



Community Development Committee

Business Item

Item: 2008-140

Meeting date: June 16, 2008

ADVISORY INFORMATION	
Date:	June 4, 2008
Subject:	Park Acquisition Opportunity Fund grant request to purchase land for Doyle-Kennefick Regional Park, Scott County
District(s), Member(s):	District 4, Craig Peterson
Policy/Legal Reference:	MS 473.315
Staff Prepared/Presented:	Arne Stefferud, Planning Analyst—Parks (651-602-1360)
Division/Department:	Community Development/Regional Systems Planning and Growth Strategy, Parks

Proposed Action

That the Metropolitan Council authorize a grant from the Park Acquisition Opportunity Fund to Scott County of \$848,369 comprised of \$170,744 of Environment and Natural Resources Trust Fund revenue and \$113,162 of Metropolitan Council bonds in the State Acquisition Account, plus \$564,463 from the Land Acquisition Opportunity Account. The grant will partially finance the acquisition of 47.08 acres of the Adelman parcel for Doyle-Kennefick Regional Park.

Background

Scott County has negotiated the acquisition of 50.42 acres encompassing 3,500 feet of the western shore of St. Catherine’s Lake in Doyle-Kennefick Regional Park. After deducting the costs of 3.34 acres from the northern and western edges of this parcel which are needed for County highway purposes, the net cost for the remaining 47.08 acres is \$1,131,158.

Rationale

Minnesota Statute Section 473.315 authorizes the, “Metropolitan Council, with the advice of the Metropolitan Parks and Open Space Commission, to make grants from any funds available to it for recreation open space purposes to any municipality, county or Park District located wholly or partially within the metropolitan area to cover the cost, or any portion of the cost, of acquiring or developing regional recreation open space in accordance with the *Regional Recreation Open Space Policy Plan*”.

Funding

Scott County requests \$848,369 from the Park Acquisition Opportunity Fund to finance 75% of this cost under Option 2 Rules for distributing grants from the Park Acquisition Opportunity Fund adopted on January 9, 2008. (See **Attachment 1**, letter from Mark Themig). If the grant is approved, there would be \$2,666,504 remaining in the Fund for future land acquisitions. An additional \$1.5 million of Environment and Natural Resources Trust Fund revenue will be added to the Fund shortly after July 1 based on the recently approved Laws of MN 2008, Chapter 367, Sec. 1, Subd. 3(i).

Known Support / Opposition

Scott County negotiated this acquisition with a willing seller. There is no known opposition to the acquisition. Additionally, at its meeting on June 3rd, the Metropolitan Parks and Open Space Commission unanimously approved the recommendation above.

METROPOLITAN COUNCIL
390 North Robert Street, St. Paul, MN 55101
Phone (651) 602-1000 TDD (651) 291-0904

DATE: May 19, 2008
TO: Metropolitan Parks and Open Space Commission
FROM: Arne Stefferud, Planning Analyst-Parks (651-602-1360)
SUBJECT: (2008-140) Park Acquisition Opportunity Fund grant request to purchase land for Doyle-Kennefick Regional Park, Scott County

INTRODUCTION

Scott County has negotiated the acquisition of 50.42 acres encompassing 3,500 feet of the western shore of St. Catherine's Lake in Doyle-Kennefick Regional Park. After deducting the costs of 3.34 acres from the northern and western edges of this parcel which are needed for County highway purposes, the net cost for the remaining 47.08 acres is \$1,131,158. The County requests \$848,369 from the Park Acquisition Opportunity Fund to finance 75% of this cost under Option 2 Rules. (See **Attachment 1**, letter from Mark Themig).

This memorandum analyzes this request against the criteria for granting Park Acquisition Opportunity funds. It recommends approving a grant of \$848,369 to help acquire the land.

