

Business Item 2019-89

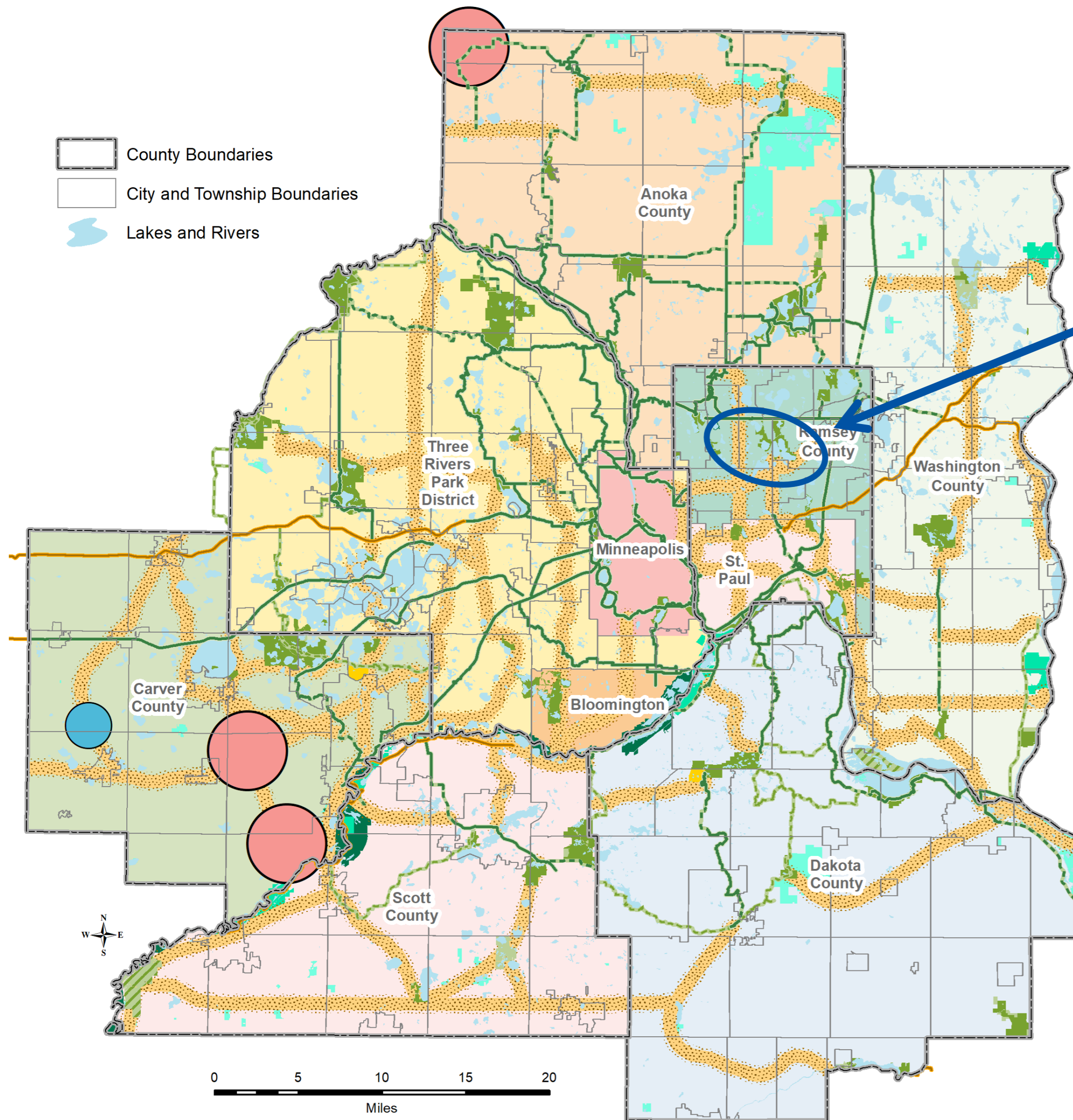
# Park Acquisition Opportunity Fund Grant Request for Phalen-Keller Regional Park

May 6, 2019

Community Development Committee

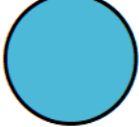
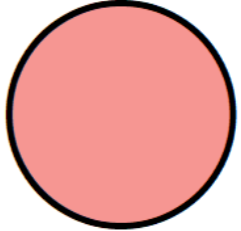














