

Metropolitan Parks and Open Space Commission

Meeting date: April 7, 2014

For the Community Development Committee meeting of: April 21, 2014

For the Metropolitan Council meeting of May 14, 2014

Subject: Park Acquisition Opportunity Fund Grant Request for Intercity Regional Trail, Six Easements, Three Rivers Park District

District(s), Member(s): MPOSC District C, William Weber

Policy/Legal Reference: MN Statute Section 473.315

Staff Prepared/Presented: Tori Dupre, Senior Planner-Regional Parks and Natural Resources (651-602-1621)

Division/Department: Community Development, Regional Parks and Natural Resources

Proposed Action

That the Metropolitan Council:

1. Authorize a grant of up to \$71,276 from the Parks and Trails Legacy Fund Acquisition Account to Three Rivers Park District to finance up to 75% of the costs to acquire six permanent public trailway easements for the Intercity Regional Trail described in Attachment 2. The grant will be financed as follows:
 - \$42,766 from the FY2014 Parks and Trails Legacy Fund appropriation, and
 - \$28,510 from Metropolitan Council bondsThree Rivers Park District will match the grant with up to \$23,757, its 25% share of the total acquisition cost.
2. Authorize the Community Development Director to sign the grant agreement and accompanying documents including the restrictive covenant.

Background

On March 13, 2014, Three Rivers Park District requested a second park acquisition opportunity fund grant of up to \$71,276 to acquire six permanent public trailway easements for the Intercity Regional Trail in the City of Bloomington (Attachment 1). The six easements represent the second group of 17 permanent public trailway easements that the Park District will acquire over the next several months for the Regional Trail. On February 20, 2014 the Park District requested an acquisition grant in the amount of \$55,400 for the first five easements for the trail in the Cities of Bloomington and Richfield.

The easements are located along Old Cedar Avenue South, 78th Street and 84th Street in Bloomington, and total 0.13 acres in size. The Park District's request summarizes the six easements including ownership, size, location and estimated acquisition costs in Attachment 2.

The Park District's acquisition of these easements is consistent with the Intercity Regional Trail master plan, which the Metropolitan Council approved on October 31, 2012. The master plan indicates that trail easements may be required to

develop the regional trail, and shows the location of future easements connected along the regional trail (Attachment 3). The master plan indicates that the 5 mile trail extends through Minneapolis, Richfield and Bloomington, so it will be jointly managed by the Minneapolis Park and Recreation Board, the City of Bloomington and the Park District.

The trail is planned to connect Nokomis-Hiawatha Regional Park to the 86th Street Bikeway in Bloomington. It will also connect to the Nine Mile Creek Regional Trail (Attachment 4). The Park District has set the purchase closing for the six easements contingent upon the Metropolitan Council's action on the Park District's grant request.

The easements include the Stone property at 8406 Old Cedar Avenue South (Attachment 5), the Evergreen property at 1101 78th Street (Attachment 6), the Rosson property at 8206 Old Cedar Avenue South (Attachment 7), the Brown Beagle property at 1800 84th Street (Attachment 8), the Christian property at 8220 Old Cedar Avenue (Attachment 9), and the 8030 Cedar LLC property at 8030 Old Cedar Avenue South (Attachment 10).

Rationale

In 2001, the Metropolitan Council established a Park Acquisition Opportunity Fund grant program to assist regional park agencies in acquiring land for the Metropolitan Regional Park System. Land that is acquired must be within Metropolitan Council approved master plan boundaries for that particular park or trail unit. Currently, the cumulative total of all Park Acquisition Opportunity Fund grants is \$35,056,103 which acquired over 2,818 acres.

All park acquisition opportunity grant agreements include an "agreement and restrictive covenant" that park agencies record to ensure that the property remains in regional recreation use. The Metropolitan Council's action authorizes the Community Development Director to sign the grant agreement and accompanying documents including the restrictive covenant.

The Park District's grant request is consistent with the Park Acquisition Opportunity Fund Rules.