If \$848,369 of Park Acquisition Opportunity Grant Funds (Fund) were granted for the land, there would be \$2,666,504 remaining in the Fund for future land acquisitions. An additional \$1.5 million of Environment and Natural Resources Trust Fund revenue will be added to the Fund shortly after July 1 based on the recently approved SF 2492 appropriation as recommended by the Legislative Citizens Commission on Minnesota Resources. This grant complies with the Option 2-Revised Rules limit of \$1.7 million per agency for Park Acquisition Opportunity funds granted from January 9 to June 30, 2008. The agency limit of \$1.7 million and continued use of Option 2 rules for distributing grants from the Fund is proposed in agenda item 2008-127 for the period July 1, 2008 to June 30, 2009.

AUTHORITY TO REVIEW

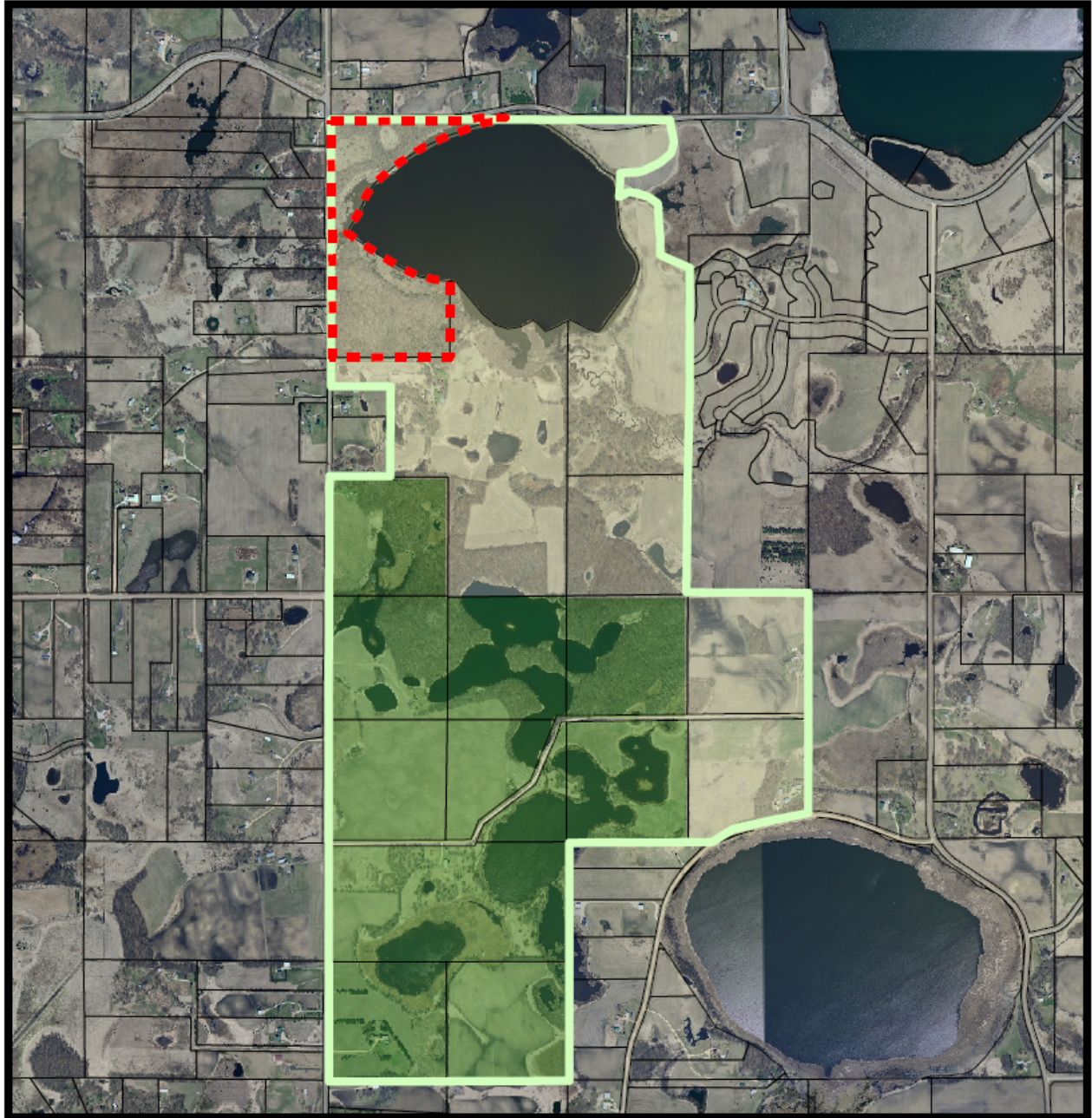
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BACKGROUND

