

Metropolitan Parks and Open Space Commission Report

For the Community Development Committee meeting of March 7, 2022

For the Metropolitan Council meeting of March 23, 2022

Subject: West Mississippi River Regional Trail, Park Acquisition Opportunity Fund (Haider), Three Rivers Park District

Proposed Action

That the Metropolitan Council:

1. Approve a grant of up to \$262,500 to Three Rivers Park District to acquire the 1.22-acre Haider property located at 17700 Dayton River Road in the City of Dayton for the West Mississippi River Regional Trail.
2. Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council.

Summary of Committee Discussion/Questions

Chee Yang, Planner, presented the staff report to the Metropolitan Parks and Open Space Commission at its meeting on March 3, 2022. Heather Kuikka and Jonathan Vlaming, both from Three Rivers Park District, were in attendance and responded to questions.

Commissioner Cecily Harris asked whether the trail would be directly next to the Mississippi River and if there is a design standard to build a trail next to the Mississippi River. Yang responded that the road shoulder is currently used for bicycle recreation and transportation purposes. Having the regional trail separated from the busy road would benefit trail users and increase safety. Vlaming responded that there is not a buffer setback design standard to build trails along the Mississippi River. Three Rivers seeks to protect and restore the riverine habitat. They do not construct trails directly adjacent to the Mississippi River or water bodies. Three Rivers Park District's goal is to work with willing sellers to acquire as many parcels as they can to be able to establish the West Mississippi River Regional Trail.

The Metropolitan Parks and Open Space Commissioners want to learn more about Three Rivers and its partners home demolition techniques that recycles, reuses, and repurposes materials where possible.

The Metropolitan Parks and Open Space Commission voted unanimously to approve the proposed action.

Metropolitan Parks and Open Space Commission

Meeting date: March 3, 2022

For the Community Development Committee meeting of March 7, 2022

For the Metropolitan Council meeting of March 23, 2022

Subject: West Mississippi River Regional Trail, Park Acquisition Opportunity Fund (Haider), Three Rivers Park District

MPOSC District: District A, Monica Dillenburg

Council District, Member: 1, Judy Johnson

Policy/Legal Reference: Minn. Const. art. XI, sec. 15; Minn. Stat. § 473.315; *2040 Regional Parks Policy Plan*, Chapter 4, Siting and Acquisition Policy- Strategy 1; Chapter 5, Planning Policy- Strategy 1; Chapter 8, Finance Policy- Strategy 7.

Staff Prepared/Presented: Chee Yang, Parks Planner (651-602-1449), and Jessica Lee, Senior Parks Planner (651-602-1621)

Division/Department: Community Development

Proposed Action

That the Metropolitan Council:

1. Approve a grant of up to \$262,500 to Three Rivers Park District to acquire the 1.22-acre Haider property located at 17700 Dayton River Road in the City of Dayton for the West Mississippi River Regional Trail.
2. Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council.

Background

Regional Park Implementing Agency (Agency) and Project Request

Three Rivers Park District requested a Park Acquisition Opportunity Fund (PAOF) grant on January 26, 2022, to fund the acquisition of a 1.22-acre property for the West Mississippi River Regional Trail. A copy of the Agency's request is attached to this item as Exhibit 2 with application details in Exhibit 3. The West Mississippi River Regional Trail when completed will span 20 miles adjacent to or near the Mississippi River in northeast Hennepin County, connecting the communities of Dayton, Champlin, Brooklyn Park and Brooklyn Center. The regional trail is also part of the National Mississippi River Trail that spans the entire length of the Mississippi River from the headwaters at Itasca State Park to the mouth in Louisiana.

Subject Property

The subject property is within the Council-approved boundary of the West Mississippi River Regional Park. The property is adjacent to the Mississippi River and contains 142 feet of shoreline. The parcel contains a house and detached garage that will be removed so the land can be restored to its natural habitat.

Park Acquisition Opportunity Fund (PAOF)

The Council's Park Acquisition Opportunity Fund (PAOF) Program provides funding to purchase property and easements via two state sources: the Parks and Trails Legacy Fund (PTLF) and the Environment and Natural Resources Trust Fund (ENRTF). The Council contributes by matching every

\$3 in state funds with \$2 in Council funds. The \$3 to \$2 match is required at the program level, not individual project level.

State and Council funds contribute up to 75% of the purchase price and eligible costs; the Regional Park Implementing Agency (Agency) contributes the remaining 25% as local match.

Project budget

The appraised value of the property is \$260,000, and the Seller has agreed to 100% of the appraised amount. See Exhibit 4 for more information on the appraisal. The total project cost including legal fees, taxes, appraisal, environmental assessments, and stewardship is \$350,000, as shown in Table 1 below.

Table 1. Project budget

Budget item	Requested amount
Purchase price	\$260,000
Stewardship	\$75,000
Appraisal, legal fees, taxes, closing costs	\$12,500
Environmental assessments	\$2,500
<hr/>	
Total costs	\$350,000
Grant structure	
Grant amount	\$262,500
Local match	\$87,500

Acquisition Details

This is a straightforward, fee simple transaction. There are no easements or lease constraints on the property.