Funding

The Park Acquisition Opportunity Fund has two accounts: the Environment and Natural Resources Trust Fund and the Parks and Trails Legacy Fund. The Parks and Trails Legacy account has a current balance of \$3,186,500 which includes \$419,418 from fiscal year 2014 Parks and Trails Legacy Fund appropriation, and \$2,767,082 from Metropolitan Council bonds.

The Park District's estimated acquisition costs are \$95,034 which includes the purchase price, appraisal, and title insurance and closing costs as shown in Table 1.

Table 1: Intercity Regional Trail Easements - Estimated Acquisition Costs

Cost Items	Amount
Purchase Price (6 Easements)	\$67,350
Associated Fees (closing costs, title insurance, etc.)	\$27,684
Total Acquisition (Estimated)	\$95,034

The Park Acquisition Opportunity Fund grant will be financed with the revenue sources shown in Table 2. The Park District will fund the required 25% match and does not request future reimbursement from a regional parks capital improvement program.

Table 2: Acquisition Grant Revenue Sources

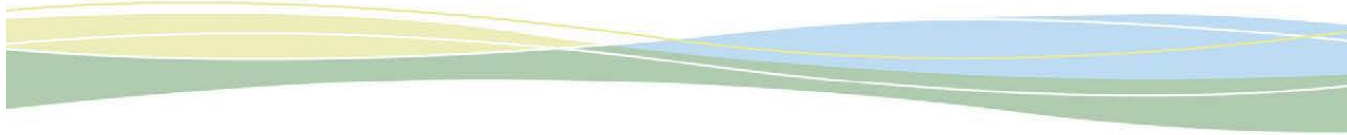
Revenue Sources	Amount
Estimated Total Acquisition Costs	\$95,034
Grant Total (up to 75% acquisition total)	\$71,276
FY2014 Parks and Trails Legacy Fund (60% of grant total)	\$42,766
Metropolitan Council bonds (40% of grant total)	\$28,510
Local Match (25% of acquisition total)	\$23,759

The Metropolitan Council's approval of this grant to Three Rivers Park District will reduce the Parks and Trails Legacy Fund account balance to \$3,115,224.

Known Support / Opposition

There is no known opposition to the Park District's acquisition of these six easements for the Intercity Regional Trail, or to its grant request.





March 13, 2014

Three Rivers
Park District
Board of
Commissioners

Arne Stefferud
Manager, Regional Parks and Natural Resources Unit
Community Development Division
390 North Robert Street
St. Paul, MN 55101

Penny Steele
District 1

RE: Park Acquisition Opportunity Fund Grant Request for Intercity Regional Trail

Dear Arne,

Jennifer DeJournett
District 2

Three Rivers Park District is respectfully submitting a Park Acquisition Opportunity Grant Request for acquisition of 6 easements in the amount of \$71,276 for the Intercity Regional Trail in Bloomington.

Daniel Freeman,
Vice Chair
District 3

This is the second Park Acquisition Opportunity Grant Request for the Intercity Regional Trail. The previous February 20, 2014 request was in the amount of \$55,400 and included five easements located in Richfield and Bloomington.

John Gunyou,
Chair
District 4

A brief summary of each easement included in this reimbursement request is on the following pages. Per your request the additional required documentation and background is enclosed and includes the following items:

John Gibbs
District 5

- Metropolitan Council Documents and Cost Data Tracking Sheet
- Excerpts of the Intercity Regional Trail Master Plan
- Appraisal for each easement
- Purchase price/agreement or similar (offer letter w/signed easement or payment authorization form)
- Easement Document

Larry Blackstad
Appointed
At Large

This letter also serves as a means of notifying the Metropolitan Council of the Park District and City of Bloomington's intent to continue to pursue direct purchase of an additional 5 easements. If the Park District and City are unsuccessful negotiating the direct purchase of said easements, the Park District and City will commence condemn proceedings. It is the Park District's intent to seek Park Acquisition Opportunity Grant reimbursement for related eligible expenses whether acquired through direct purchase or condemnation.

Steve Antolak
Appointed
At Large

Park District staff will keep you apprised of the condemnation proceedings and forward associated documentation as it is available for your use processing this request.

Please process this request and forward to the Metropolitan Parks Open Space Commission, Community Development Committee, and Metropolitan Council at your earliest convenience.

