

Metropolitan Parks and Open Space Commission

Meeting date: May 7, 2013

For the Community Development Committee meeting of May 20, 2013

For the Metropolitan Council meeting of June 12, 2013

Subject: Park Acquisition Opportunity Fund Grant Request to acquire a parcel (Pauls) for the Lake Waconia Regional Park, Carver County

District(s), Member(s): Metropolitan Parks & Open Space Commission District B, Robert Moeller

Policy/Legal Reference: Minnesota Statute Section 473.315

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

Division/Department: Community Development Division

Proposed Action

That the Metropolitan Council:

Authorize a grant of up to \$1,700,000 from the Environment and Natural Resources Trust Fund Account in the Park Acquisition Opportunity Fund to Carver County to acquire the 19.29-acre parcel (Pauls) as shown in Attachment 2 for the Lake Waconia Regional Park. The grant should be financed with:

- \$1,020,000 from 2012 Environment and Natural Resources Trust Fund appropriation
- \$680,000 from Metropolitan Council bonds

Consider reimbursing Carver County up to \$1,992,240 from its share of a future Regional Park Capital Improvement Program for the balance of the acquisition costs minus potential income from selling a portion of the parcel to the Minnesota Department of Natural Resources for a boat access as called for in the Lake Waconia Regional Park master plan. 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

Carver County has submitted a grant request for \$1,700,000, the maximum amount allowed under the Park Acquisition Opportunity Fund Rules. The grant will finance part of the total costs to acquire a 19.29-acre parcel for the Lake Waconia Regional Park.

Carver County also requests reimbursement consideration of \$1,992,240, the balance of the total acquisition costs, from the County's share of a future regional parks capital improvement program. In this case, the County intends to sell a portion of the land to the Minnesota Department of Natural Resources for a boat access which is consistent with development master plan approved by the Council in 2001. Consequently income from that sale would reduce the reimbursable amount. Reimbursement consideration for the County's financing of the acquisition is permitted under the amended rules for Park Acquisition Opportunity Grants approved by the Metropolitan Council on January 9, 2013 (Business Item 2012-260).

See Attachments 1 and 2 providing Carver County's request (04/12/2013 letter from Marty Walsh) and the parcel's location in context with Lake Waconia Regional Park.

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 to be acquired must be within Metropolitan Council approved master plan boundaries for that particular park or trail unit. To-date, about \$27.6 million has been granted for the acquisition of 2,122 acres. The total related acquisition costs and market value of this land is about \$69 million. (Attachment 4 summarizes all grants awarded, sorted by Park Agency and sorted by MPOSC District as of April 2013).

Funding

The total anticipated costs for the 19.29-acre parcel is \$3,629,240, based on documentation provided by Carver County staff, and shown in Table 1:

Table 1: Anticipated Acquisition Costs, Carver County

Cost Items	Amount
Negotiated purchase price based on appraisal	\$3,552,352
Closing cost	\$37,987
Tax equivalent payment	\$6,465
Stewardship cost	\$9,695
Professional services	\$22,741
Total	\$3,629,240

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

Table 2: Revenue Sources for Acquisition, Lake Waconia Regional Park

Revenue Sources	Amount
Metropolitan Council Park Acquisition Opportunity Fund (maximum amount allowed)	\$1,700,000
Carver County (acquisition balance)	\$1,992,240
Total:	\$3,629,240

Carver County's request for reimbursement consideration of up to \$1,992,240 minus income from the sale of a portion of the land to the Dept. of Natural Resources for a boat access is permitted under the amended rules for Park Acquisition Opportunity Grants approved by the Metropolitan Council on January 9, 2013. The reimbursement would be financed from the County's share of future regional parks capital improvement programs.

The timing of when Carver County is reimbursed for any portion of the \$1,992,240 depends upon 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.

The acquisition of this parcel is eligible for funding from the Environment and Natural Resources Trust Fund Acquisition Account since the property includes approximately 900 feet of lakeshore and no habitable structures are being acquired. The Park Acquisition Opportunity Fund grant would be financed as shown in Table 3.

