

Sect. 4

DEC 29 1995

**FINAL REPORT January 1, 1996**

**LCMR Work Program 1995**

**I. Project Title: Metropolitan Regional Park Acquisition, Additional Fiscal Year 1995 Appropriation**

**Project Manager:** Arne Stefferud  
**Affiliation:** Metropolitan Council  
**Mailing Address:** Mears Park Centre, 230 E. Fifth St., St. Paul MN 55101  
**Phone:** (612) 291-6360 FAX (612) 291-6550

**A. Legal Citation: ML 1995, Chapter 220, Sec. 20 (b)**

**Total biennial LCMR appropriation:** \$1,120,000  
**Balance:** \$0 All funds were allocated and spent before Dec. 31, 1995 the financial cut-off date.

**(b) METROPOLITAN REGIONAL PARKS AND TRAILS ACQUISITION**

This appropriation is to the commissioner of natural resources for payment to the metropolitan council for subgrants to acquire parks and trails consistent with the metropolitan council regional recreation open space capital improvement plan.

This appropriation may be used for the purchase of homes only if the purchases are expressly included in the work program approved by the legislative commission on Minnesota resources.

(c) The projects in this section must be completed and final products delivered by December 31, 1995, and the appropriations are available until that date.

**B. Status of Match Requirement:** Not Applicable under appropriation language. However, the regional park implementing agencies that will receive the appropriation may have to finance a portion of the acquisition costs with their own funds.

**II. Project Summary:** Acquire 80 acres of vacant land in Grey Cloud Island Regional Park and/or partially finance 56 acre parcel in Cottage Grove Ravine Regional Park, Washington

County, acquire land as shown on Attachment 1 in regional parks in Dakota County, acquire 55.78 acres of vacant land in Rice Creek-Chain of Lakes Park Reserve, Anoka County as shown on Attachment 2. Any excess funds not used by Dakota County will be reallocated as an increase to the Washington County grant before December 31, 1995.

**III. Six Month Work Program Update Summary:** Approximately 180 acres were acquired with this appropriation.

**IV. Statement of Objectives:**

**Objective A:** Acquire 80 acres of vacant land in Grey Cloud Island Regional Park and/or partially finance 56 acre parcel in Cottage Grove Ravine Regional Park, Washington County and acquire land shown on Attachment 1 in Dakota County, acquire 55.78 acres of vacant land in Rice Creek-Chain of Lakes Park Reserve, Anoka County as shown on Attachment 2. These parcels would be lost to the regional park system due to urban development pressure if not acquired now. Any excess funds not used by Dakota County will be reallocated to the Washington County grant before December 31, 1995.

**Timeline for Completion of Objectives**

	05/95	07/95	09/01/95	12/31/95
A. Washington, Dakota, Anoka Counties negotiate and obtain land by December 31, 1995.			XXXXXXXXXXXXXXXXXXXXXXXXXXXX	

**V. Objectives/Outcomes**

**A. Title of Objective/Outcome:** Acquire 80 acres of vacant land in Grey Cloud Island Regional Park and/or partially finance 56 acre parcel in Cottage Grove Ravine Regional Park, Washington County and acquire land shown on Attachment 1, acquire 55.78 acres in Rice

Creek-Chain of Lakes Park Reserve, Anoka County as shown on Attachment 2. Any excess funds not used by Dakota County will be reallocated as an increase to the Washington County grant before December 31, 1995. All acquisitions reviewed under procedure described in Attachment 4.

**A.1 Activity:** Metropolitan Council will authorize subgrants of \$700,619 to Washington County to partially finance acquisition of 80 acres of vacant land in Grey Cloud Island Regional Park and/or a 56 acre parcel in Cottage Grove Regional Park. The Council will authorize a \$394,381 to Dakota County to finance acquisition of land shown on Attachment 1. Any excess funds not used by Dakota County will be reallocated as an increase to the Washington County grant before December 31, 1995. The Council would approve a subgrant of \$25,000 to Anoka County to purchase 55.78 acres of vacant land from the Minn. Dept. of Transportation for land in Rice Creek-Chain of Lakes Park Reserve.

**A.1.a. Context within the project:** Subgrant authorizations are consistent with Metropolitan Council approved park master plans and the Regional Recreation Open Space Capital Improvement Program for inholding acquisitions.

**A.1.b. Methods:** The Metropolitan Council will authorize subgrants to finance these acquisitions. Acquisitions will be based on independent appraisals in compliance with applicable state and local laws and rules. Financial reports on reimbursements for eligible expenses will be reviewed/approved by the Metropolitan Council and DNR before reimbursements are authorized from this appropriation.

**A.1.c. Materials:** Professional services required for the acquisitions will be partially financed with this appropriation. Those services are appraisal and legal purposes consistent with applicable state and local laws and rules. No equipment needed to appraise or describe the land will be purchased with the appropriation. Administration of the appropriation funds will not be financed with this appropriation.

