

Business Item 2019-229

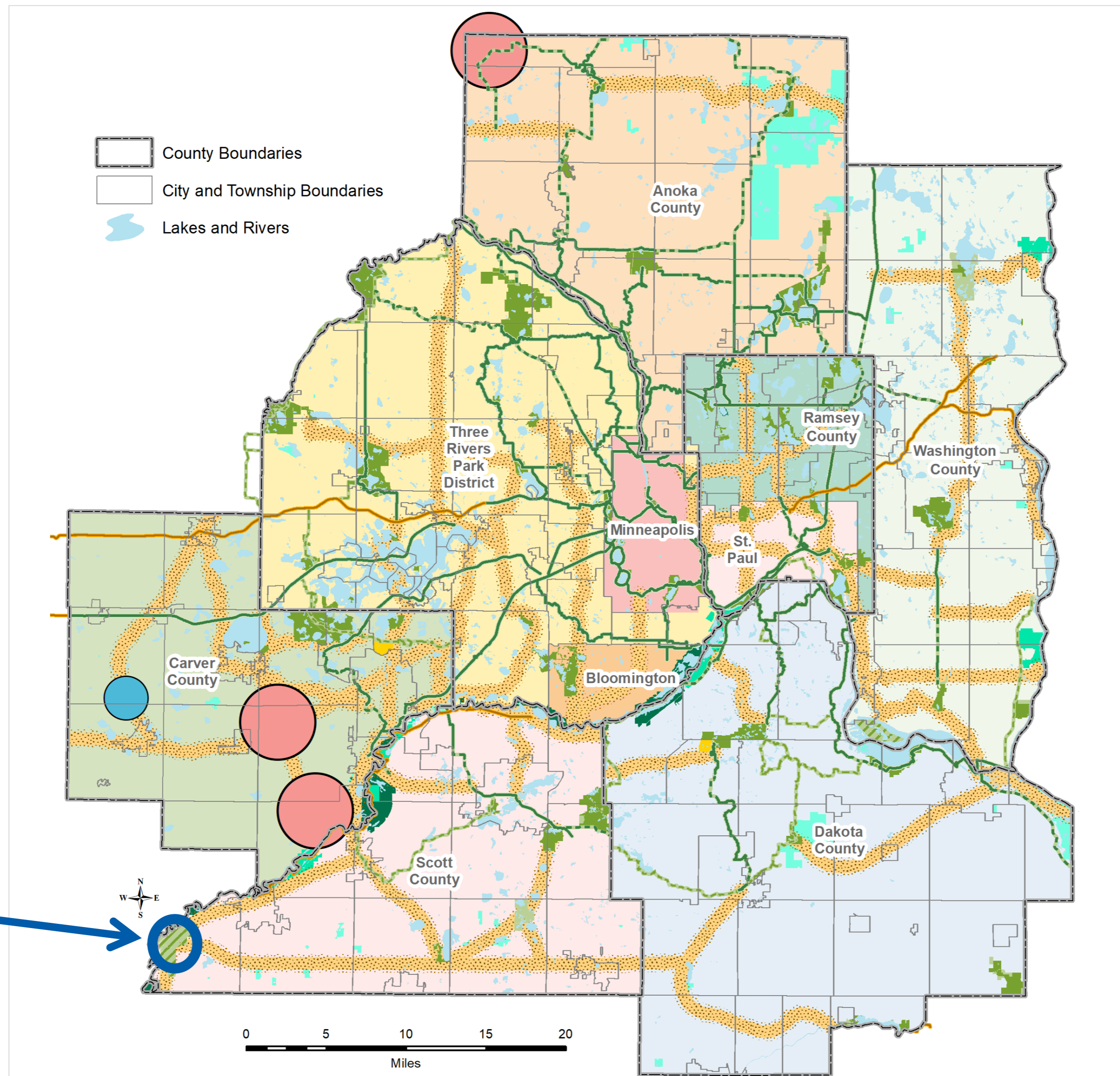
Park Acquisition Opportunity Fund Grant for Blakeley Bluffs Park Reserve, O'Reilly *Scott County*