Table 3: Park Acquisition Opportunity Grant Revenue Sources for a 19.29-acre parcel acquisition for Lake Waconia Regional Park, Carver County

Revenue Sources	Amount	% of total
2012 Environment and Natural Resources Trust Fund appropriation	\$1,020,000	60%
Metropolitan Council bonds	\$680,000	40%
Total Grant	\$1,700,000	100%

If these grants are awarded, the unobligated balance in the Environment and Natural Resources Trust Fund Acquisition Account would be at least \$1,612,550. When combining that with the Parks and Trails Legacy Fund Acquisition Account, the total unobligated balance in both accounts is at least \$3,798,406.

Known Support / Opposition

The request is consistent with the *Regional Parks Policy Plan* and the rules for Park Acquisition Opportunity Fund grants (adopted on January 9, 2013). The property acquisition is consistent with the 2001 Lake Waconia Regional Park master plan, approved by the Council in October 2001.

There is no known opposition to the request.

Attachment 1, Letter from Marty Walsh, Carver County Parks, regarding acquisition of a 19.29-acre parcel for Lake Waconia Regional Park



CARVER COUNTY PARKS

11360 Highway 212 West, Suite 2
Cologne, MN 55322-8017
Phone (952) 466-5250 Fax (952) 466-5223
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Division of Public Works

11360 Hwy. 212 West, Suite 1
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April 12, 2013

Arne Stefferud
Metropolitan Council
390 North Robert Street
St. Paul, MN 55101

Dear Mr. Stefferud:

Carver County intends to purchase land and property within the boundary of Lake Waconia Regional Park for regional park purposes. This parcel is identified on the attached Surveyors Exhibit and has an address of 809 Old Beach Road, Waconia, MN 55387, parcel ID is 070181000. The parcel is 19.29 acres in size and has approximately 900 feet of lakeshore. Except for a silo, there are no buildings on the site.

The agreed purchase price is \$3,552,352. In addition, the County will have other costs above the purchase price such as tax equivalent payment, consulting services, stewardship costs including demolition of silo structure, and related closing costs.

The total cost related to the acquisition and stewardship of this parcel is projected to be \$3,629,240.

Carver County is requesting a Land Acquisition Opportunity Grant of \$1,700,000. It is further requested that that County be eligible to receive up to \$1,992,240 in reimbursement through a future CIP of the Metropolitan Council.

Carver County is working on an agreement with the Minnesota Department of Natural Resources for a public water access on the land to be acquired. It is not known at this time if an agreement will be reached. If an agreement is executed, the County would notify the Metropolitan Council of the agreement to sell an area of approximately 5 to 6 acres. The County would not request any funding from the Metropolitan Council for land that is sold to the DNR. The below chart provides additional information.

Item	Anticipated Expenses
Negotiated Purchase Price Based on Appraisal	\$3,552,352
Closing Cost	\$37,987
Tax Equivalent Payment	\$6,465
Stewardship Cost	\$9,695
Professional Services	\$22,741
Grand Total	\$3,629,240

