

Metropolitan Parks and Open Space Commission

Meeting date: March 5, 2013

For the Community Development Committee meeting of March 18, 2013

For the Metropolitan Council meeting of March 27, 2013

Subject: Park Acquisition Opportunity Fund Grant Request for Rice Creek Chain of Lakes Park Reserve, Anoka County

District(s), Member(s): Metropolitan Parks & Open Space Commission District F, Daniel Schlaferman

Policy/Legal Reference: Minnesota Statute Section 473.315

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

Division/Department: Community Development Division

Proposed Action

That the Metropolitan Council:

1. Authorize a grant of up to \$253,140 from the Parks and Trails Legacy Fund Acquisition Account in the Park Acquisition Opportunity Fund to Anoka County to finance 75% of the acquisition costs to acquire the 1.3 acre Leibel parcel as depicted in Attachment 1 for Rice Creek Chain of Lakes Park Reserve. The grant should be financed with:
 - \$151,884 from the FY 2013 Parks and Trails Legacy Fund appropriation
 - \$101,256 from Metropolitan Council bonds
2. Consider reimbursing Anoka County up to \$84,380 from its share of a future Regional Park Capital Improvement Program, funded through the Parks and Trails Legacy Fund, for the local 25% match to this grant. However, the Council does not under any circumstances represent or guarantee that reimbursement will be granted, and expenditure of local funds never entitles a park agency to reimbursement.

Background

Anoka County has submitted a grant request of \$253,140 to finance up to 75% of the projected costs to acquire 1.3 acres for Rice Creek Chain of Lakes Park Reserve (Leibel parcel). This parcel was added to the park in an amendment to the Rice Creek Chain of Lakes Park Reserve master plan that the Metropolitan Council approved on February 13, 2013 (Business Item 2013-29). The land contains a building which will be re-used as a maintenance facility for the regional parks and trails in the area. The County also requests reimbursement consideration from the County's share of a future regional parks capital improvement program of \$84,380 which is the 25% match to this grant financed with County funds. The reimbursement consideration of the 25% match is permitted under the amended rules for Park Acquisition Opportunity Grants approved by the Metropolitan Council on January 9, 2013 (Business Item 2012-260).

The County has agreed to allow the City of Centerville to place a “Welcome to Centerville” sign on 200 square feet of the parcel. The value of this area is deducted from the acquisition costs considered for this grant to avoid conflicting with the requirements of a regional park restrictive covenant agreement to be placed on land acquired with the grant.

See **Attachment 1, Letter from Karen Blaska, Anoka County** which includes an aerial map showing the parcel in context with a portion of Rice Creek Chain of Lakes Park Reserve.

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. To-date, about \$27.4 million has been granted for the acquisition of 2,121 acres. The total related acquisition costs and market value of this land is about \$68.7 million. (See **Attachment 2** at the end of this memorandum that summarizes all grants awarded sorted by Park Agency and sorted by MPOSC District as of February 2013).

Funding

The total actual and estimated costs for the Leibel parcel based on documentation provided by Anoka County staff is \$337,520 as shown in Table 1:

Table 1: Costs for acquisition of 1.3 acre Leibel parcel for Rice Creek Chain Of Lakes Park Reserve, Anoka County

Cost Items	Amount
Purchase Price based on signed purchase agreement	\$325,000
Appraisal based on billing for appraisal	\$ 3,600
Phase 1 Environmental Survey based on billing for this cost	\$ 1,700
Estimated Title Insurance based on past acquisitions	\$ 1,000
Estimated Closing Costs based on past acquisitions	\$ 6,000
Estimated Pro-rated share of property taxes based Truth in Taxation Statement for 2013	\$ 3,500
Estimated 2013 City of Centerville property tax equivalency payment based on Truth in Taxation Statement for 2013	\$ 2,300
Less City of Centerville sign parcel (\$5.40/Sq. Ft. x 200 Sq. Ft.)	(\$ 1,080)
Total	\$337,520

Anoka County requests that the acquisition be financed with the following revenue sources as shown in Table 2:

Table 2: Revenue Sources for acquisition of 1.3 acre Leibel parcel for Rice Creek Chain of Lakes Park Reserve, Anoka County

Revenue Sources	Amount
Metropolitan Council Park Acquisition Opportunity Fund (75%)	\$ 253,140
Anoka County (25%)	\$ 84,380
Total:	\$ 337,520

Anoka County's request for reimbursement consideration from the County's share of a future regional parks capital improvement program for the 25% match to this grant (\$84,380) is permitted under the amended rules for Park Acquisition Opportunity Grants approved by the Metropolitan Council on January 9, 2013. The timing of when Anoka County is reimbursed for any portion of the \$84,380 is dependent on when funds are provided in a future Regional Park Capital Improvement Program. The Council does not under any circumstances represent or guarantee that a reimbursement will be granted, and expenditure of local funds never entitles a park agency to reimbursement.

This acquisition qualifies for funding from the Parks and Trails Legacy Fund Acquisition Account because the land includes acquisition of a building. The Park Acquisition Opportunity Fund grant would be financed as shown in Table 3.

Table 3: Park Acquisition Opportunity Grant Revenue Sources for acquisition of 1.3 acre Leibel parcel for Rice Creek Chain of Lakes Park Reserve, Anoka County

Revenue Sources	Amount
FY 2013 Parks and Trails Legacy Fund appropriation	\$ 151,884
Metropolitan Council bonds	\$ 101,256
Total Grant	\$ 253,140

If this grant is awarded, the balance in the Parks and Trails Legacy Fund Acquisition Account would be \$3,987,292. When combining the balance in the Environment and Natural Resources Trust Fund Acquisition Account to acquire high quality natural lands with no structures on them, the total balance in both accounts is \$7,474,555.