**A.1.d. Budget**  
**Total Biennial LCMR Budget: \$1,120,000**

**LCMR Balance:** Estimated to be \$20,000 based on information available at time this report was submitted.

**MATCH:** Not required by appropriation language, but the regional park implementing agencies receiving the subgrants from this appropriation may have to provide additional funds to finance the acquisitions. An exact amount is subject to the appraised and negotiated purchase price of each tract of land.

**A.1.e. Timeline**

	05/95	07/95	12/31/95
--	-------	-------	----------

1. ~~\$700,619~~ \$720,954.41 subgrant to Washington County to partially finance the acquisition of 80 acres of vacant land in Grey Cloud Island Regional Park and/or 56 acre parcel in Cottage Grove Ravine Regional Park. Funds must be spent and land acquired by December 31, 1995. xxxxxxxxxxxxxxxxxxxx

2. ~~\$394,381~~ \$374,045.59 subgrant to Dakota County to finance the acquisition of land shown on attachment 1 that can be acquired before December 31, 1995. Funds must be spent and land acquired by December 31, 1995. ~~Any~~ Excess funds not used by Dakota County ~~will be~~ were reallocated as an increase to the Washington County grant (Number 1 above) before December 31, 1995. xxxxxxxxxxxxxxxxxxxx

3. \$25,000 subgrant to Anoka County to finance the acquisition of 55.78 acres in Rice Creek-Chain of Lakes Park Reserve. Funds must be spent and land acquired by December 31, 1995. xxxxxxxxxxxxxxxxxxxx

**A.1.f. Workprogram Update:**

Three subgrant agreements were executed based on LCMR approvals of the workprogram and subsequent amendments on June 7, 1995, and November 30, 1995. The entire appropriation was spent on acquisitions approved by the LCMR as follows:

1. \$720,954.41 subgrant to Washington County to partially finance the acquisition of 80 acres of vacant land in Grey Cloud Island Regional Park on Dec. 1, 1995.
2. \$374,045.59 subgrant to Dakota County to finance the acquisition of land shown on attachment 1. Last closing occurred on December 29, 1995.
3. \$25,000 subgrant to Anoka County to finance the acquisition of 55.78 acres in Rice Creek-Chain of Lakes Park Reserve on Dec. 22, 1995.

THIS PAGE BLANK

**VI. Evaluation:** Successful negotiations and purchase of land completed on-time and within budget are the primary evaluation parameters.

**VII. Context within the field:** Acquisitions are done in compliance with the most recent appraisal techniques or requirements of applicable regulations.

**VIII. Budget context:** The appropriation will finance the highest priority acquisitions for the metropolitan regional park system that can be acquired by December 31, 1995. If the appropriation only partially finances the acquisition and the regional park agency must use some of its own funds, the Metropolitan Council will seek to reimburse the park agency with State and Metropolitan Council bonds obtained in the future.

**IX. Dissemination:** The primary dissemination tool is marketing the availability of new parks and trails to the public after they have been acquired and developed. The Metropolitan Council updates and publishes "Regional Parks--A Map and Guide to Regional Parks in the Twin Cities Metropolitan Area" and distributes this map/directory through the Council's data center, public libraries and at visitor information racks at regional parks, park reserves and trails. Regional park implementing agencies also publish news releases, news-letters and brochures which inform the public about these new or redeveloped recreation facilities.

**X. Time:** All projects proposed to be funded with this appropriation should be completed between the time the appropriation is enacted into law (May 25, 1995) and December 31, 1995. Every effort will be made by the Metropolitan Council and the regional park implementing agencies to complete projects under this timeframe recognizing that the appropriation is available only during this period.

**XI. Cooperation:** The Metropolitan Council program manager will administer the appropriation through subgrant agreement execution, authorizing disbursement of funds for completed work in compliance with the subgrant agreements and preparing status reports. The following regional park implementing agency staff will oversee the subgrant projects described in objective A of the work program:

**WASHINGTON COUNTY PARKS**

**Jack Perkovich, Director** 439-6058  
11660 Myeron Rd. FAX 430-0472  
Stillwater, MN 55082

**DAKOTA COUNTY PARKS**

**Barbara Schmidt, Director** 437-6608  
8500-127th St. E. FAX 437-4560  
Hastings, MN 55033

**ANOKA COUNTY PARKS**

**John VonDeLinde, Director** 767-2860  
550 Bunker Lake Blvd.  
Andover, MN 55304

**ATTACHMENT 1:**  
**List of Deliverables for FY 1995 Environmental Trust Fund Grant**  
**Dakota County Acquisition Projects in Priority Order**