Sincerely,

Martin J. Walsh
Parks Director

s:\Parks\ LWPI\Pauls\Acquisition Opportunity Fund Request 1-10-13

Attachment 2: Survey aerial map of acquisition parcel

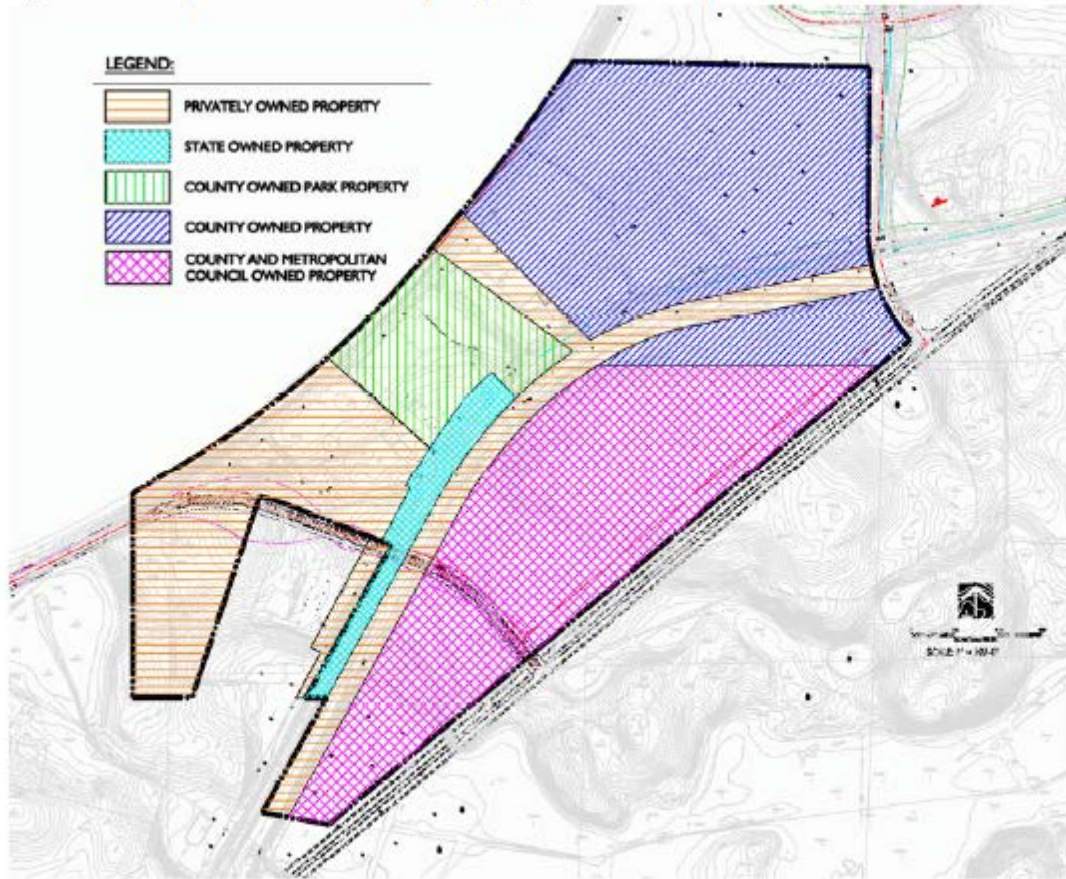


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Attachment 3: Map showing parcel location and Map from Lake Waconia Regional Park Master Plan (2001, figure 2.2)



Figure 2.2 – Map of current ownership of properties to be acquired.



Attachment 4:

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

Park Agency	Total Park Acq. Opp. Grants	%of Park Acq. Opp. Grants	Acres Acquired	% of Acres Acquired
Anoka County	\$ 632,891	5.91%	860	40.54%
Bloomington	\$ 500,244	1.81%	1.07	0.05%
Carver County	\$ 2,574,281	9.32%	67.10	3.16%
Dakota County	\$ 3,873,968	14.03%	536.50	25.28%
Minneapolis Park & Rec. Board	\$ 3,233,794	11.71%	9.48	0.45%
Ramsey County	\$ 990,639	3.59%	13.69	0.65%
Scott County	\$ 3,582,674	12.98%	301.56	14.21%
St. Paul	\$ 2,221,918	8.05%	5.09	0.24%
Three Rivers Park District	\$ 5,163,949	18.71%	209.86	9.89%
Washington County	\$ 3,832,858	13.88%	117.38	5.53%
Grand Total	\$27,607,215	100%	2,122.03	100%

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

MPOSC District	Total Park Acq. Opp. Grants	%of Park Acq. Opp. Grants	Acres Acquired	% of Acres Acquired
District A Subtotal	\$ 3,343,349	12.11%	64	3.02%
District B Subtotal	\$ 7,246,354	26.25%	394.55	18.59%
District C Subtotal	\$ 500,244	1.81%	1.07	0.05%
District D Subtotal	\$ 3,233,794	11.71%	9.48	0.45%
District E Subtotal	\$ 731,200	2.65%	119.80	5.65%
District F Subtotal	\$ 6,298,699	22.82%	984.87	46.41%
District G Subtotal	\$ 2,379,607	8.62%	11.59	0.55%
District H Subtotal	\$ 3,873,968	14.03%	536.50	25.28%
Grand Total	\$27,607,215	100%	2,122.03	100%