Known Support / Opposition

The request is consistent with is consistent with the terms of Finance Strategy 6 in the *2030 Regional Parks Policy Plan*. There is no known opposition to the request.

Attachment 1, Letter from Karen Blaska, Anoka County.



Anoka County Parks and Recreation

550 Bunker Lake Boulevard NW. Andover. MN 55304

February 19, 2013

Mr. Arne Stefferud
Metropolitan Council
390 Robert St. N.
St. Paul, MN 55101

Re: Rice Creek Chain of Lakes Park Reserve – Park Acquisition Opportunity Funding Request

Dear Arne:

As you are aware, Anoka County recently submitted an amendment to the Rice Creek Chain of Lakes Park Reserve Master Plan adjusting the park boundary to include a 1.3 acre addition to the park.

The property is located along CSAH 14/Main Street and Mound Trail, just south of the park entrance road. This acquisition will provide Anoka County with an existing building that will serve as a maintenance facility for the regional parks and trails in the area. The property also contains a Native American burial mound, adjacent to the Central Anoka County Regional Trail. Within the next two to four years, the county intends to develop a small wayside/trail rest area and interpretive graphics for public benefit.

The County has been negotiating with the land owner and has come to an agreed upon purchase price of \$325,000, which is also the appraised value. The purchase price including closing costs and property taxes due at closing are as follows:

\$325,000	Purchase price
\$ 3,600	Estimated costs for appraisal
\$ 1,700	Estimated environmental survey
\$ 1,000	Estimated title insurance (based on previous acquisitions)
\$ 1,500	Estimated closing costs (based on previous acquisitions)
\$ 3,500	Estimated 2013 pro-rated property taxes due at closing
\$ 2,300	Estimated 2013 City of Centerville tax equivalency payment (1.8x)
<u>\$ (1,080)</u>	<u>Less City of Centerville sign parcel (\$5.40/sf for 200 sf)</u>
\$337,520	Total Grant Request

Therefore, Anoka County is requesting 75% of the total (\$253,140) in Park Acquisition Opportunity Funds. Anoka County will provide the 25% match of \$84,380 and seek reimbursement of those costs through a future Legacy Parks and Trails funding request.

The parcel identification number is 15-31-22-43-0003 and is shown on the enclosed reference map. The County is anticipating the acquisition will occur in the first half of 2013, but would request that funds be made available for up to one year from the date of funding approval.

OPEN SPACES IN NEARBY PLACES

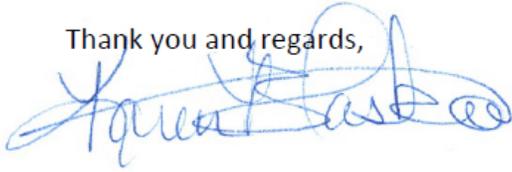
Phone: 763.757.3920

www.anokacountyparks.com

Fax: 763.755.0230

If you have any questions, please feel free to contact me at 763-767-2865 or 612-845-8391, or via e-mail at karen.blaska@co.anoka.mn.us.

Thank you and regards,



Karen Blaska
Park Planner

Enclosure(s)

cc: John VonDelinde, Director

Aerial map of Leibel parcel proposed for acquisition



Leibel Parcel
7397 Main Street

0 40 80 160 Feet

Attachment 2:

**Park Acquisition Opportunity Fund Grant Totals and Percent Grants Awarded by
Park Agency (2001-February 2013)**

Park Agency	Total Park Acq. Opp. Grants	%of Park Acq. Opp. Grants	Acres Acquired	% of Acres Acquired
Anoka County Subtotal	\$ 1,379,751	5.04%	859	40.50%
Bloomington Subtotal	\$ 500,244	1.83%	1.07	0.05%
Carver County Subtotal	\$ 2,574,281	9.40%	67.10	3.16%
Dakota County Subtotal	\$ 3,873,968	14.15%	536.50	25.30%
Mpls. Park & Rec. Bd. Subtotal	\$ 3,233,794	11.81%	9.48	0.45%
Ramsey County Subtotal	\$ 990,639	3.62%	13.69	0.65%
Scott County Subtotal	\$ 3,601,185	13.16%	301.56	14.22%
St. Paul Subtotal	\$ 2,221,918	8.12%	5.09	0.24%
Three Rivers Park Dist. Subtotal	\$ 5,163,949	18.87%	209.86	9.90%
Washington County Subtotal	\$ 3,833,230	14.00%	117.38	5.53%
Grand Total	\$27,372,958	100%	2,120.73	100%

**Park Acquisition Opportunity Fund Grant Totals and Percent Grants Awarded by
MPOSC District (2001-February 2013)**

MPOSC District	Total Park Acq. Opp. Grants	%of Park Acq. Opp. Grants	Acres Acquired	% of Acres Acquired
District A Subtotal	\$ 3,343,349	12.21%	64	3.03%
District B Subtotal	\$ 7,264,865	26.54%	394.55	18.60%
District C Subtotal	\$ 500,244	1.83%	1.07	0.05%
District D Subtotal	\$ 3,233,794	11.81%	9.48	0.45%
District E Subtotal	\$ 731,200	2.67%	119.80	5.65%
District F Subtotal	\$ 6,045,931	22.09%	983.57	46.38%
District G Subtotal	\$ 2,379,607	8.69%	11.59	0.55%
District H Subtotal	\$ 3,873,968	14.15%	536.50	25.30%
Grand Total	\$27,372,958	100%	2,120.73	100%