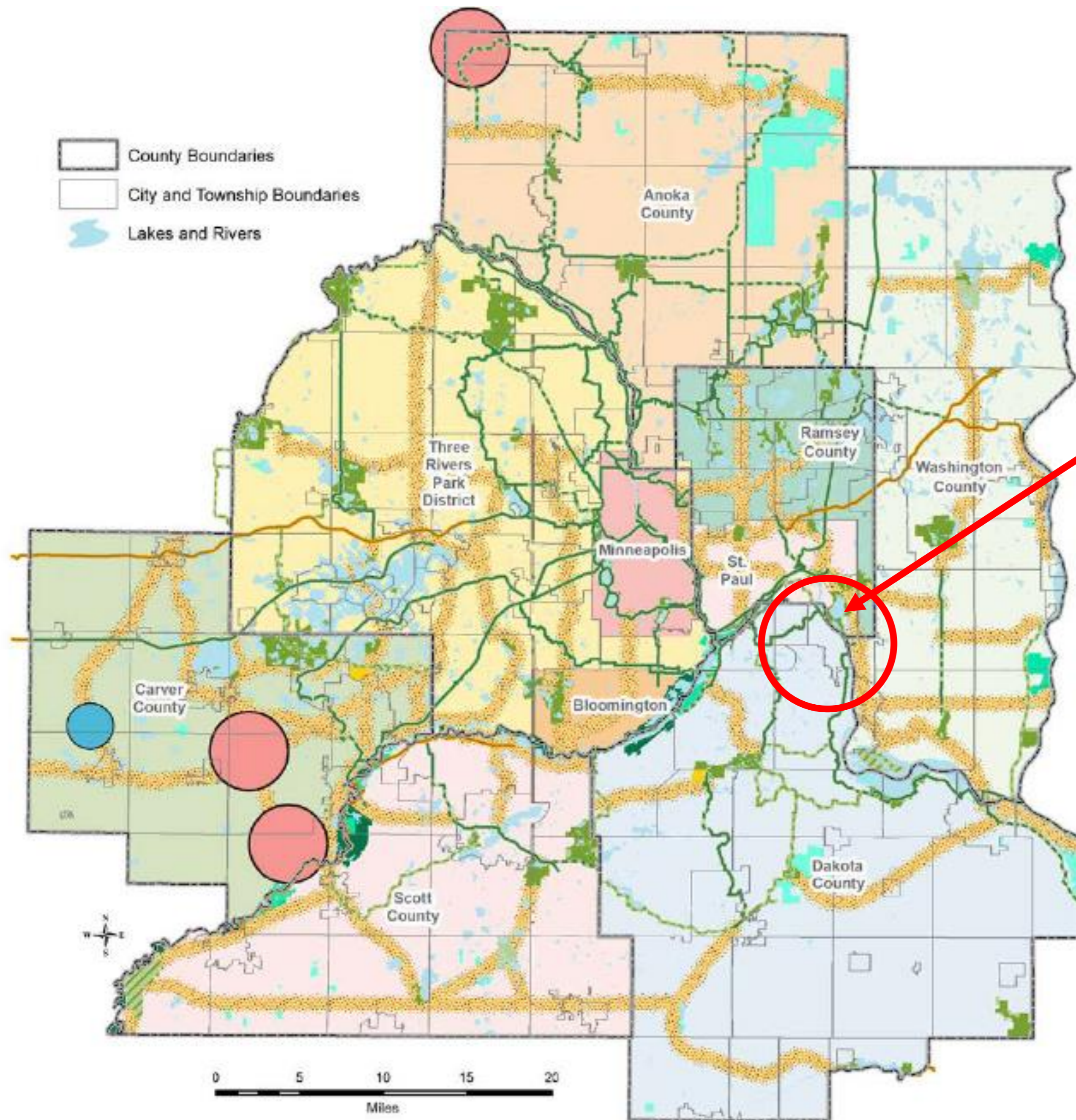
Council bonds match state funds in a
\$3 to \$2 match