# Regional Parks System Plan Map

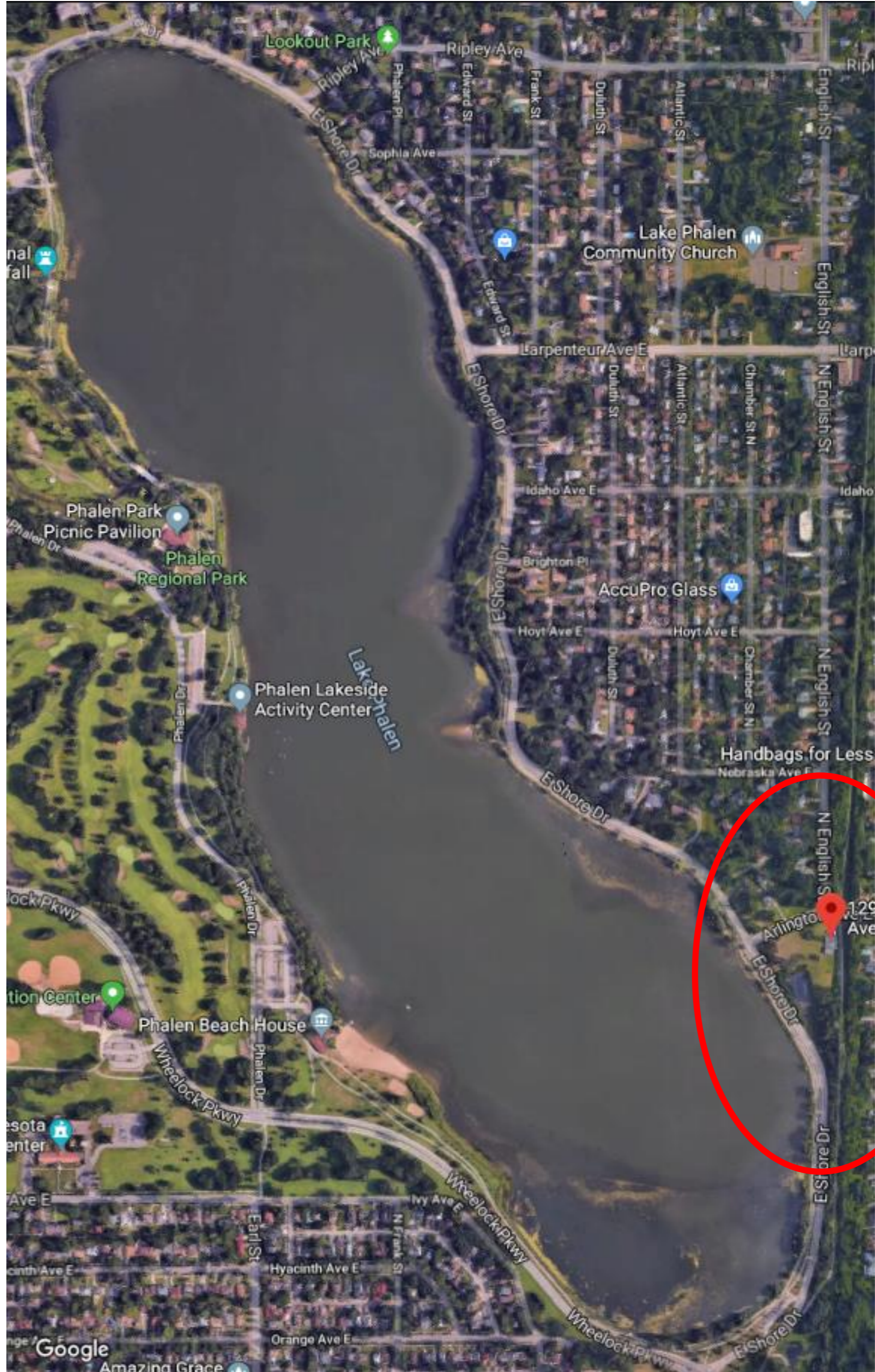