On March 24, 2004 the Metropolitan Council approved the addition of Doyle Kennefick Regional Park as part of the Metropolitan Regional Park System. The park boundary encompasses 767 acres of land and 115-acre St. Katherine Lake for a total of 882.5 acres. On November 10, 2004 the Metropolitan Council granted \$433,333 from the Park Acquisition Opportunity Fund which was matched with a \$650,000 Metro Greenways Grant from the MN Dept. of Natural Resources to Scott County. This money along with funds from Scott County was used to acquire 440 acres for the park from the Doyle-Kennefick family under a contract for deed agreement. A map illustrating the County owned 440 acres, plus the proposed acquisition of the 50.42 acres (Adelmann parcel) is shown in the context of the park's master plan boundary.

Doyle-Kennefick Regional Park A

General Site Map



Legend

- Adelman Parcel
- Planned Future Park Boundary
- County Tax Database
- Potential Future Acquisitions
- County Owned - Future Park Land

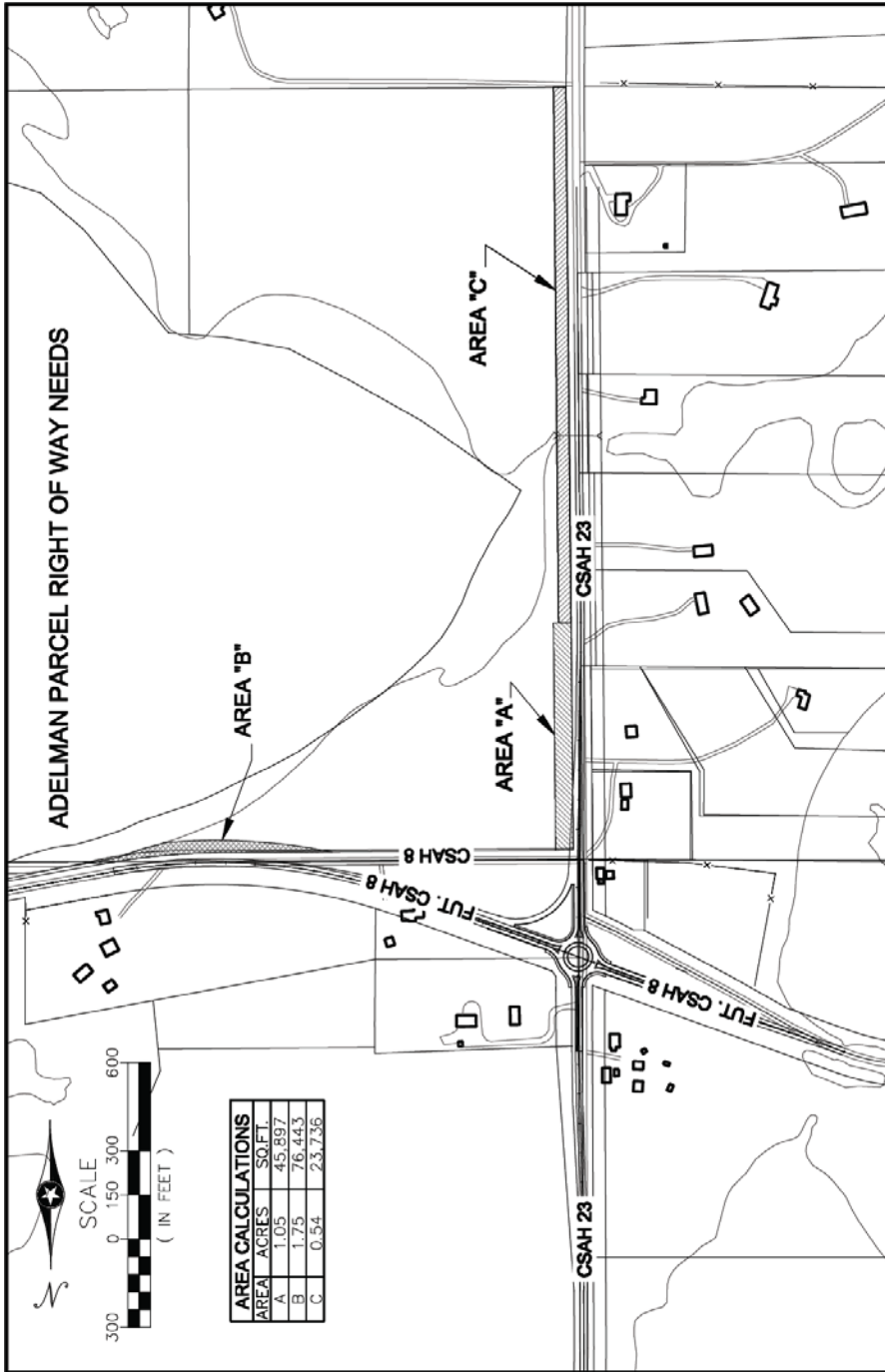
SCOTT COUNTY COMMUNITY DEVELOPMENT DIVISION
 Parks and Trails Department
 200 Fourth Avenue West, Shakopee, Minnesota 55379-1220
 (952)496-8745 - FAX (952) 496-8496 - Web: www.co.scott.mn.us