Cris Gears
Superintendent

You may contact me at 763-695-7635 or kgrissman@threeriversparkdistrict.org with any questions or concerns.

Administrative Center, 3000 Xenium Lane North, Plymouth, MN 55441-1299
Information 763.559.9000 • TTY 763.559.6719 • Fax 763.559.3287 • www.ThreeRiversParks.org



Thank you for you continued assistance through this process.

Sincerely,



Kelly Grissman
Director of Planning

Enclosures

C: Jonathan Vlaming, Associate Superintendent
Stephen Shurson, Landscape Architect
Randy Quale, Manager of Parks and Recreation - Bloomington
Shelly Pederson, City Engineer - Bloomington

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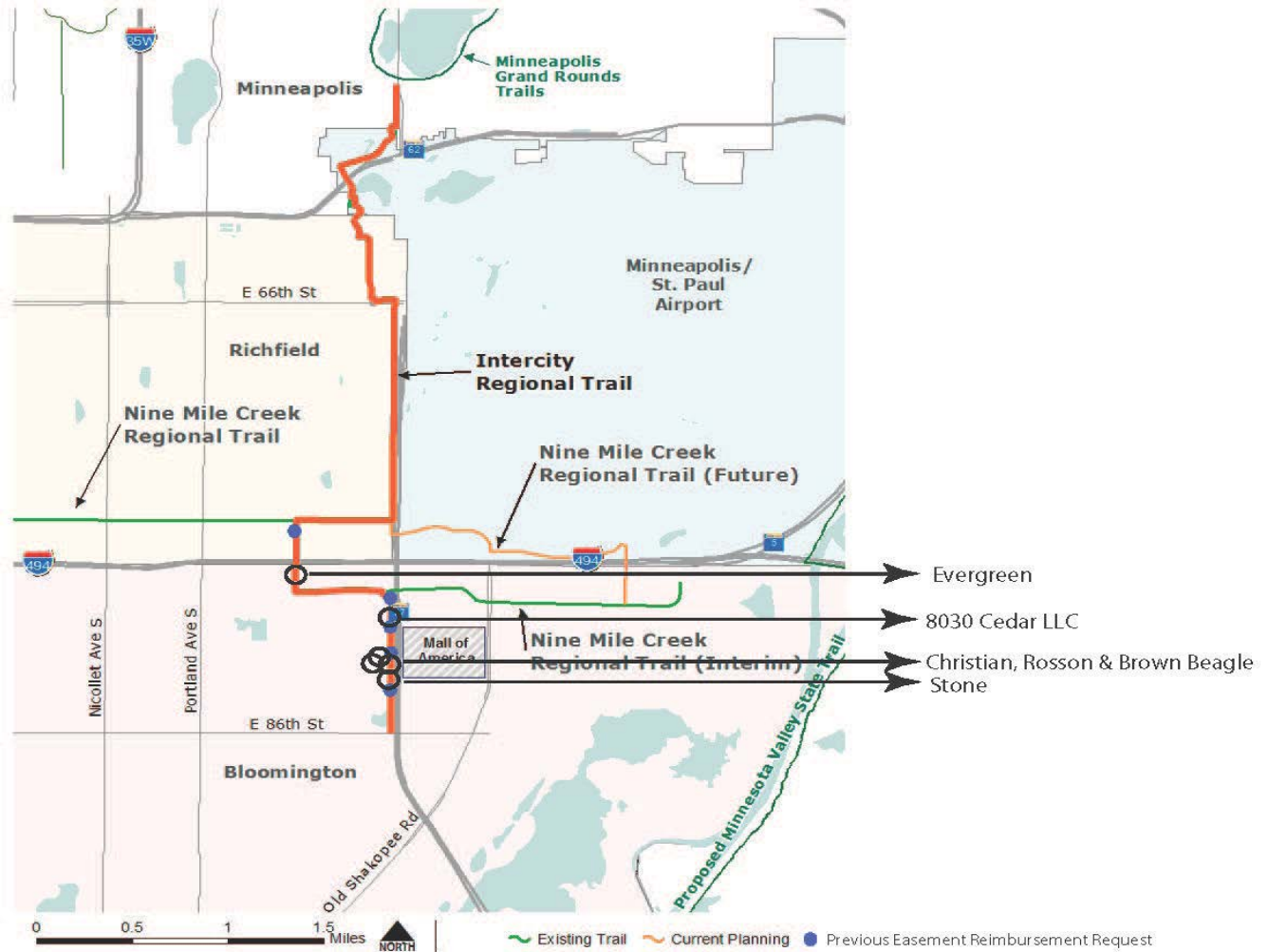
Attachment 2, Summary of Intercity Regional Trail Six Easements and Estimated Costs