- Project # 2:** Mamer Property--Spring Lake Park Reserve  
20 acre parcel, heavily wooded, includes 200 feet of shoreline on Mississippi River (Spring Lake)
- Planned Use:** Nature Interpretive Hiking Trails through best representative sample of "Big Woods" in the Park. River vistas and overlooks.
- Comments:** Willing seller, subject to successful negotiations.
- Project # 3:** Smith Property--Spring Lake Park Reserve  
12 to 20 acre heavily wooded parcel on east end of park, with 375 to 625 feet of shoreline on Mississippi River (Spring Lake)
- Planned Use:** Provides buffer between planned residential development and representative "Big Woods" on adjacent parcel. Hiking trails, rest stops, rivers views and overlooks.
- Comments:** A residential development proposal has been submitted to Township. Owner may sell part to County, subject to successful negotiations.
- Project # 11:** Big Rivers Regional Trail - from Mendota to Lilydale Regional Park  
Acquire permanent easement on 1 acre of additional required right-of-way.
- Planned Use:** To accommodate trail construction, rest stops and parking lots.
- Project 13B:** Gesme Property--Lake Byllesby Regional Park  
Vacant lots on the north shore of the Cannon River below Byllesby Dam
- Planned Use:** Site of north landing for pedestrian bridge across Cannon River connecting park to Goodhue County, access to the Cannon Valley Trail

**ATTACHMENT 2:**

Description of Anoka County Parcel

**Park Agency:** Anoka County

**Park Name:** Rice Creek Chain of Lakes Park Reserve

**Acreage:** 55.78

**Location:** NW side of park by I-35W and George Watch Lake

**Total Acquisition cost estimate:** \$25,000

**Description:** Vacant land

**Reasons why land should be acquired now:** These parcels of land are of major importance for the continued development of a trail network in the park and for expansion next year of the Wargo Nature Center's outdoor education programs, prairie restoration on open areas of the property and to provide an area for a proposed nature program learning shelter overlooking George Watch Lake.

**Reasons why land can be acquired by December 31, 1995:** The subject property has been appraised and is being offered by the Minn. Dept. of Transportation to Anoka County at this time.

**ATTACHMENT 3**

**Metropolitan Council Procedures and Criteria to review proposals and authorize future subgrants for residential inholding acquisition and vacant land acquisition projects financed with FY 1995 Environmental Trust Fund money**

The FY 1995 Environmental Trust Fund appropriation (\$1,120,000) can only be used for acquisition projects that occur between May 25, 1995 and December 31, 1995. In light of this time frame and recognizing that Washington County and Dakota County may not be able to obligate through signed purchase agreements by September 1, 1995 all or part of their subgrants, Council staff recommend the following procedures and criteria to review proposals and authorize subgrants for these funds:

- 1) Regional park implementing agencies should submit land acquisition (both residential and vacant) proposals to Council staff on June 30, 1995. The proposals should:
  - a) Be consistent with a Council approved master plan for the park or trail the land is needed for.
  - b) Describe the land to be acquired including the condition of any residence on the parcel and it's general location in a park or trail.
  - c) Estimate the purchase price plus related acquisition grant eligible costs (e.g. appraisals, property taxes including tax equivalency payment for local government, etc.). If a residence is being purchased, estimate the value of the residence relative to the cost of the whole parcel.
  - d) State reasons why land should be acquired now based on Metropolitan Council park funding priority policy 3 (for regional parks and park reserves) or policy 4 (for regional trails)  
If a residence is being purchased, state why the land is essential for the park or trail to function as planned. **Note:** The LCMR will be reviewing each residence acquisition proposal and must approve it through an amended workprogram as stipulated in the rider language accompanying the FY 1995 Environmental Trust Fund appropriations.
  - e) The likelihood the land can be acquired by December 31, 1995. This means the likelihood of obtaining a deed to the land by December 31, 1995 through a closing on or before December 31, 1995 or obtaining a deed in exchange for payment of 100% of the park agency's offer in a condemnation proceeding on or before December 31, 1995 (quick claim proceeding).
- 2) Metropolitan Council staff would review the proposals and recommend which ones the Council should authorize subgrants based on a comparison of all proposals ability to comply with criteria

- 1 a) to e). Projects would be prioritized to use all the acquisition funds available at that time.
- 3) The Metropolitan Parks and Open Space Commission will consider and recommend a prioritized list of subgrants at its meeting on July 18, 1995. Their recommended list would be considered by the Metropolitan Council's Community Development Committee on July 24 and by the Council on July 27, 1995. Subgrant authorizations would be subject to the following conditions:
  - a) Pending availability of unencumbered funds from the \$1.12 million appropriation based on what had not been encumbered by Washington and Dakota Counties via signed purchase agreements by September 1, 1995.
  - b) Pending approval by the Legislative Commission on Minnesota Resources of any subgrants proposed to acquire residential inholdings as stipulated in the appropriation law.