March 6, 2008

ANALYSIS

The land proposed for acquisition as part of Doyle-Kennefick Regional Park totals 50.42 acres as outlined in red (Adelmann parcel) in the preceding Doyle-Kennefick Regional Park General Site Map. It encompasses 3,500 feet of the western shore of St. Catherine's Lake. A portion of the northern and western edges of the parcel (3.34 acres) will be used for highway improvements as shown in the following map (**Adelman parcel Right of Way Needs**).



After deducting the \$79,492 cost of 3.34 acres for road right-of-way needs, the net cost for the remaining 47.08 acres proposed for the park is \$1,131,158 as shown in the following table.

Purchase Price	\$ 1,200,000
Appraisal	\$ 1,750
Legal	\$ 750
Closing Costs	\$ 3,500
Property Tax Equivalency Payment	\$ 150
Surveying and boundary marking	\$ 2,000
Natural Resource Stewardship	\$ 2,500
Deduct Highway R-O-W (3.34 acres)	\$ (79,492)
TOTAL:	\$ 1,131,158

The County proposes to finance the acquisition with the following revenue sources:

Metropolitan Council Acquisition Opportunity Fund (75%)	\$ 848,369
<u>Scott County funds (25%)</u>	<u>\$ 282,789</u>
Total	\$1,131,158

Background on acquisition opportunity funds:

In May 2007 the Legislature appropriated \$2.5 million of Environment and Natural Resources Trust Fund revenue (ENTRF) that must be used to acquire land for the Regional Park System. The appropriation has rider language prohibiting its use for buying structures associated with a park land acquisition, and it required the Metropolitan Council to provide a \$1.66 million match with bonds issued by the Metropolitan Council. The Council requested this appropriation in 2006 with the intent to use it to partially finance the Acquisition Opportunity Fund.

On September 12, 2007 the Metropolitan Council created two accounts for the Acquisition Opportunity Fund and recognized grants financed from those accounts. Following are tables illustrating the current balances in these accounts as of May 16, 2008.

