

Metropolitan Parks and Open Space Commission

Meeting date: March 11, 2014

For the Community Development Committee meeting of: March 17, 2014

For the Metropolitan Council meeting of March 26, 2014

Subject: Park Acquisition Opportunity Fund Grant Request for Intercity Regional Trail, 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 \$55,400 from the Parks and Trails Legacy Fund Acquisition Account to Three Rivers Park District to finance up to 75% of the costs to acquire five permanent public trailway easements for the Intercity Regional Trail as described in Attachments 1 to 7. The grant should be financed with:
 - \$33,240 from the FY2014 Parks and Trails Legacy Fund appropriation, and
 - \$22,160 from Metropolitan Council bondsThe grant will be matched with up to \$18,465 by Three Rivers Park District.
2. Authorize the Community Development Director to sign the grant agreement and accompanying documents including the restrictive covenant.

Background

On February 20, 2014, Three Rivers Park District requested a park acquisition opportunity fund grant of up to \$55,400 to acquire five permanent public trailway easements for the Intercity Regional Trail (Attachment 1). These five easements represent the first of approximately 17 permanent public trailways easements that the Park District will acquire over the next several months for the Regional Trail. The easements total 4,701 square feet, or 0.108 acres.

The proposed acquisition is consistent with the Intercity Regional Trail master plan, which the Metropolitan Council approved on October 31, 2012 (Business item 2012-316). The master plan indicates that trail easements may be required, and includes the estimated costs (Attachment 1, "Brief Overview of Grant Request"). The closing for each easement is contingent upon the Metropolitan Council's action on the grant request.

The easements total approximately 3,400 square feet, or 0.08 acres in size and are located in the cities of Bloomington and Richfield. They are depicted in context of the Inter-City Regional Trail alignment in Attachment 2. They include the Halverson property at 8256 Old Cedar Avenue South in Bloomington (Attachment 3), the Patterson property at 8400 Old Cedar Avenue South in Bloomington (Attachment 4), the RKR property at 7700 12th Avenue South in Richfield (Attachment 5), the Hendrickson property at 8214 Old Cedar Avenue



South in Bloomington (Attachment 6), and the MLMJR property at 8234 Old Cedar Avenue South in Bloomington (Attachment 7).

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 amount of all Park Acquisition Opportunity Fund grants totals \$34,813,674 which acquired 2,841 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 Parks District’s grant request is consistent with the Park Acquisition Opportunity Fund Rules.

Funding

The current balance in the Park Acquisition Opportunity Fund Parks and Trails Legacy Fund account is \$3,241,900, which includes the \$452,658 from fiscal year 2014 Parks and Trails Legacy Fund appropriation and \$2,789,242 from Metropolitan Council bonds. The Metropolitan Council added \$1.5 million to this fund on September 25, 2013. Note that the balance reflects the City of Bloomington’s acquisition grant request (\$187,029).

The Park District’s estimated acquisition costs total \$73,865 which includes the purchase price, appraisal, and title insurance and closing costs as shown in Table 1.

Table 1: Acquisition Costs

Cost Items	Amount
Purchase Price (5 Easements)	\$50,800
Closing costs, Title Insurance, etc.	\$23,065
Total Acquisition	\$73,865

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

Table 2: Acquisition Grant Revenue Sources

Revenue Sources	Amount
Estimated Total Acquisition Costs	\$73,865
Grant Total (up to 75% acquisition total)	\$55,400
FY2014 Parks and Trails Legacy Fund (60%)	\$33,240
Metropolitan Council bonds (40%)	\$22,160
Local Match (25%)	\$18,465

If the Metropolitan Council approves this grant to Three Rivers Park District, the Parks and Trails Legacy Fund Acquisition Account balance is \$3,186,500.

Known Support / Opposition

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



February 20, 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

Dear Arne,

Jennifer DeJournett
District 2

Three Rivers Park District is respectfully submitting a Park Acquisition C
Request for Intercity Regional Trail acquisition in Bloomington and Richfield.

