

## Metropolitan Parks and Open Space Commission

Meeting date: June 3, 2014

For the Community Development Committee meeting of June 16, 2014

For the Metropolitan Council meeting of June 25, 2014

**Subject:** Park Acquisition Opportunity Fund Grant Request for Intercity Regional Trail, One Easement, 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 \$18,911 from the Parks and Trails Legacy Fund Acquisition Account to Three Rivers Park District to finance up to 75% of the costs to acquire a permanent public trailway easement for the Intercity Regional Trail (Attachment 2), financed as follows:
  - \$11,347 from the FY2014 Parks and Trails Legacy Fund appropriation, and
  - \$7,564 from Metropolitan Council bondsThree Rivers Park District will match the grant with up to \$6,303, 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 May 12, 2014, Three Rivers Park District requested a park acquisition opportunity fund grant of up to \$18,911 to acquire a permanent public trail easement for the Intercity Regional Trail in the City of Bloomington (Attachment 1). This represents the fourth grant request from the Park District as it works to acquire an anticipated 17 total easements for the regional trail. To date, the Park District has requested three grants to acquire 13 trail easements totaling \$151,747. This grant request brings the total amount requested to \$170,658 for 14 easements.

The ELP/Annex Properties easement is located at 8040 Old Cedar Avenue South in Bloomington and is .0266 acres, or 1,162 square feet (Attachment 4). The Park District summarizes the easement and estimated acquisition costs in Attachment 2.

The Park District's acquisition of this easement 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 5 mile regional trail, and shows the location of the easements along the planned trail corridor as

it extends through the cities of Minneapolis, Richfield and Bloomington. Because the trail is located within three park implementing agencies' jurisdictions, it will be managed jointly by the Minneapolis Park and Recreation Board, the City of Bloomington and the Park District.

The regional trail is planned to connect Nokomis-Hiawatha Regional Park to the 86th Street Bikeway in Bloomington, and connect to the Nine Mile Creek Regional Trail. The Park District has set the purchase closing for the easements contingent upon the Metropolitan Council's action on the Park District's grant request.

### 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. As of Metropolitan Council action on May 28, 2014, the cumulative total of all Park Acquisition Opportunity Fund grants is \$35,537,115 which acquired 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. On May 28, 2014 the Metropolitan Council will act on two pending acquisition grants and following that action, the Parks and Trails Legacy Fund account balance will be \$1,984,997 which includes \$122,716 from the fiscal year 2014 Parks and Trails Legacy Fund appropriation, and \$1,862,281 of Metropolitan Council bonds.

Three Rivers Park District estimates the total grant-eligible acquisition costs at \$25,214 which includes the purchase price, appraisal, title insurance, taxes and closing costs as shown in Table 1.

**Table 1:** Intercity Regional Trail Easement Estimated Acquisition Costs

| Cost Items   | Amount          |
|--|-----------------|
| Purchase Price   | \$17,600        |
| Associated Fees (closing costs, title insurance, etc.) | \$7,614         |
| <b>Total Acquisition (Estimated)</b>                   | <b>\$25,214</b> |

The Park Acquisition Opportunity Fund grant will be financed with the revenue sources shown in Table 2, including fiscal year 2014 Parks and Trails Legacy funds and Metropolitan Council bonds. The Park District will fund the required 25% match and does not request future reimbursement from a regional parks capital improvement program.

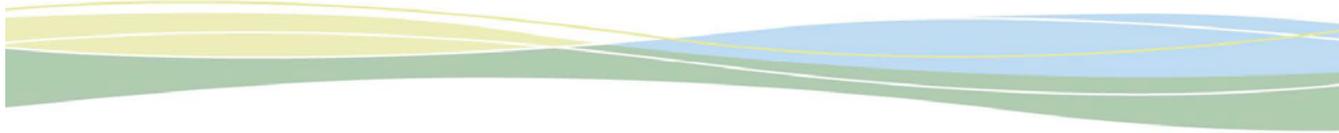
**Table 2:** Acquisition Grant Revenue Sources

| Revenue Sources  | Amount   |
|--|----------|
| Estimated Total Acquisition Costs                        | \$25,214 |
| Grant Total (up to 75% acquisition total)                | \$18,911 |
| FY2014 Parks and Trails Legacy Fund (60% of grant total) | \$11,347 |
| Metropolitan Council bonds (40% of grant total)          | \$7,564  |
| Local Match (25% of acquisition total)                   | \$6,303  |

The Metropolitan Council's approval of this grant to Three Rivers Park District leaves an unobligated balance of \$1,966,086 in the Parks and Trails Legacy Fund acquisition account.

### **Known Support / Opposition**

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



April 11, 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 two easements in the amount of \$25,071 for the Intercity Regional Trail in Bloomington.

Daniel Freeman,  
Vice Chair  
District 3

This is the third Park Acquisition Opportunity Grant Request for the Intercity Regional Trail. The previous February 20, 2014 and March 13, 2014 requests were in the amount of \$55,400 and \$71,276 respectively and included 11 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)

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

Larry Blackstad  
Appointed  
At Large

You may contact me at 763-695-7635 or [kgrissman@threeriversparkdistrict.org](mailto:kgrissman@threeriversparkdistrict.org) with any questions or concerns.