Account Balances in Park Acquisition Opportunity Fund (5/16/2008)

State Acquisition Grant Account financed with State and Metro Council revenues (5/16/2008)

State Env. Trust Fund appropriation from 2007	Metro Council bond match to State Env. Trust Fund	Grants financed with State Env. Trust Fund	Grants financed with Metro Council bond match	Balance State Env. Trust Fund	Balance Metro Council bond match	Balance of combined State and Metro Council funds
\$2,500,000	\$1,666,000	\$2,329,256	\$1,552,838	\$170,744	\$113,162	\$283,906

Land Acquisition Opportunity Account financed only with Metro Council bonds (Pending approval of \$572,469 grant for Bruce Vento Nature Sanctuary)

Metro Council bonds	Grants financed with this account	Balance in this account
\$4,783,001	\$1,552,034	\$3,230,967

The combined balance for both accounts in the Fund is \$3,514,873.

Assuming the recently recommended \$572,469 grant to the City of St. Paul for the Bruce Vento Nature Sanctuary is approved, the Metropolitan Council has granted or \$11,097,823 from the Park Acquisition Opportunity Fund to partially finance the acquisition of 1,657 acres as shown in Table 1.

Table 1: Park Acquisition Opportunity Fund Grants approved or pending as of May 16, 2008

Amount Granted	Park Agency	Project Description
\$99,966	Dakota County	Acquire Wasserman and Klink parcels at Spring Lake Park Reserve. Dakota County eligible for reimbursement consideration up to \$180,882 in a future regional parks CIP. Approved November 15, 2001.
\$521,000	Mpls. Park & Rec. Board	Acquire 3.3 acres (Parcel B of Riverview Supper Club site) as part of "Above the Falls—Master Plan for the Upper River in Minneapolis". Other matching funds were from federal grant and watershed district. Approved April 24, 2002.
\$731,200	Three Rivers Park District	Fund a portion of the costs to acquire Silver Lake SRF, which was acquired in September 2001 after 2002-03 CIP was adopted. Remaining costs eligible for reimbursement consideration in future regional parks CIP. Approved April 24, 2002.
\$140,000	Ramsey County	Acquire permanent trail easement on Burlington Northern/Santa Fe railroad right of way for the Bruce Vento Regional Trail. Ramsey County eligible for reimbursement consideration up to \$35,000 in a future regional parks CIP. That reimbursement was part of the funded 2004-05 CIP. Approved August 14, 2002.
\$500,000	Washington County	Acquire three parcels totaling 27.4 acres at an estimated cost of \$1.87 million in Big Marine PR. Grant is 40% of the projected \$1.25 million gap after other Council acquisition grants were spent. Washington County eligible for reimbursement consideration of up to \$750,000 in a future regional parks CIP. Approved December 12, 2002.
\$126,638	Dakota County	Acquire 1.1-acre Medin parcel in Lebanon Hills RP. Dakota County eligible for reimbursement consideration of up to \$189,957 in a future regional parks CIP. Approved January 29, 2003.
\$135,200	Anoka County	Acquire 579 acres from St. Paul Water Utility for addition to Rice Creek Chain of Lakes Park Reserve. Grant financed 40% of market value (not sale price) of land. Water Utility discounted the sale price, which was counted as part of the 60% match to this grant. Approved April 23, 2003.
\$153,703	Three Rivers Park District	Acquire 5 acre Rask parcel in Lake Rebecca Park Reserve. Park District eligible for reimbursement consideration of up to \$235,200 in a future regional park CIP. Approved Dec. 17, 2003.
\$26,479	Anoka County	Acquire 80-acre Birkeland parcel in Rice Creek Chain of Lakes Park Reserve. Balance of costs financed with watershed district grant and partial donation. Approved February 2004.
\$370,000	Three Rivers Park District	Acquire 17-acre Brakemeier parcel in Lake Minnetonka Regional Park. Balance of funds (\$810,000) provided by MN Dept. of Transportation. Approved May 12, 2004.
\$83,060	Carver County	Acquire 39.04 acres related to Harriet Island-Lilydale Regional Park. Grant finances 40% of the \$207,649 funding gap remaining to buy the land. Rest of the costs financed with a previously authorized Metro Council grant (\$456,130) and City funds (\$124,589). City amount eligible for reimbursement consideration in a future regional park CIP. Approved August 11, 2004.