Rationale

Council staff conduct the review of each PAOF request on a first-come-first-served basis under the following standards:

- the proposed acquisition complies with state statute and Council policy
- all necessary documentation for the acquisition is in place
- the appraisal is reasonable and appropriate

This acquisition is consistent with:

- *The 2040 Regional Parks Policy Plan*
 - Planning Policy Strategy 1 requires that before an Agency can receive a grant for acquisition, the proposed project must be consistent with a Council-approved master plan. The Council approved the West Mississippi River Regional Trail master plan in 2018 ([Business Item 2018-85](#)). The proposed acquisition is within the boundaries of the approved master plan.
 - Siting and Acquisition Strategy 1 prioritizes the acquisition of lands with natural resource features, access to water, and/or restoration potential for the Regional Parks System. The subject property is along the Mississippi River, contains 142 feet of shoreline, and will be restored to its natural state. The property is also located within the Mississippi River Corridor Critical Area, which is a designation that helps protect and preserve the river’s biological and ecological functions.

- Finance Strategy 7 authorizes the use of PAOF as the funding mechanism for the acquisition of Regional Park lands and matching every \$3 in state funds with \$2 in Council bonds.
- All requirements of PTLF. This funding aligns with the goals of the *25-year, Parks and Trails Legacy Plan*, strategic direction of “Acquire land – create opportunities.”

Thrive Lens Analysis

This request is consistent with Thrive’s Livability and Stewardship outcomes. The Council’s investment in the West Mississippi River Regional Trail will provide additional access to the river, nature, and the outdoors, enhance quality of life, and further protect natural resources.

Funding

The Council will fund the 75% share with Parks and Trails Legacy Funds and Council funds. Funds are available in the Council’s Authorized Capital Program.

Three Rivers Park District will provide a local match of \$87,500.

Known Support / Opposition

The Board of Three Rivers Park District approved the purchase of this property (Exhibit 5) on January 6, 2022 and executed the purchase agreement (Exhibit 6) on January 10, 2022. There is no known opposition associated with this acquisition or grant.

Exhibit List

- Exhibit 1: Images
- Exhibit 2: Grant request letter
- Exhibit 3: Grant application
- Exhibit 4: Appraisal excerpt
- Exhibit 5: Board approval to purchase property
- Exhibit 6: Purchase agreement