Daniel Freeman,
Vice Chair
District 3

As you know, the Park District anticipates the necessity to acquire a
permanent public trailway easements. This request in the amount of \$55,
these easements. Subsequent grant requests are anticipated over the next

A brief summary of each easement is on the following page. Per your requ
required documentation and background is enclosed and includes the follow

John Gunyou,
Chair
District 4

- 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 easen
authorization form)
- Easement Document

John Gibbs
District 5

Please process this request and forward to the Metropolitan Parks Open Sp
Community Development Committee, and Metropolitan Council at your earli

Larry Blackstad
Appointed
At Large

You may contact me at 763-695-7635 or kgrissman@threeriversparkdist
questions or concerns.

Thank you for you continued assistance through this process.

Sincerely,

Steve Antolak
Appointed
At Large

Kelly Grissman
Director of Planning

Enclosures

Cris Gears
Superintendent

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

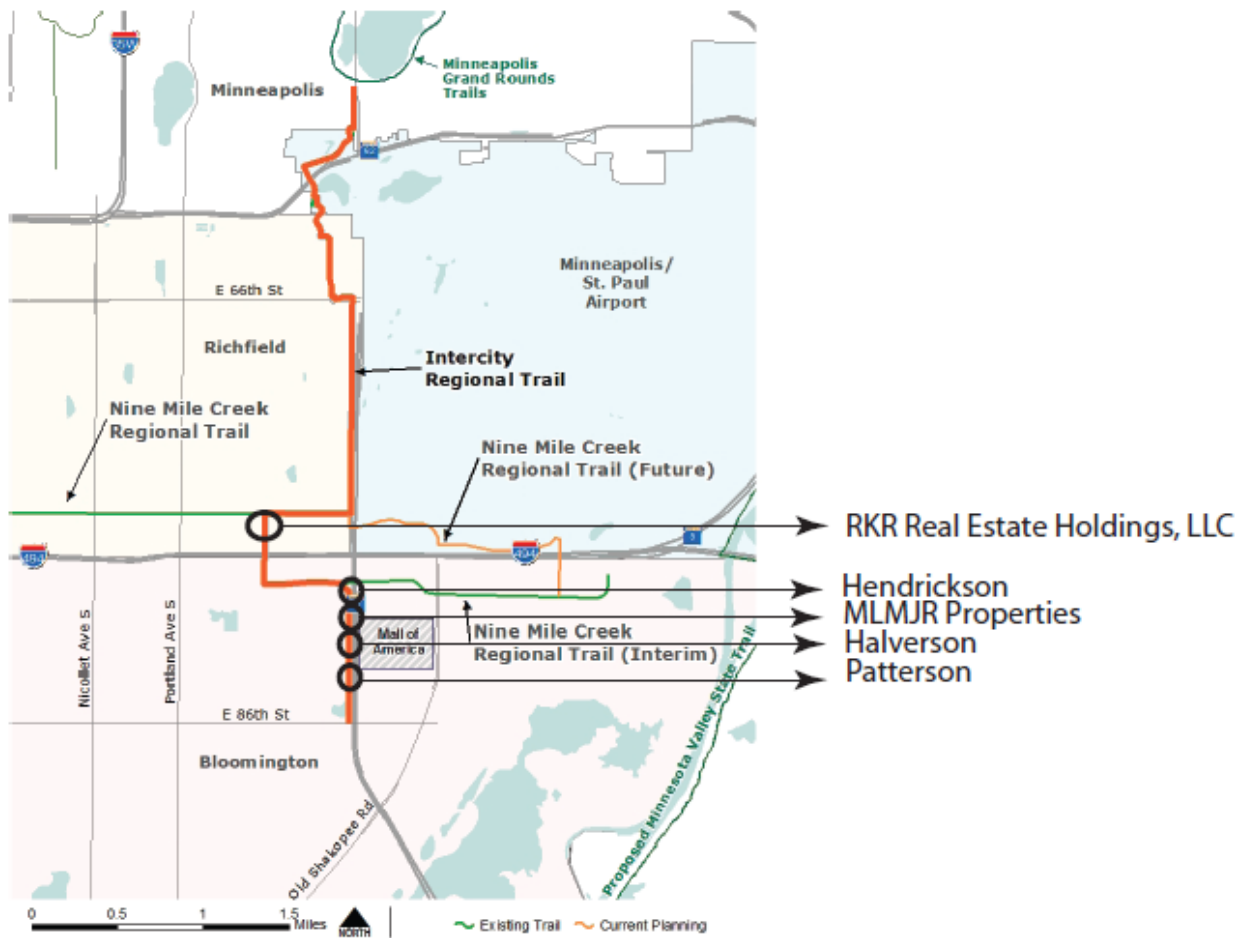
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Administrative Center, 3000 Xenium Lane North, Plymouth, MN 55441-1299
Information 763.559.9000 • TTY 763.559.6719 • Fax 763.559.3287 • www.ThreeRivers