Amount Granted	Park Agency	Project Description
\$184,109	City of Bloomington	Acquire .5 acre residential lot 9625 E. Bush Lake Road for Hyland-Bush-Anderson Lakes Park Reserve. Bloomington and Three Rivers Park District eligible for reimbursement consideration of up to \$138,081 each in a future regional park CIP. Approved September 22, 2004
\$49,435	Washington County	Acquire 0.81 acre parcel Larson parcel within the boundary of Big Marine Park Reserve. Washington County would be eligible for reimbursement consideration of up to \$74,152 in a future regional park CIP. Approved September 22, 2004.
\$433,333	Scott County	Acquire 80 acres within the Doyle-Kennefick Regional Park as a match to a DNR Metro Greenways grant of \$650,000. Approved Nov. 10, 2004.
\$950,000	Anoka County	Acquire 115 acres within Rice Creek Chain of Lakes Park Reserve from St. Paul Water Utility. Land cost discounted 79% from market value and thus grant finances remaining 21%. Approved April 13, 2005.
\$41,080	Ramsey County	Acquire 3.5 acre Duell parcel in Battle Creek Regional Park. Ramsey County would be eligible for reimbursement consideration of up to \$61,620 in a future regional park CIP. Approved May 25, 2005
\$279,431	Dakota County	Acquire 2.5 acre Pryor parcel in Lebanon Hills Regional Park. Dakota County would be eligible for reimbursement consideration of up to \$419,146 in a future regional park CIP. Approved June 29, 2005.
\$154,124	Washington County	Acquire 5 acre Goossen parcel in Big Marine Park Reserve. Washington County would be eligible for reimbursement consideration of up to \$231,185 in a future regional park CIP. Approved July 27, 2005
\$151,093	Dakota County	Acquire 0.68 acre Skoglund parcel in Lebanon Hills Regional Park. Dakota County would be eligible for reimbursement consideration of up to \$226,639 in a future regional park CIP. Approved September 28, 2005
\$149,069	Washington County	Acquire 5-acre Melbostad parcel in Big Marine Park Reserve. Washington County would be eligible for reimbursement consideration of up to \$223,603 in a future regional park CIP. Approved October 26, 2005.
\$20,953	Washington County	Acquire .45-acre Taylor parcel in Big Marine Park Reserve. Washington County would be eligible for reimbursement consideration of up to \$31,430 in a future regional park CIP. Approved August 23, 2006.
\$354,799	Three Rivers Park District	Acquire 20-acre Weinkauff parcel in Lake Rebecca Park Reserve. Three Rivers Park District would be eligible for reimbursement consideration of up to \$532,199 in a future regional park CIP. Approved May 23, 2007.
\$9,023	Washington County	Acquire 1.5 acre Hohlt parcel in Big Marine Park Reserve. Washington County would be eligible for reimbursement consideration of up to \$13,534 in a future regional park CIP. Approved April 25, 2007.
\$1,000,000	Scott County	Acquire 61-acre Cedar Lake Farm Resort parcel in Cedar Lake Farm Regional Park. Scott County would be eligible for reimbursement consideration of up to \$3,526,192 in a future regional park CIP. Approved May 23, 2007.
\$400,841	City of St. Paul	Partially finance acquisition of 43.94 acres for Harriet Island-Lilydale Regional Park. City of St. Paul would be eligible for reimbursement consideration of up to \$601,263 in a future regional park CIP. Approved August 8, 2007
\$182,094	Washington County	Partially finance acquisition of 8.19 acre Katarik parcel for Grey Cloud Island Regional Park. Washington County would be eligible for reimbursement consideration of up to \$273,141 in a future regional park CIP. Approved October 24, 2007
\$116,609	Ramsey County	Partially finance acquisition of 3 acre Parcel #6 for Battle Creek Regional Park. Ramsey County would be eligible for reimbursement consideration of up to \$174,913 in a future regional park CIP. Approved December 12, 2007.