Brief Overview of Grant Request (Acquiring through Direct Purchase)

Park/Trail	Intercity Regional Trail					
Property Owner/Seller	Stone	Evergreen	Rosson	Brown Beagle	Christian	8030 Cedar, LLC
Address	8406 Old Cedar Avenue South Bloomington, MN 55425	1101 78 th Street Bloomington, MN 55425	8206 Old Cedar Avenue South Bloomington, MN 55425	1800 84 th Street Bloomington, MN 55425	8220 Old Cedar Avenue South Bloomington, MN 55425	8030 Old Cedar Avenue South Bloomington, MN 55425
PID	02-027-24-44-0016	02-027-24-21-0025	02-027-24-21-0001	02-027-24-41-0042	02-27-24-41-0004	02-027-24-14-0004
Size	225 Square Feet (.0051 acre)	342 Square Feet (.0078 acre)	1246 Square Feet (.0286 acre)	1686 Square Feet (.0387 acre)	1260 Square Feet (.0289 acre)	1052 Square Feet (.0241 acre)
County	Hennepin	Hennepin	Hennepin	Hennepin	Hennepin	Hennepin
Legal Description	Please see page 18 of enclosed Stone Easement Document	Please see page 18 of enclosed Evergreen Easement Document	Please see page 18 of enclosed Rosson Easement Document	Please see page 18 of enclosed Brown Beagle Easement Document	Please see page 18 of enclosed Christian Easement Document	Please see page 18 of enclosed 8030 Cedar, LLC Easement Document
House District	District 50A	District 50A	District 50A	District 50A	District 50A	District 50A
Senate District	District 3	District 3	District 3	District 3	District 3	District 3
Met Council District	District 5	District 5	District 5	District 5	District 5	District 5
MPOSC District	District C	District C	District C	District C	District C	District C
Master Plan Support	Please see pages V, 61 and 112 of enclosed master plan excerpt.	Please see pages V, 61 and 112 of enclosed master plan excerpt.	Please see pages V, 61 and 112 of enclosed master plan excerpt.	Please see pages V, 61 and 112 of enclosed master plan excerpt.	Please see pages V, 61 and 112 of enclosed master plan excerpt.	Please see pages V, 61 and 112 of enclosed master plan excerpt.
Aerial Photo/Proposed Acquisition Graphic	Aerial: Enclosed Proposed Acquisition Graphic: Page 29 of Appraisal	Aerial: Enclosed Proposed Acquisition Graphic: Page 29 of Appraisal	Aerial: Enclosed Proposed Acquisition Graphic: Page 29 of Appraisal	Aerial: Enclosed Proposed Acquisition Graphic: Page 29 of Appraisal	Aerial: Enclosed Proposed Acquisition Graphic: Page 29 of Appraisal	Aerial: Enclosed Proposed Acquisition Graphic: Page 30 of Appraisal
Source of Local Match	Three Rivers Park District: General Obligation Bond Funds and/or Land Acquisition and Betterment Funds					
Easement Purchase Price*	\$1,500	\$7,500	\$11,750	\$17,400	\$9,600	\$19,600
Associated Fees	\$4,614	\$4,614	\$4,614	\$4,614	\$4,614	\$4,614
Total Easement Cost	\$6,114	\$12,114	\$16,364	\$22,014	\$14,214	\$24,214
Est. Local Match Amount	\$1,529	\$3,028	\$4,091	\$5,503	\$3,553	\$6,053
Est. Grant Request	\$4,585	\$9,086	\$12,273	\$16,510	\$10,661	\$18,161
Total Grant Request						\$71,276

*In some cases purchase price may be different to other submitted documentation due to negotiations with property owners.