Brief Overview of Grant Request

Park/Trail	Intercity Regional Trail				
Property Owner/Seller	Nannette K. Halverson	Mark A. & Cheryl K. Patterson	RKR Real Estate Holdings, LLC	James K. & Jean L. Hendrickson	MLMJR Properties, Etal
Address	8256 Old Cedar Avenue South Bloomington, MN 55425	8400 Old Cedar Avenue South Bloomington, MN 55425	7700 12th Avenue South Richfield, MN 55423	8214 Old Cedar Avenue South Bloomington, MN 55425	8234 Old Cedar Avenue South Bloomington, MN 55425
PID	02-027-24-41-0008	02-027-24-44-0015	35-028-24-34-0003	02-027-24-41-0100	02-027-24-41-0007
Size	1,962 Square Feet (.05 acre)	465 Square Feet (.01 Acre)	969 Square Feet (.02 Acre)	330 Square Feet (.01 acre)	975 Square Feet (.02 Acre)
County	Hennepin	Hennepin	Hennepin	Hennepin	Hennepin
Legal Description	Please see page 3 of enclosed Halverson Easement Document	Please see page 3 of enclosed Patterson Easement Document	Please see page 6 of enclosed RKR Real Estate Holdings, LLC Easement Document	Please see page 3 of enclosed Hendrickson Easement Document	Please see page 3 of enclosed MLMJR Properties Easement Document
House District	District 50A	District 50A	District 50A	District 50A	District 50A
Senate District	District 3	District 3	District 5	District 3	District 3
Met Council District	District 5	District 5	District 5	District 5	District 5
MPOSC District	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, 60 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 28 of Appraisal	Aerial: Enclosed Proposed Acquisition Graphic: Page 28 of Appraisal	Aerial: Enclosed Proposed Acquisition Graphic: Page 28 of Appraisal	Aerial: Enclosed Proposed Acquisition Graphic: Page 29 of Appraisal	Aerial: Enclosed Proposed Acquisition Graphic: Page 28 of Appraisal
Source of Local Match	Three Rivers Park District: General Obligation Bond Funds and/or Land Acquisition and Betterment Funds				
Easement Purchase Price	\$10,700	\$3,200	\$17,500	\$10,700	\$8,700
Associated Fees	\$4,613	\$4,613	\$4,613	\$4,613	\$4,613
Total Easement Cost	\$15,313	\$7,813	\$22,113	\$15,313	\$13,313
Est. Local Match Amount	\$3,828	\$1,953	\$5,528	\$3,828	\$3,328
Est. Grant Request	\$11,485	\$5,860	\$16,585	\$11,485	\$9,985
Total Grant Request	\$55,400				



Intercity Regional Trail Location and Contextual Relationship

Source: Three Rivers Park District

November 15, 2012

Intercity Regional Trail Master Plan V



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 Halverson property easement