Amount Granted	Park Agency	Project Description
\$1,000,000	Carver County	Partially finance acquisition of 2.94 acres of lakeshore land associated with Lakeside Ballroom in Lake Waconia Regional Park. Carver County would be eligible for reimbursement consideration of up to \$1,530,000 minus lease revenue from parcel in a future regional park CIP. Approved February 27, 2008.
\$122,726	City of St. Paul	Partially finance acquisition of 0.74 acre at 350 Water Street for Harriet Island-Lilydale Regional Park. Grant financed 75% of acquisition cost. The remaining 25% financed by City of St. Paul (\$40,909) is not eligible for reimbursement consideration in a future regional parks CIP. Approved February 27, 2008
\$339,389	City of Bloomington	Partially finance acquisition of 0.568 acre at 9633 East Bush Lake Road for Hyland-Bush-Anderson Lakes Park Reserve. Grant financed 75% of acquisition cost. The remaining 25% (\$113,130) financed by City of Bloomington and Three Rivers Park District is not eligible for reimbursement consideration in a future regional parks CIP. Approved on April 9, 2008
\$1,700,000	Dakota County	Partially finance acquisition of 456-acre Empire Wetlands Regional Park. Grant financed 14.2% of the \$11.94 million acquisition cost. Rest of costs financed with \$800,000 Metro Council grant SG-2006-123, \$6 million from 2006 State bond pass through grant, and \$3,440,000 of Dakota County funds of which \$2,155,000 is eligible for reimbursement in a future regional parks CIP. Grant approved on April 23, 2008. Reimbursement amount pending approval on May 28, 2008.
\$ 572,469	City of St. Paul	Partially finance acquisition of 1.85 acre for Bruce Vento Nature Sanctuary as part of Bruce Vento Regional Trail. Grant financed 75% of acquisition cost. The remaining 25% financed by City of St. Paul (\$190,823) is not eligible for reimbursement consideration in a future regional parks CIP. Pending approval on June 11, 2008
\$11,097,823	Total funds granted or pending approval as of May 16, 2008	

Based on the grants approved to-date the updated balance of the Fund is \$3,514,873 as shown in Table 2 below.

Table 2: Updated Balance to Park Acquisition Opportunity Fund prior to grant for Doyle-Kennefick Regional Park parcel

\$2,400,000	Original amount in Park acquisition Opportunity Fund
\$3,357,000	Additional Council bonds added to Fund in June 2003
\$340,334	Additional Council bonds added that were not needed to match State funds for natural resource restoration grants. Added in December 2003
\$15,362	Additional funds added from closed grants as part of amendment to 2005 Unified Capital Budget on May 11, 2005
\$3,000,000	Additional Council bonds authorized to be added to Fund in July 2006
\$2,500,000	ENRTF appropriation added in July 2007
\$3,000,000	Additional Council bonds authorized to be added to Fund on December 12, 2007
\$14,612,696	Total funds available
-\$11,097,823	Granted or pending as of May 16, 2008 (For details see Table 1 above)
\$3,514,873	Balance of Acquisition Opportunity Fund (Before granting any funds for Adelman parcel at Doyle-Kennefick Regional Park)

Rules for distributing grants from Park Acquisition Opportunity Fund

On January 9, 2008 the Metropolitan Council adopted rules that govern the distribution of grants from the Park Acquisition Opportunity Fund. Those rules are indicated below in italic font. The following findings indicate that these rules have been met for Scott County's request to acquire the Adelman parcel for Doyle-Kennefick Regional Park.

A. Grants from the Park Acquisition Opportunity Fund may only be awarded to finance a portion of the cost to acquire land within Metropolitan Council-approved master plan boundaries, and only after the requesting regional park implementing agency has used available acquisition grant funds previously provided by the Metropolitan Council.