Attachment 3: Intercity Regional Trail Master Plan Map



Intercity Regional Trail Location and Contextual Relationship

Source: Three Rivers Park District

Attachment 4: Intercity Regional Trail Master Plan and Connections





This map is a compilation of data from various sources and is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The user acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and in a constant state of maintenance, correction, and update.

Intercity Regional Trail Stone property easement

8406 Old Cedar Ave
Created by: N Straka, Sr. Engineering Technician
Map Created: 2/14/2014
Revised Date: 3/11/2014



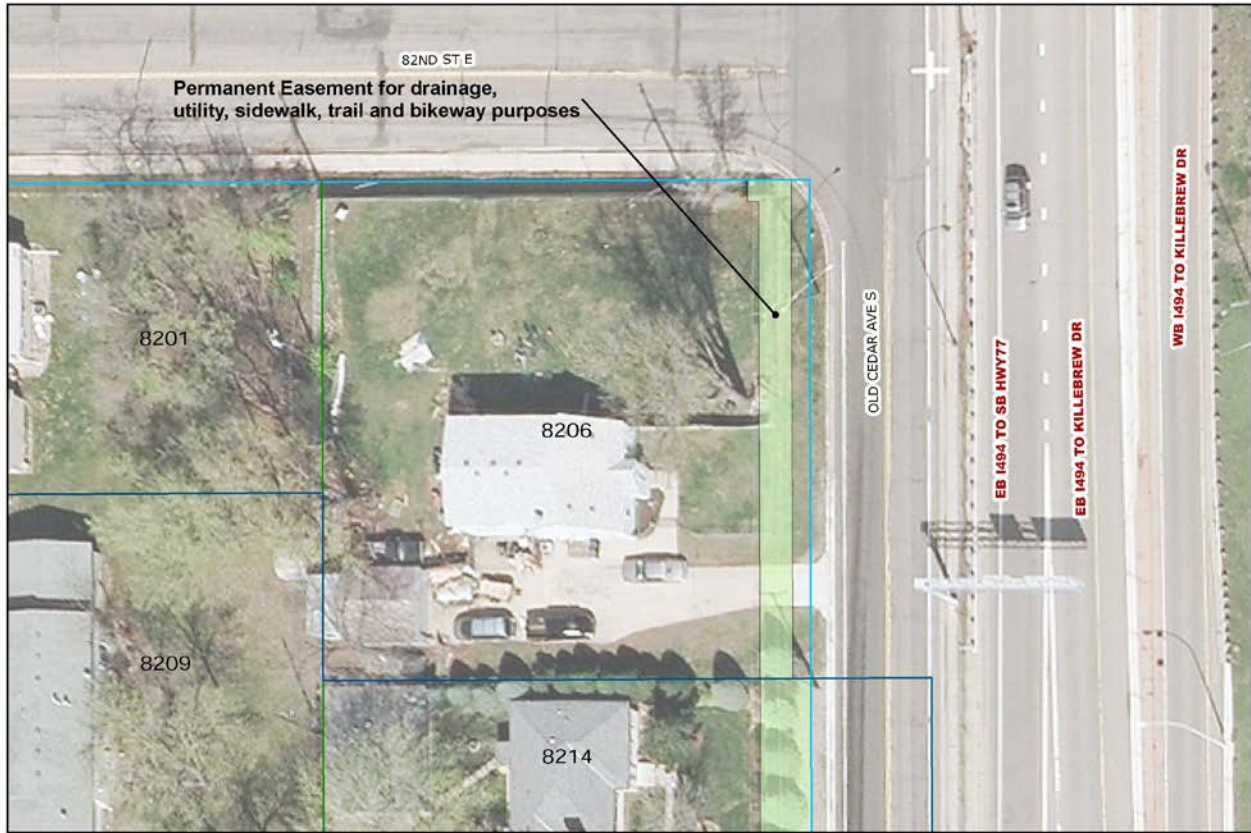


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Intercity Regional Trail Evergreen property easement

