

Metropolitan Parks and Open Space Commission

Meeting date: September 3, 2013

For the Community Development Committee meeting of September 16, 2013

For the Metropolitan Council meeting of September 25, 2013

Subject: Park Acquisition Opportunity Fund Grant for Phalen-Keller Regional Park (MNDot parcel), Ramsey County

District(s), Member(s): Metropolitan Parks & Open Space Commission District F, Daniel Shlaferman and District G, Carrie Wasley

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:

- 1 Authorize a grant of up to \$51,548 from the Parks and Trails Legacy Fund Acquisition Account to Ramsey County to finance the costs to acquire 44,443 square feet for the Keller Park portion of Phalen-Keller Regional Park. The grant should be financed with:
 - \$30,929 from the FY2014 Parks and Trails Legacy Fund appropriation, and
 - \$20,619 from Metropolitan Council bonds

Background

On August 14, 2013 the Council received Ramsey County's acquisition grant request for \$51,548 to finance the total costs to acquire 44,443 square feet of excess road right-of-way from the Minnesota Department of Transportation (MNDot) for the Keller Park portion of Phalen-Keller Regional Park. Ramsey County's August 14, 2013 addendum letter (Attachment 1) provided revised information about the proposed acquisition, the estimated acquisition costs, property appraisal and second appraisal values, and a grant request amount, replacing an earlier request (July 24, 2013).

The 44,443 square feet equals approximately one acre and is located southeast of the intersection of Highway 61 and County Road B in the City of Maplewood, MN. Ramsey County and the Minnesota Department of Transportation (MNDot) signed a purchase agreement on October 23, 2012.

Ramsey County's letter indicates that the Phalen-Keller Regional Park master plan identified construction of an overflow parking lot, and an improved pedestrian crossing at Highway 61 as a priority project. The Phalen-Keller Regional Park master plan identifies the project as a planned park improvement, providing access from the Island Picnic site west of Highway 61 to the overflow parking east of Highway 61. Attachment 2 shows the proposed improvement location within the Keller Park Master Plan. Therefore, Ramsey County's acquisition of this parcel is consistent with the June 22, 2011 Metropolitan Council-approved master plan for Phalen-Keller Regional Park (Business Item 2011-152).

Ramsey County indicates that The City of Maplewood intends to redevelop the County Road B corridor, including a bituminous trail on the south side of the road, with a crossing on Highway 61. This and a redevelopment of the Keller Golf Course, provide Ramsey County an opportunity to construct the overflow parking lot and storm water infiltration areas. Ramsey County needed additional land to accommodate the project and MNDot agreed to sell the excess road right-of-way to the County.

The County's property appraisal, and a second independent appraisal, value the property at \$400,000. The purchase price is \$44,443 and the difference is \$355,557 greater than 25% of the total acquisition costs. Therefore, Ramsey County needs no cash match under Rule 1 of the Park Acquisition Opportunity Grant Rules approved by the Metropolitan Council on January 9, 2013 (Business Item 2012-260). This rule requires park agencies to finance up to 25% of the acquisition costs as a local match, and allows park agencies to use the land value as a local match.

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 \$32.6 million has been granted to acquire 2,708 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.

Funding

The Parks and Trails Legacy Fund Acquisition Account balance is \$2,310,700.

Ramsey County indicates that the total acquisition costs are \$51,548. The costs include the purchase price, environmental assessments, appraisals, taxes and closing costs (Table 1).

Table 1: Acquisition Costs

Cost Items	Amount
Purchase Price	\$44,443
Appraisal, Taxes, Closing costs and Title Insurance	\$2,445
Phase 1 and Phase II Environmental Assessment costs	\$4,660
Total	\$51,548

The Park Acquisition Opportunity Fund grant will be financed with the following revenue sources, shown in Table 2.

Table 2: Acquisition Grant Revenue Sources

Revenue Sources	Amount
Grant Total -Park Acquisition Opportunity Fund (100%)	\$51,548
FY2014 Parks and Trails Legacy Fund	\$30,929
Metropolitan Council bonds	\$20,619

If the Council awards this grant, the balance in the Parks and Trails Legacy Fund Acquisition Account is \$2,259,152.

Known Support / Opposition

The request is consistent with the rules for 2013 Park Acquisition Opportunity Fund Grant Rules (MC Item 2012-260). The Council has received no communication of known opposition to the County's grant request.

**Attachment 1:
Addendum from Ramsey County requesting grant to acquire 44,443 Square Feet for Phalen-Keller Regional Park**



Parks and Recreation Department

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August 14, 2013

Arne Stefferud
Manager/Regional Parks and National Resources Unit
Community Development Division
Metropolitan Council
390 Robert Street North
Saint Paul, Minnesota 55101

Re: Keller Regional Park Land Acquisition Opportunity Fund Request -
Addendum to letter dated on July 24, 2013

Dear Arne,

This letter is as an addendum to the original Keller Regional Park Land Acquisition Opportunity Fund Request to help clarify cost inquired and amends the amount to be requested. Please see below for a summary of costs.

• Negotiated Land Purchase Price:	\$44,443
• Phase I:	\$ 1,491
• Phase II:	\$ 3,169
• Land Appraisal:	\$ 1,500
• Independent Land Appraisal Review:	\$ 800
• Estimated State Deed Tax and Conservation Fee:	\$ 145
Total:	\$ 51,548

In addition, an independent appraisal review was completed and identified the original fair market value of \$400,000 to be consistent with the Land Appraisal.

Since MN/DOT has agreed to sell the property to Ramsey County at a price substantially below the market value is my understanding that pursuant to Metropolitan Council policy the entire cost of the transaction is eligible for funding from the Land Acquisition Opportunity Fund.

Thank you for consideration of this request. Please let me know if you have questions.

Sincerely,

A handwritten signature in black ink that reads 'Scott Yonke'.

Scott Yonke, ASLA, PLA
Landscape Architect
Director of Planning and Development
Ramsey County Parks and Recreation Department

Minnesota's First Home Rule County

printed on recycled paper with a minimum of 10% post-consumer content



**Attachment 2:
Ramsey County Property Acquisition in Phalen-Keller Regional Park**



**Attachment 3:
Aerial Photo of Ramsey Co Property Acquisition in Phalen-Keller Regional Park**



Keller Golf Course & Regional Park

Ramsey County, MN

0 125 250 Feet