September 16, 2019


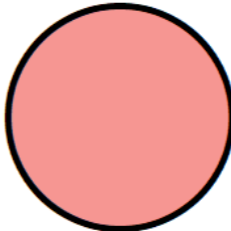












Community Development Committee



Regional Parks System Plan Map



Regional Park Search Areas and Regional Trail Search Corridors

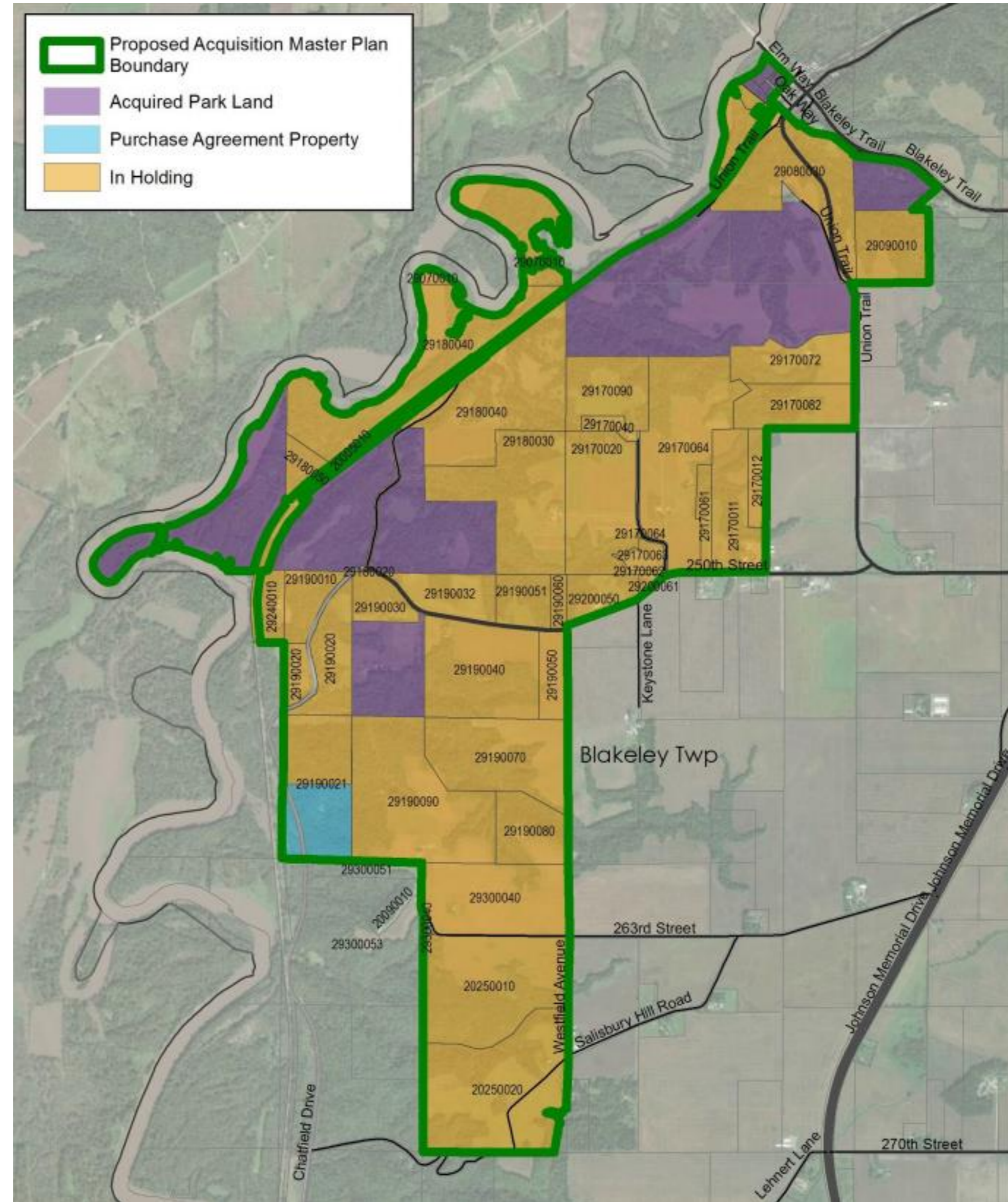
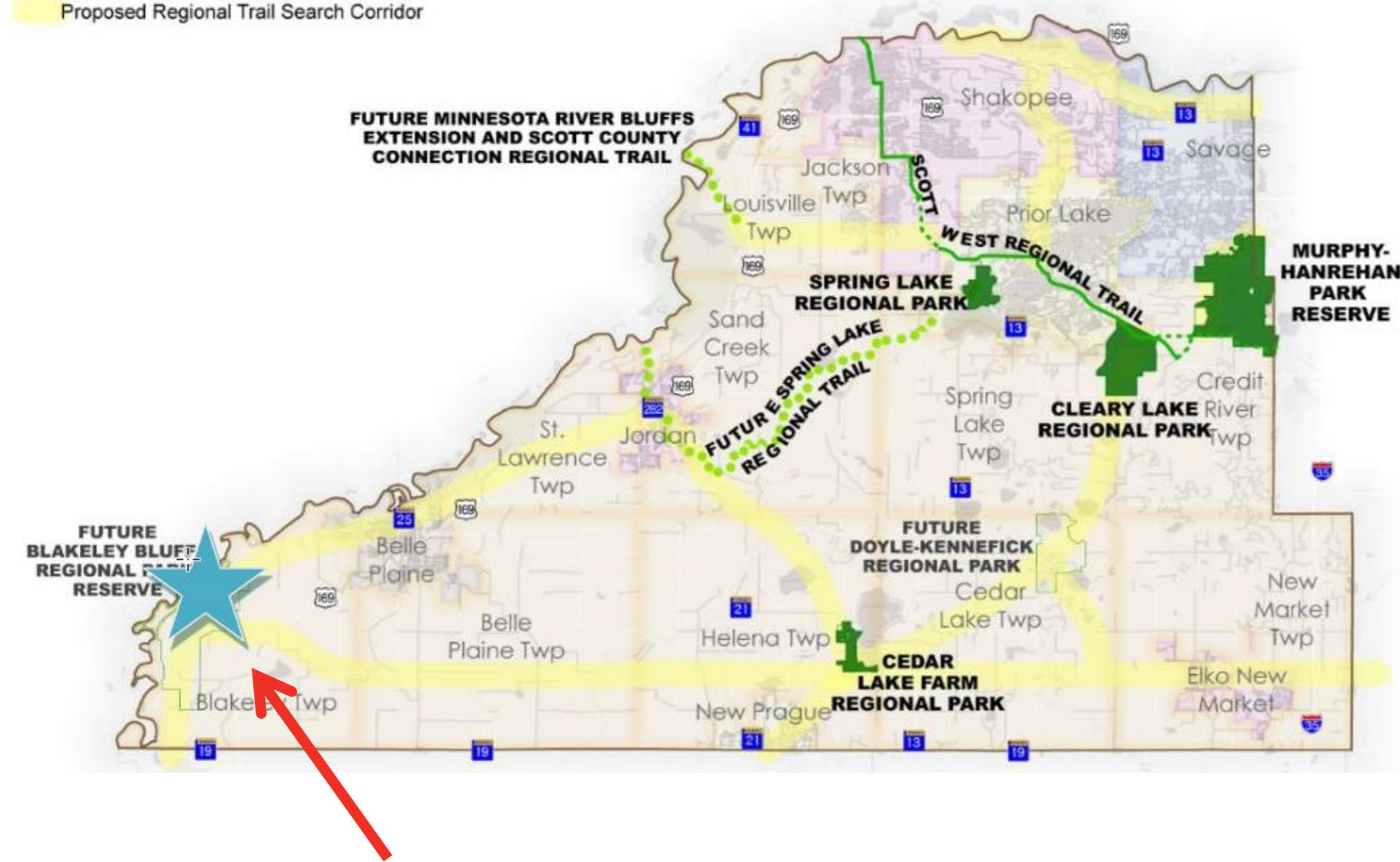
-  Park Boundary Adjustments
-  Park Search Areas
-  Regional Trail Search Corridors
-  Existing State Trails
-  Regional Parks (Not Open to the Public)
-  Planned Parks (Not Open to the Public)
-  Regional Trails (Open to the Public)
-  Regional Trails (Not Open to the Public)
-  Planned Regional Trails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