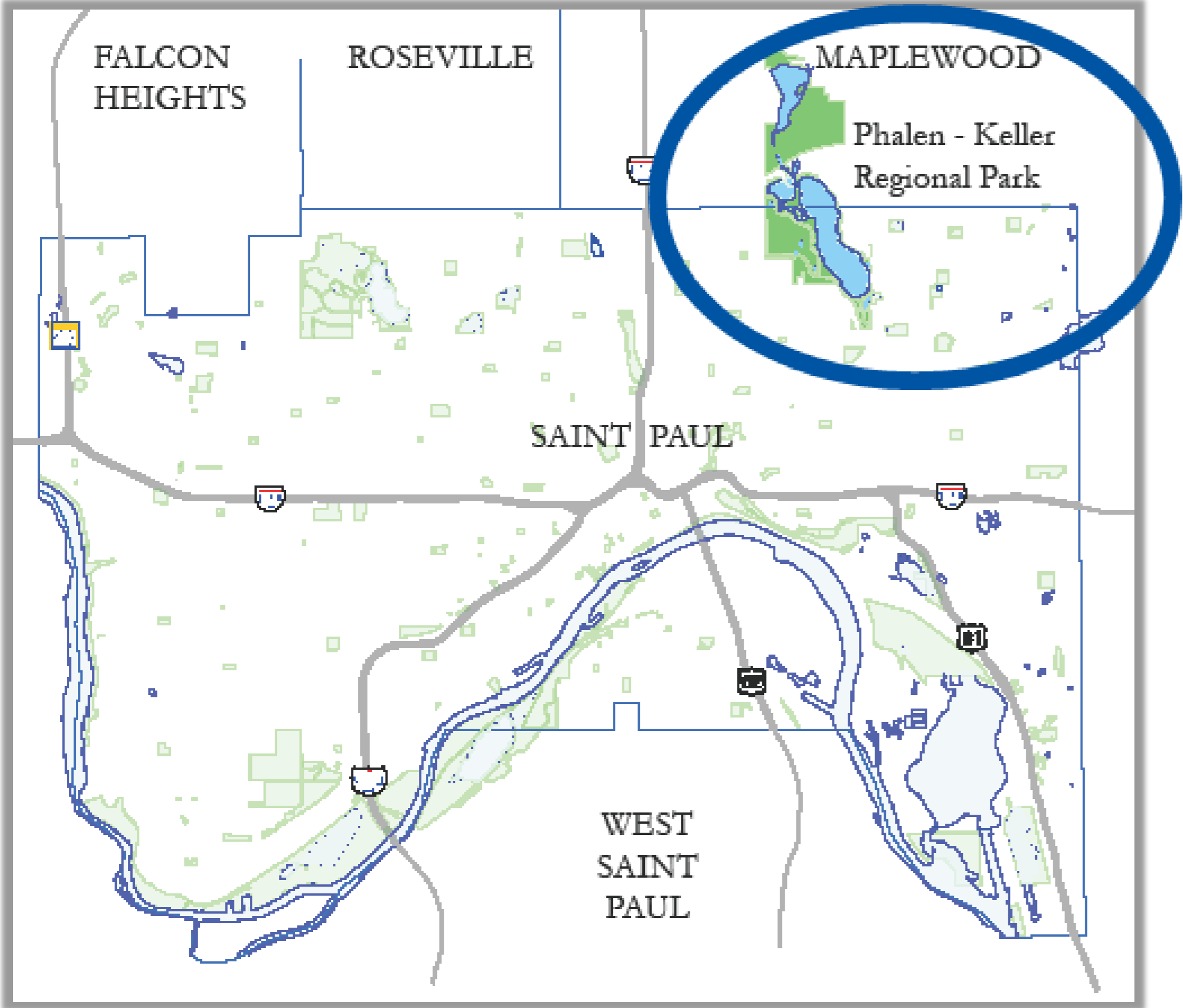