1101 78th Street East
Created by: N Straka, Sr. Engineering Technician
Map Created: 2/14/2014
Revised Date: 3/12/2014



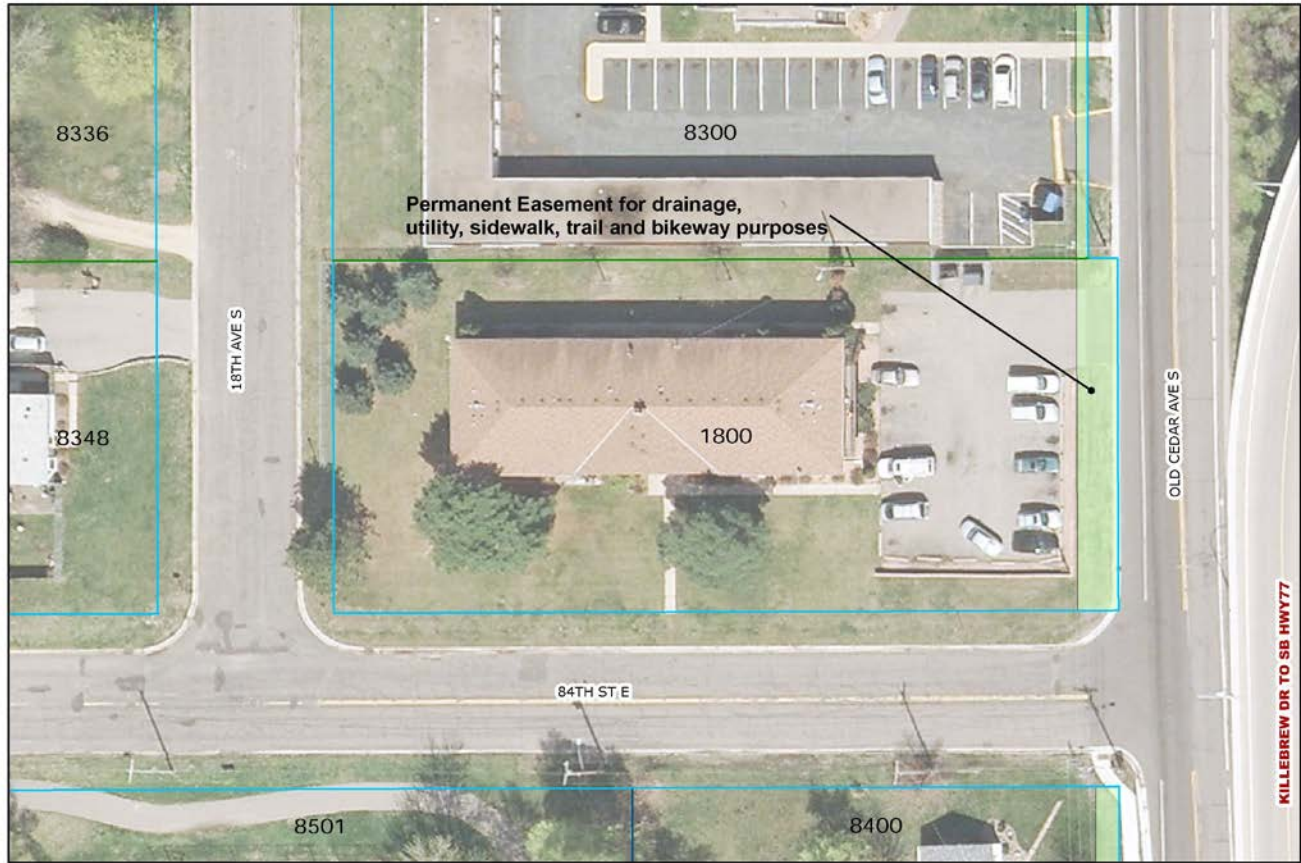


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Intercity Regional Trail Rosson property easement

8206 Old Cedar Ave
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Map Created: 2/14/2014
Revised Date: 3/12/2014





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Intercity Regional Trail Brown Beagle property easement