State funding:

- Parks and Trails Legacy Fund
- Environment and Natural Resources Trust Fund



Metropolitan Regional Parks System



Robert Piram
Regional Trail

Robert Piram trail alignment in Saint Paul



Area of easements



Robert Piram subject parcels



Easements across
8 contiguous parcels
near Holman Field
south of downtown
Saint Paul

Easement details: Parcels 1 and 2



Address	345 Plato Blvd E
Owner	Summit LP
Utility easement?	Yes
Appraised value	\$23,400
Purchase price	\$32,500
% of appraisal	139%

Easement details: Parcel 3



Address	264 Lafayette Frontage Road E
Owner	RBP Realty LLC
Utility easement?	Yes
Appraised value	\$24,600
Purchase price	\$34,440
% of appraisal	140%

Easement details: Parcel 4



Address	341 Chester St
Owner	Catholic Charities
Utility easement?	No
Appraised value	\$15,200
Purchase price	\$15,200
% of appraisal	100%

Easement details: Parcel 5



Address	380 Chester St
Owner	Riverview Triangle LLC
Utility easement?	Yes
Appraised value	\$34,800
Purchase price	\$48,720
% of appraisal	140%

Easement details: Parcels 6 and 7



Address	301 Eaton Street
Owner	Eaton Street LLC
Utility easement?	Yes
Appraised value	\$30,200
Purchase price	\$42,428
% of appraisal	140%

Easement details: Parcel 8



Address	301 Eaton Street
Owner	Eaton Street LLC
Utility easement?	Yes
Appraised value	\$13,700
Purchase price	\$18,953
% of appraisal	138%

Requested / recommended easement amounts*

Parcels	Appraised \$	Purchase \$	% of Appraisal	Recommended \$
1 & 2	\$23,400	\$32,500	139%	\$25,740
3	24,600	34,440	140%	27,060
4	15,200	15,200	100%	15,200
5	34,800	48,720	140%	38,280
6 & 7	30,200	42,428	140%	33,220
8	\$13,700	\$18,953	138%	\$15,070
Totals	\$141,900	\$192,241		\$154,070

* PLUS \$24,500 in appraisal costs

Rationale

- Consistent with:
 - The *2040 Regional Parks Policy Plan*;
 - The Robert Pira Regional Trail master plan.
- Inconsistent with Council practice of paying no more than 110% of appraised value
 - Staff recommends limiting the project costs to the cost of the appraisals and no more than 110% of the appraised value for each easement.

Robert Piram Regional Trail Easements

Grant Structure	Amount
State fiscal year 2019 Parks and Trails Legacy Fund / Park Acquisition Opportunity Fund	\$80,581
Council bonds	53,722
Grant amount not to exceed	\$134,303
Total eligible project cost	179,070
Local match (25%)	44,767
Purchase premiums for 7 easements	37,671
Total costs	\$216,741

Parks and Trails Legacy Fund / Council funds
Saint Paul funds



Recommendations

- Approve a grant of up to \$134,303 to the City of Saint Paul to acquire eight trail easements comprising 54,902 square feet of permanent easements at the following locations in the City of Saint Paul for the Robert Pira Regional Trail:
 - Parcels 1 and 2: Summit LLP, 345 Plato Boulevard East –10,562 square-feet in two parcels;
 - Parcel 3: RBP Realty LLC, 264 Lafayette Frontage Road East – 9,302 square feet;
 - Parcel 4: Catholic Charities, 341 Chester Street – 5,181 square feet;
 - Parcel 5: Riverview Triangle LLC, 380 Chester Street –15,479 square feet; and
 - Parcels 6, 7, and 8: Eaton Street LLC, 301 Eaton Street –14,378 square feet in three parcels.

Recommendations, continued

- Authorize the Community Development Director to execute the grant agreement and restrictive covenants on behalf of the Council;
- Consider reimbursing the City for up to \$44,767 from its share of a future Regional Parks Bonding Program; and
- Inform the City 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.