Phalen-Keller  
Regional Park

## Regional Park Search Areas and Regional Trail Search Corridors

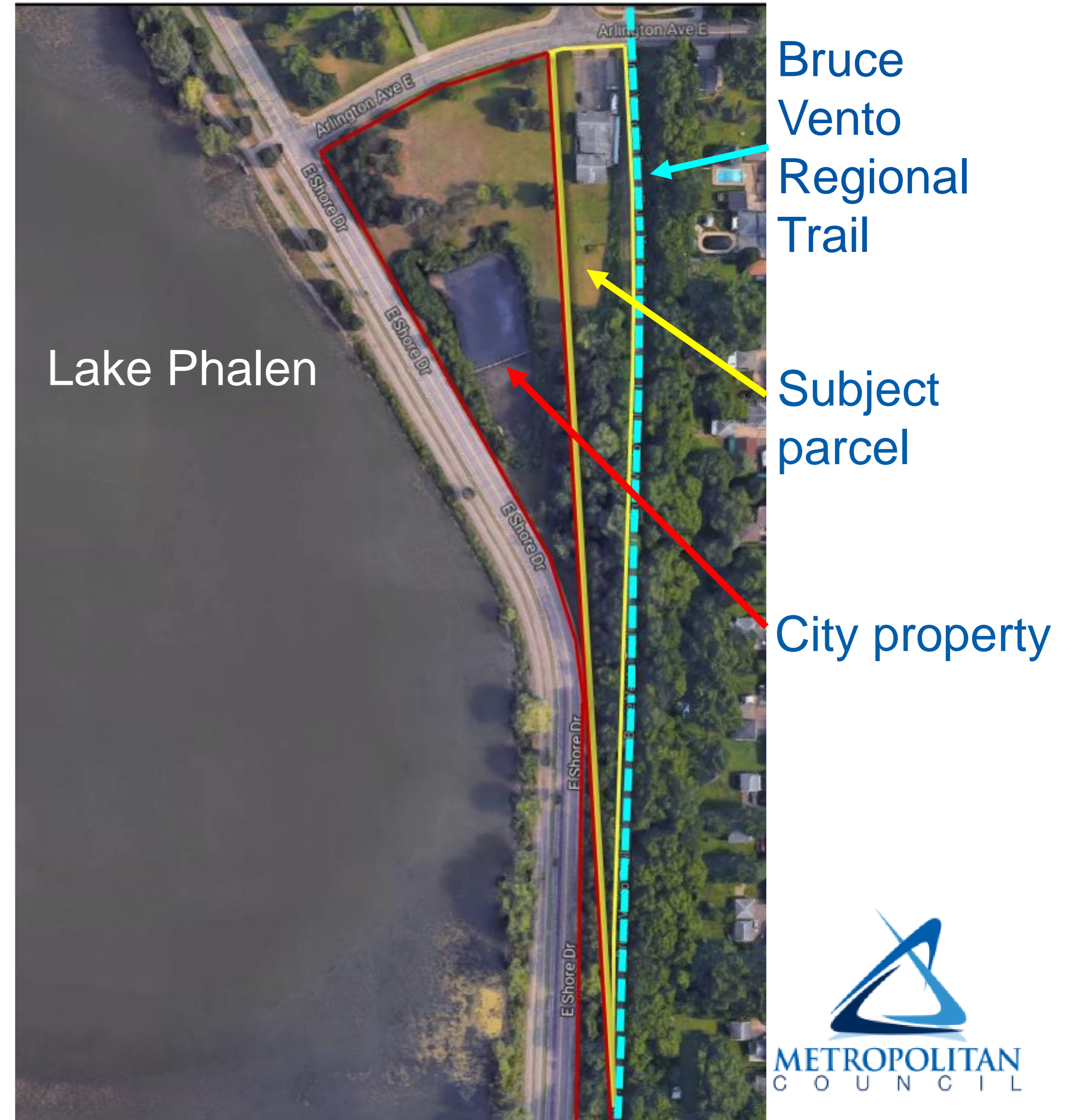
-  Park Boundary Adjustments
-  Park Search Areas
-  Regional Trail Search Corridors
-  Existing State Trails
-  Regional Parks (Not Open to the Public)
-  Planned Parks (Not Open to the Public)
-  Regional Trails (Open to the Public)
-  Regional Trails (Not Open to the Public)
-  Planned Regional Trails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

# Phalen-Keller Regional Park



# Subject parcel – 1298 Arlington Ave East, Saint Paul

- 50' x 773' parcel at the southeast area of Phalen-Keller Regional Park
- Bounded on the east by Bruce Vento Regional Trail
- Bounded on the west by property controlled by the City