1800 84th Street
Created by: N Straka, Sr. Engineering Technician
Map Created: 2/14/2014
Revised Date: 3/11/2014





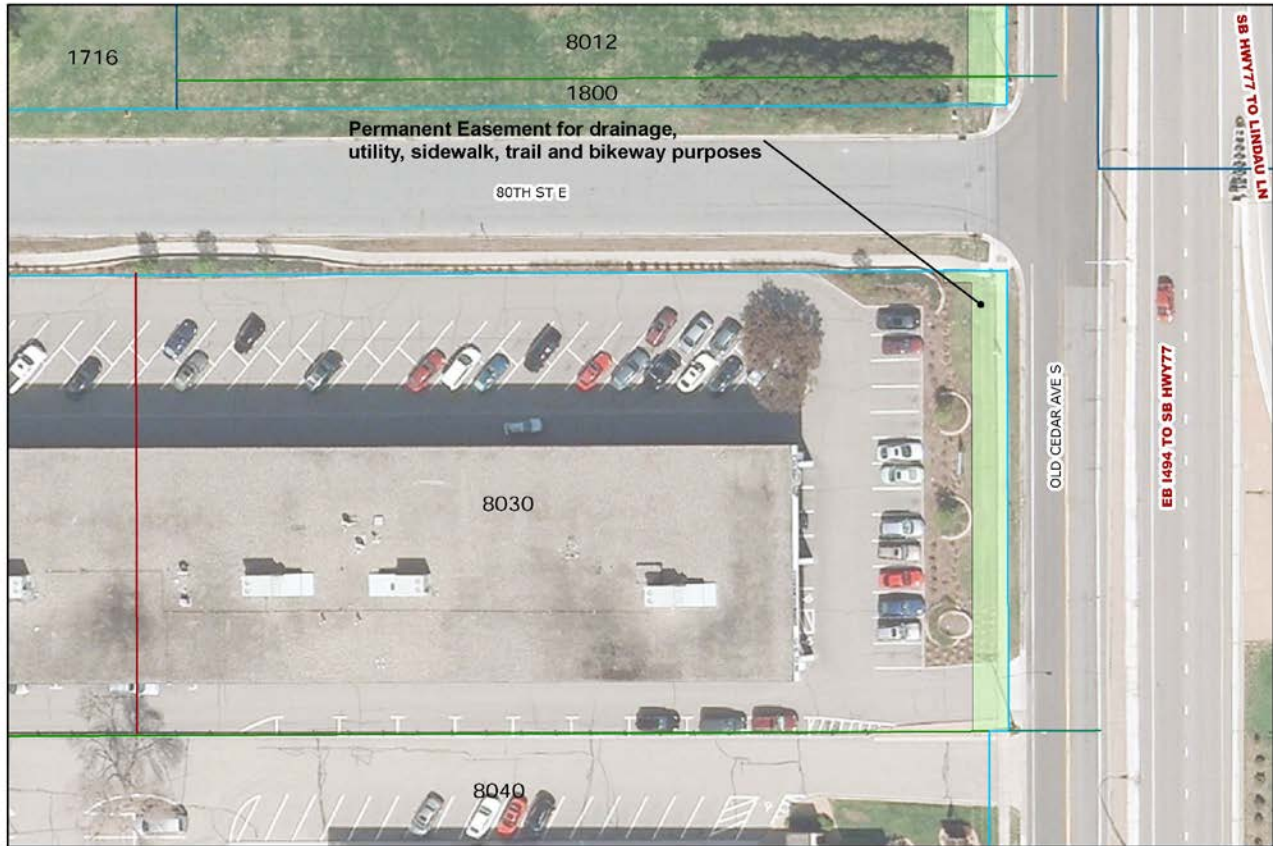
Intercity Regional Trail Christian property easement

8220 Old Cedar Ave
Created by: N Straka, Sr. Engineering Technician
Map Created: 2/14/2014
Revised Date: 3/11/2014



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Intercity Regional Trail 8030 Cedar, LLC property easement

8030 Old Cedar Ave
Created by: N Straka, Sr. Engineering Technician
Map Created: 2/14/2014
Revised Date: 3/11/2014