Thank you for your continued assistance through this process.

Steve Antolak  
Appointed  
At Large

Sincerely,

A handwritten signature in blue ink that reads "Kelly Grissman".

Kelly Grissman  
Director of Planning

Cris Gears  
Superintendent

Enclosures

C: Jonathan Vlaming, Associate Superintendent  
Stephen Shurson, Landscape Architect

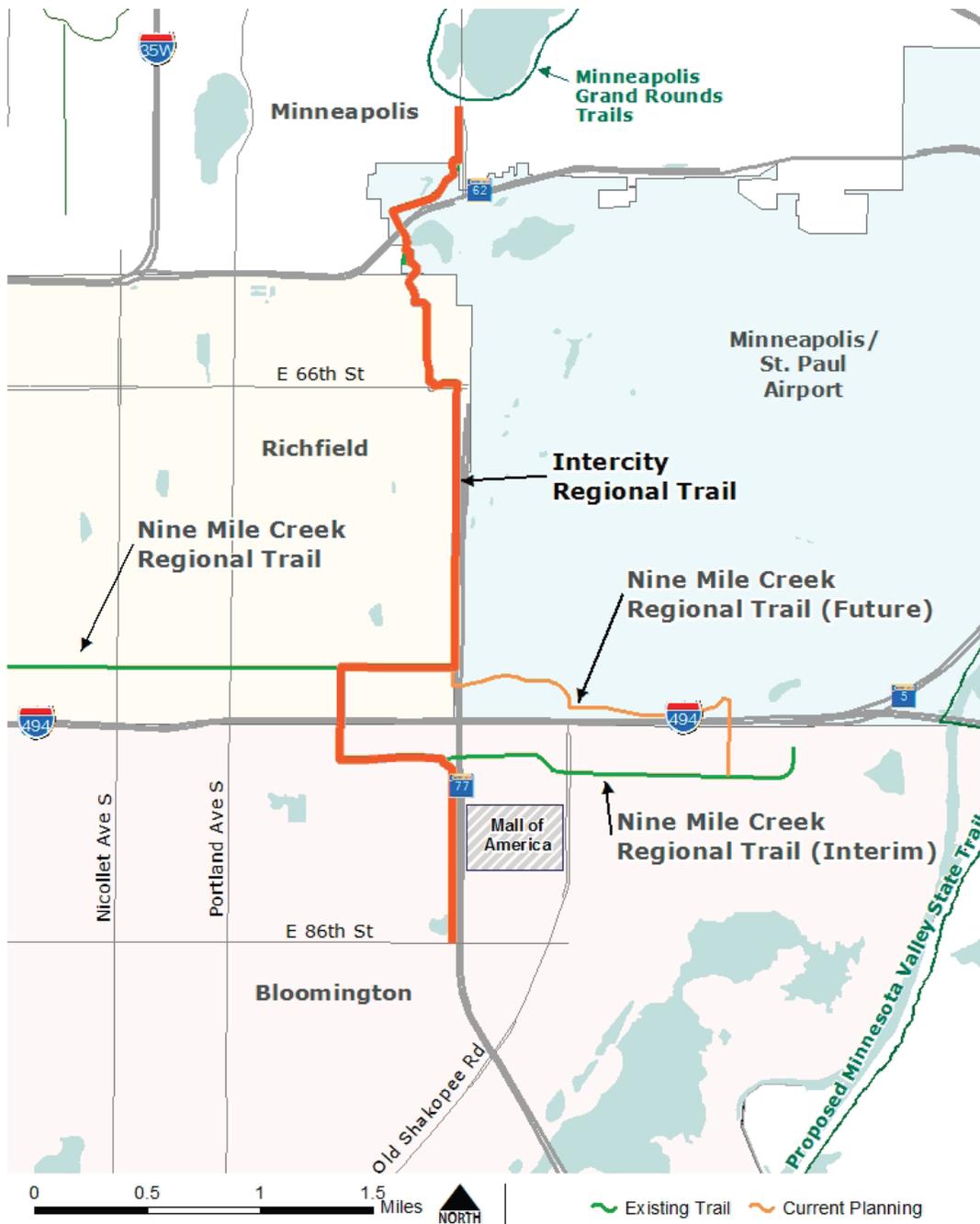
G:\Design\ICRT\Met Council Easement Grant Request\Request 3\2014-04-11 TRPD ICRT Acqisition Funding Request 3.docx