Blakeley Bluffs Park Reserve

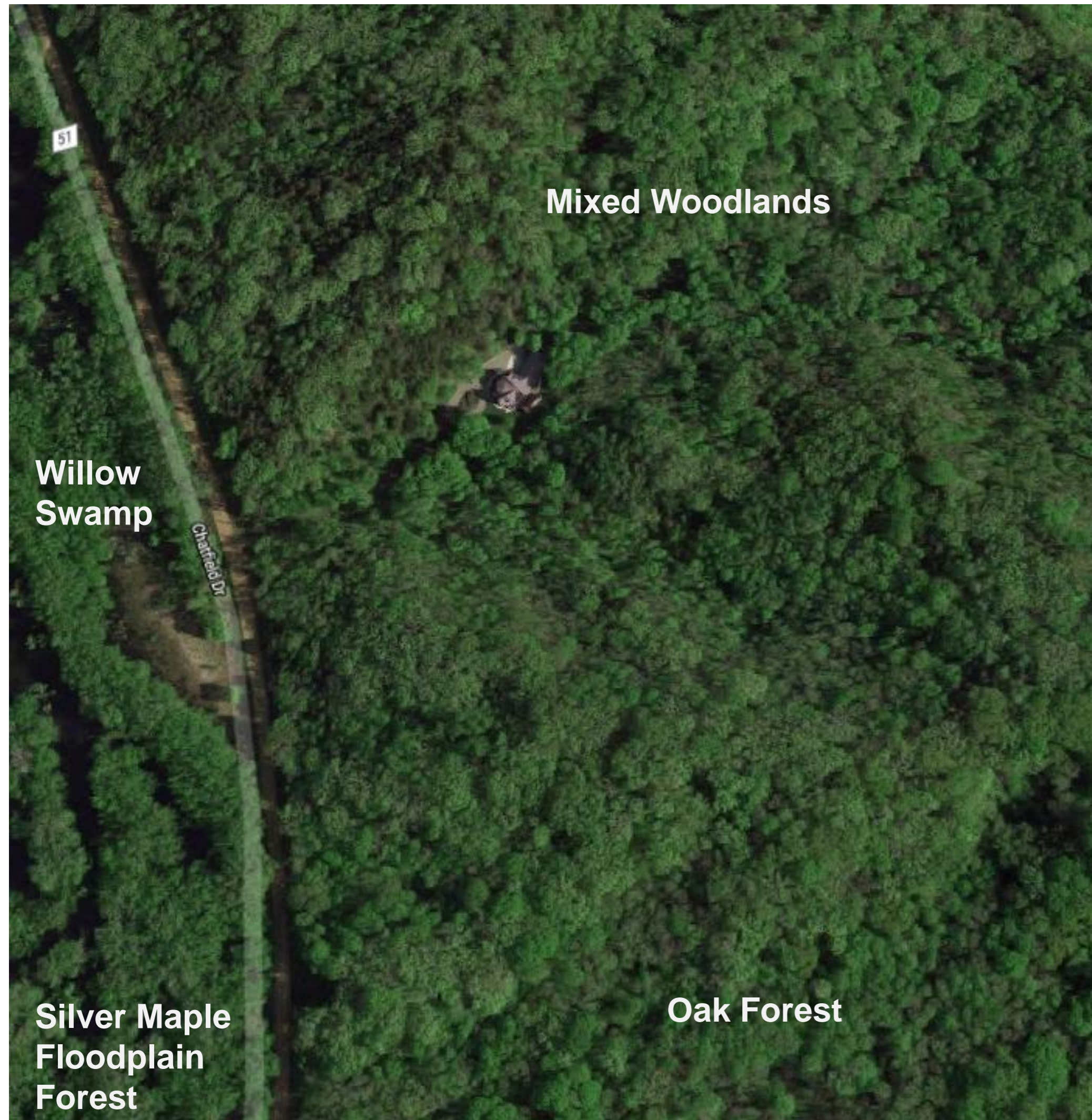


Blakeley Bluffs Park Reserve

- Regional Park
- Planned Park Boundary
- Existing Regional Trail
- Planned Regional Trail
- Future Master Planned Regional Trail
- Proposed Regional Trail Search Corridor



O'Reilly Property



37.45-acre parcel



Arial photo showing proximity of Minnesota River

Rationale for recommendation

- Consistent with:
 - The *2040 Regional Parks Policy Plan*;
 - State fiscal year 2019 Parks and Trails Legacy Fund (PTLF) appropriation requirements;
 - The Blakeley Bluffs Park Reserve acquisition master plan, as amended with concurrent Business Item 2019-228; and
 - Scott County is within it's \$1.7 million-per-year limit for PTLF PAOF funding.

O'Reilly acquisition budget and grant amount

Item	Cost	
Purchase price	\$649,900	93.51% of appraised value
Appraisal	\$4,060	
Holding and closing costs	\$11,391	Title, taxes, closing
Stewardship & Phase 1 Environmental Site Assessment	\$75,000	Building removal, boundary marking, property monitoring, and invasive weed management
Total project cost	\$740,351	

Grant Structure	Amount
PTLF/ Park Acquisition Opportunity Fund	\$333,157.95
Council bonds	\$222,105.30
Grant amount not to exceed	\$555,263.25
Local match (25%)	\$185,087.75
Total costs	\$740,351.00

Recommendations

- Approve a grant of up to \$555,263.25 to Scott County to acquire the 37.45-acre O'Reilly property located at 25975 Chatfield Drive in the City of Belle Plaine for Blakeley Bluffs Park Reserve;
- Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council;
- Consider reimbursing Scott County up to \$185,087.75 from its share of a future Regional Parks Capital Bonding Program; and
- Inform Scott County that the Council does not under any circumstance represent or guarantee that the Council will grant future reimbursement and that expenditure of local funds never entitles a park agency to reimbursement.