# Subject parcel – 1298 Arlington Ave East, Saint Paul



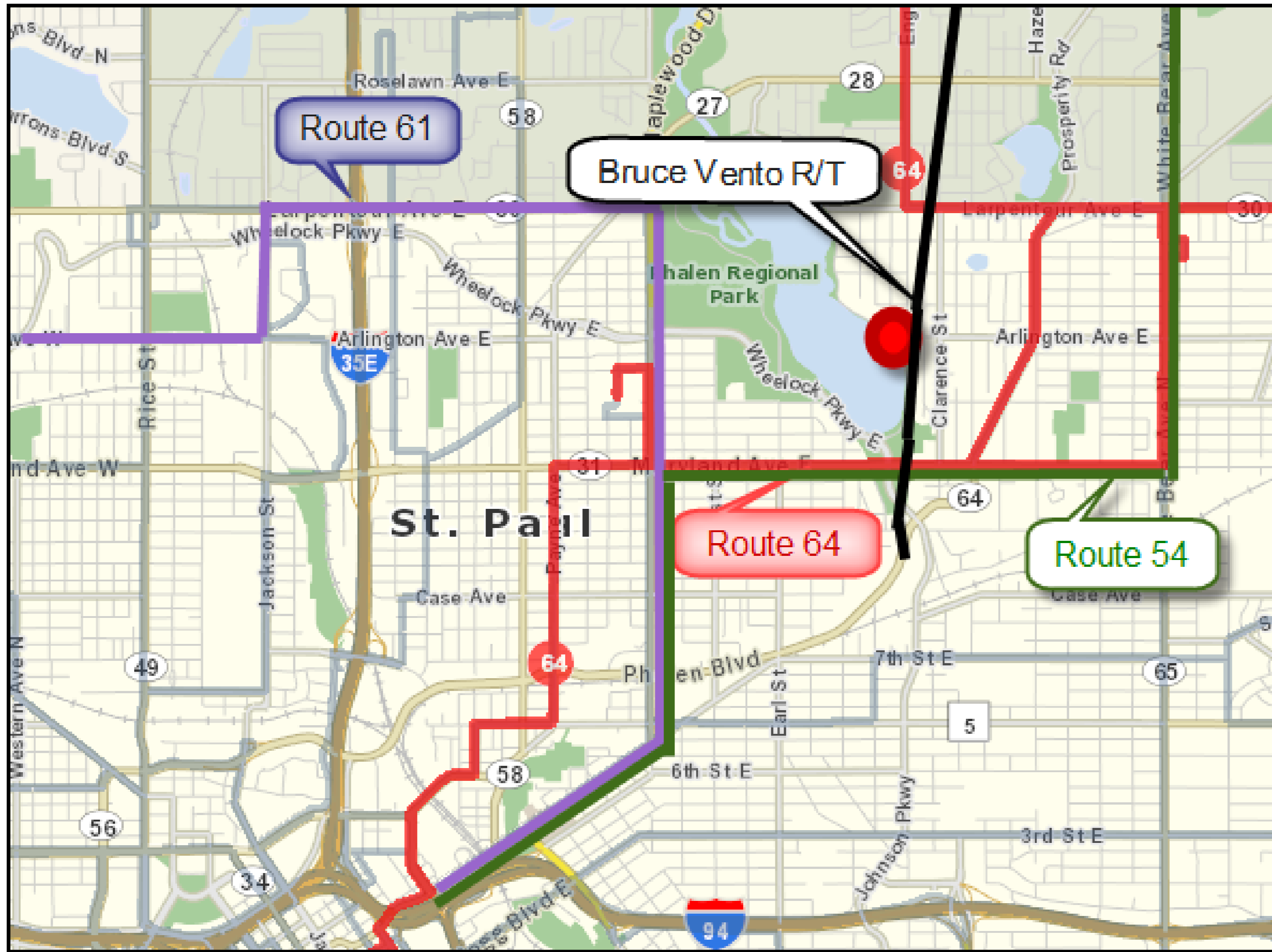
Property holds a house built in the 1960's, with "significant deferred maintenance," according to the certified appraisal report

# Subject parcel – 1298 Arlington Ave East, Saint Paul



Western view from house toward Lake Phalen (above), and eastward from the lake towards the house (left)

# Connections



This parcel is served by Metro Transit routes 54, 61, and 64, using White Bear Avenue, Maryland Avenue and Arcade Street as major streets within approximately one-half mile. The Bruce Vento Regional Trail forms the eastern boundary of the subject property.

# Rationale for recommendation

- **2040 Regional Parks Policy Plan, Planning Policy, Strategy 1:** The master plan, approved in 2011, 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;**
- The City of Saint Paul is well **within its \$1.7 million-per-year limit** for Parks and Trails Legacy Fund PAOF funding; and
- The property provides **connection to the Bruce Vento Regional Trail**, which abuts the parcel on the east.



# Funding and grant structure

Item	Cost	
Purchase price	\$240,000.00	100% of appraised value
Appraisal	1,500.00	
Holding and closing costs	15,150.81	Title, taxes, closing, tax equivalency
Stewardship (demolition)	<u>32,770.00</u>	Demolition, asphalt removal, etc.
Total project cost	<b>\$289,420.81</b>	
		Grant
	State fiscal year 2018 Parks and Trails Legacy Fund	\$122.24
	State fiscal year 2019 Parks and Trails Legacy Fund	130,116.72
	Council match	86,826.24
	<b>Total grant amount</b>	<b>\$217,065.20</b>
	Agency match	\$72,355.21

# Proposed action:

## That the Metropolitan Council:

1. Approve a grant of up to \$217,065.20 to the City of Saint Paul to acquire the 0.89-acre McKinney parcel located at 1298 Arlington Avenue East in the City of Saint Paul for Phalen-Keller Regional Park;
2. Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council; and
3. Consider reimbursing the City of Saint Paul for up to \$72,355.21 from its share of a future Regional Parks Capital Bonding Program for costs associated with this purchase; and
4. 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.