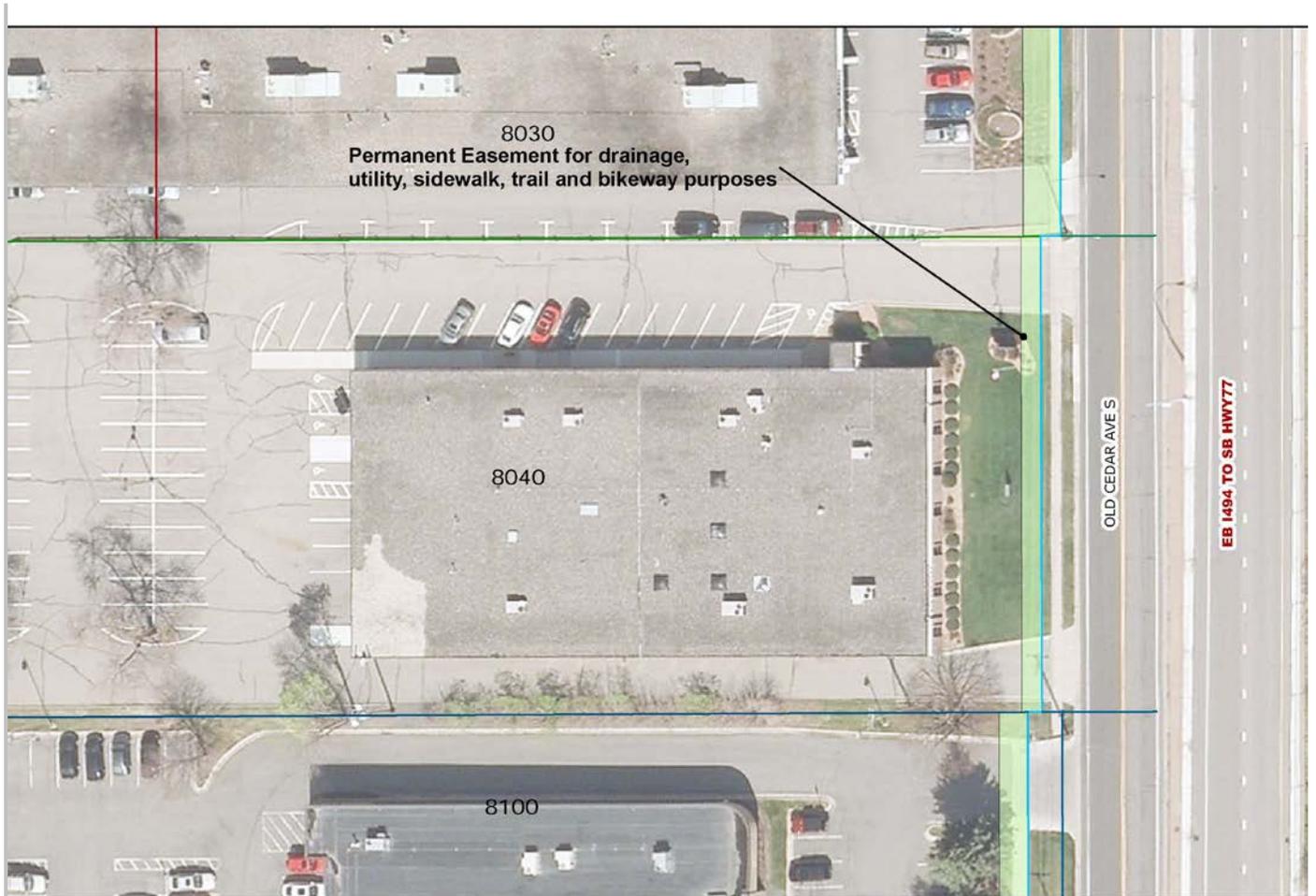
Administrative Center, 3000 Xenium Lane North, Plymouth, MN 55441-1299  
Information 763.559.9000 • TTY 763.559.6719 • Fax 763.559.3287 • [www.ThreeRiversParks.org](http://www.ThreeRiversParks.org)



Attachment 2: Summary of Intercity Regional Trail Easement and Estimated Costs

| <b>Park/Trail</b>                  | <b>Intercity Regional Trail</b>   |
|------------------------------------|---|
| Property Owner/Seller              | Annex Properties  |
| Address                            | 8040 Old Cedar Avenue South, Bloomington, MN 55425  |
| PID                                | 02-027-24-14-0005   |
| Size                               | 1162 Square Feet (.0266 acre)   |
| County                             | Hennepin  |
| Legal Description                  | Parcel ID No. 0202724140005   |
| House District                     | District 50A  |
| Senate District                    | District 3  |
| Met Council District               | District 5  |
| MPOSC District                     | District C  |
| Master Plan Support                | master plan excerpt (attachment 3)  |
| Aerial Photo, Proposed Acquisition | Attachment 4  |
| Source of Local Match              | Three Rivers Park District General Obligation Bond Funds and/or Land Acquisition and Betterment Funds |
| Easement Purchase Price            | \$17,600  |
| Associated Fees                    | \$7,614   |
| Total Easement Cost                | \$25,214  |
| Est. Local Match Amount            | \$6,303   |
| Est. Grant Request                 | \$18,911  |





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 Annex property easement

8040 Old Cedar Ave  
Created by: N Straka, Sr. Engineering Technician  
Map Created: 2/14/2014  
Revised Date: 3/11/2014