8256 Old Cedar Ave S
Created by: N Straka, Sr. Engineering Technician
Map Created: 2/14/2014
Revised Date: 2/14/2014



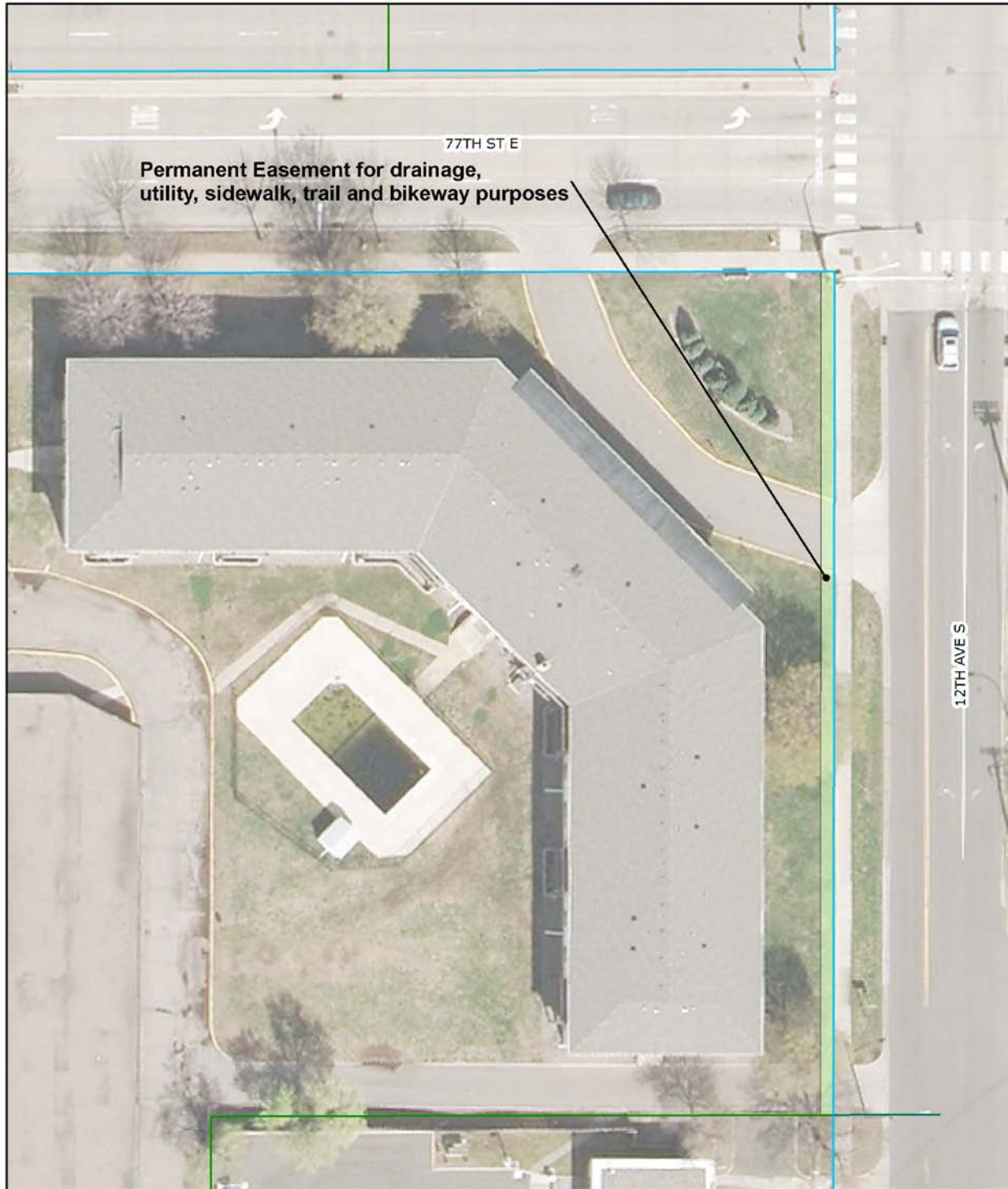


Intercity Regional Trail Patterson property easement

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8400 Old Cedar Ave S
Created by: N Straka, Sr. Engineering Technician
Map Created: 2/14/2014
Revised Date: 2/14/2014





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Intercity Regional Trail RKR property easement

7700 12th Ave S
Created by: N Straka, Sr. Engineering Technician
Map Created: 2/14/2014
Revised Date: 2/14/2014





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Intercity Regional Trail Hendrickson property easement

8214 Old Cedar Ave S
Created by: N Straka, Sr. Engineering Technician
Map Created: 2/14/2014
Revised Date: 2/20/2014





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Intercity Regional Trail MLMJR property easement

8234 Old Cedar Ave S
Created by: N Straka, Sr. Engineering Technician
Map Created: 2/14/2014
Revised Date: 2/20/2014