Exhibit 1 – Images

Figure 1. Map of West Mississippi River Regional Trail

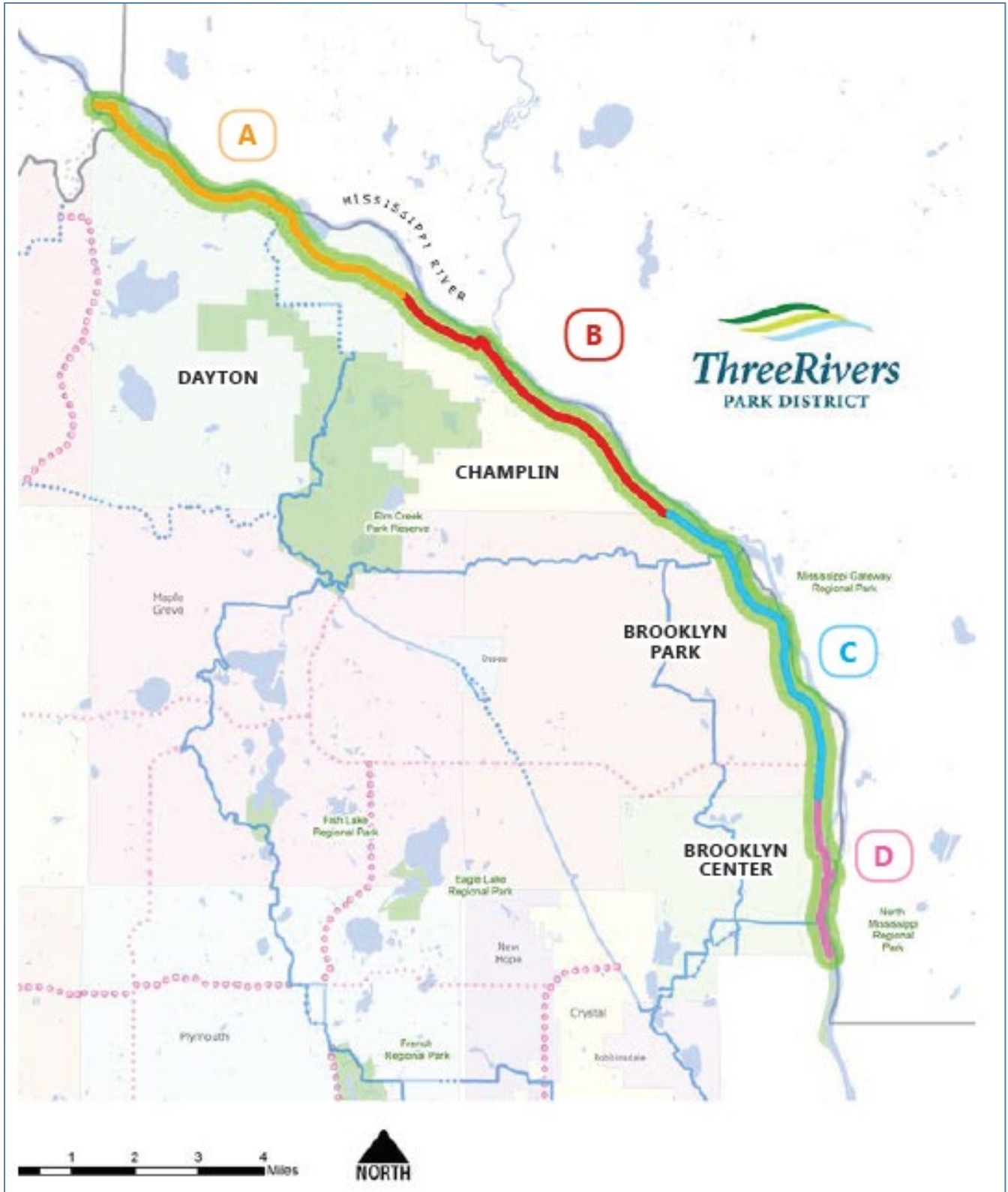


Figure 2. Location of the Haider property along the West Mississippi River Regional Trail Dayton segment

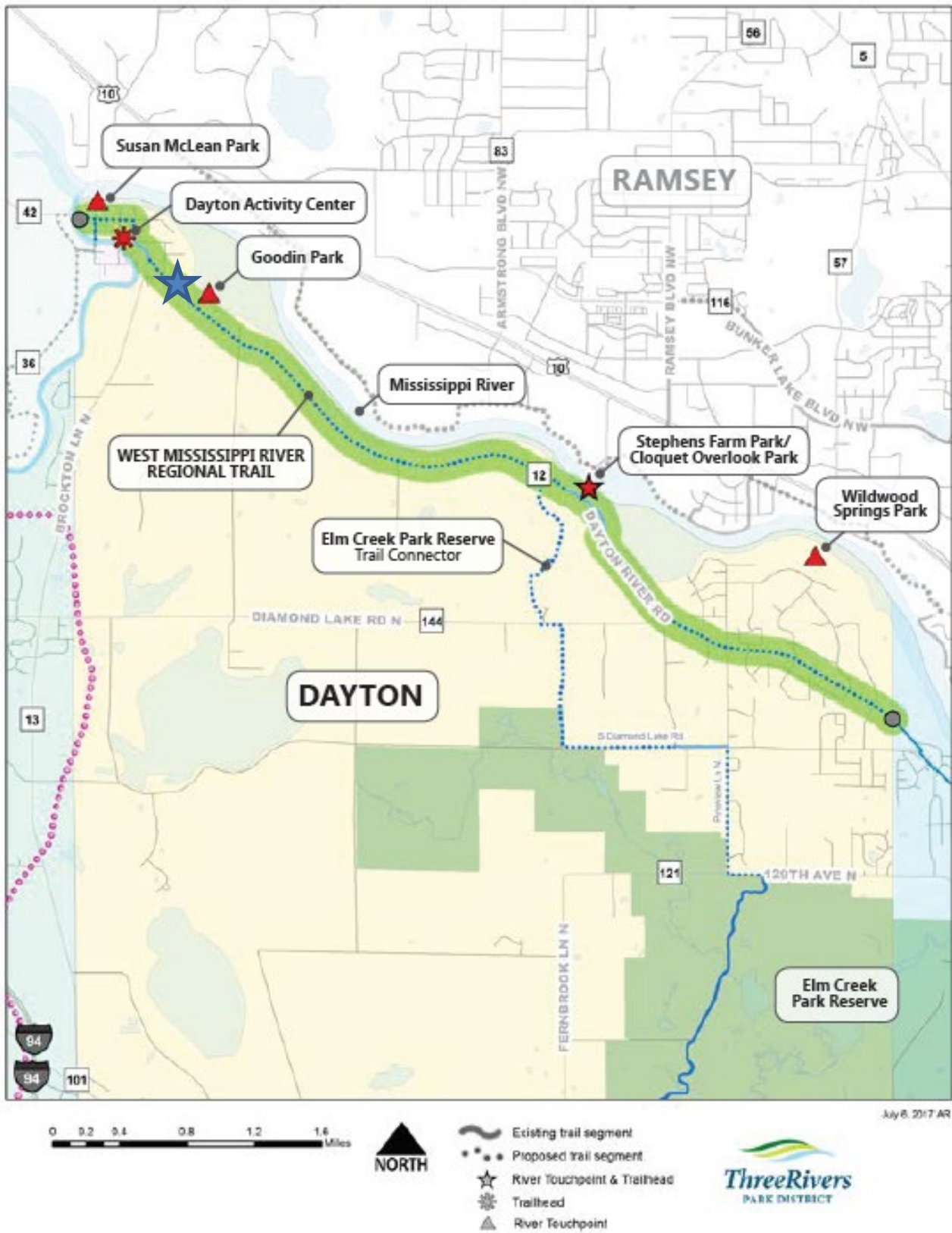


Figure 3. Image of the Haider property