The County's request is consistent with this rule because the land in question is within the Metropolitan Council-approved master plan boundary for Doyle-Kennefick Regional Park. Plus, the County does not have acquisition grant funds previously provided by the Metropolitan Council to finance this acquisition.

B. Any interest cost on a contract for deed or other timed payment plan is not eligible for grant funding. The value of a discounted sale (i.e. the difference between the appraised value and a reduced sale price) is not counted as part of the cost to acquire land and is not included as part of a local match to the grant.

There is one transaction proposed to purchase the land. The purchase price is the negotiated price between buyer and seller based on a certified appraisal for the land.

C. Grants from the Park Acquisition Opportunity Fund may finance a portion of the actual cost to acquire land after deducting any Metropolitan Council grants used to finance a portion of the cost in one of two options as chosen by the requesting regional park implementing agency:

Option 1, Existing Rule:

The Park Acquisition Opportunity Fund Grant finances up to 40% of the net cost of acquiring the land which is defined as the purchase price—not the appraised value; legal fees, appraisal costs and other closing costs incurred by the park agency; the property tax equivalency payment due to the city or township; and stewardship costs.

That portion of the remaining 60% or more of the net cost to acquire the land as defined above that is financed by regional park implementing agency funds—not grants from other sources--may be eligible for reimbursement consideration in future Metropolitan Council regional park capital improvement programs.

The maximum grant(s) available to a park agency under Option 1 is \$1 million.

The Option 1, Existing Rule is not applicable in this case.

Option 2, Revised Rule:

The Park Acquisition Opportunity Fund Grant finances 75% of the net cost of acquiring the land which is defined as the purchase price—not the appraised value; legal fees, appraisal costs and other closing costs incurred by the park agency; the property tax equivalency payment due to the city or township; and stewardship costs.

A contribution of 25% of the net cost of acquiring the land up to \$567,000 that is financed by regional park implementing agency funds or other sources is not eligible for reimbursement consideration by the

Metropolitan Council. Seventy-five percent (75%) of a contribution above \$567,000 that is financed with regional park implementing agency funds only is eligible for reimbursement consideration by the Metropolitan Council.

The maximum grant(s) available to a park agency under Option 2 is \$1.7 million.

The County's request is for a grant under Option 2, Revised Rule. The County is requesting \$848,369, which is 75% of the \$1,131,158 cost to acquire the 47.08 acres. The County is providing \$282,789 as a 25% non-reimbursable match to the Council's grant. The match to the Council's grant is consistent with this rule.

D. Once a park agency chooses an option for an Acquisition Opportunity Grant, it is limited to using that option and associated agency limit for any future grants until these rules expire on June 30, 2008.

With the approval of this \$848,369 grant the County could request other Park Acquisition Opportunity Fund grant(s) of up to \$851,361 prior to June 30, 2008 to be within the \$1.7 million limit. A proposal to continue that agency limit of \$1.7 million for the period from July 1, 2008 to June 30, 2009 is proposed in agenda item 2008-127. If that is adopted, the clock starts anew on July 1, 2008 for the \$1.7 million agency limit.

Status of remaining acquisition opportunity funds

If \$848,369 was granted, there would be \$2,666,504 remaining for future acquisition opportunities as shown in Table 3.

Table 3: Updated Balance to Park Acquisition Opportunity Fund if a grant is awarded for Doyle-Kennefick Regional Park parcel

\$3,514,873	Projected balance of the Park Acquisition Opportunity Fund before granting any funds for Doyle-Kennefick Regional Park parcel (For details see Table 2 above.)
-\$848,369	Proposed funding for Doyle-Kennefick Regional Park parcel
\$2,666,504	Updated balance of Park Acquisition Opportunity Fund

This acquisition grant includes acquiring 3,500 feet of St. Katherine Lake shoreline. Therefore the State Acquisition Grant Account can be used. There is a total of \$283,906 remaining in that account. Consequently, all of the State Acquisition Grant Account plus \$564,463 from the Land Acquisition Opportunity Account would be needed to fully finance the grant. The Land Acquisition Opportunity Account would have a new balance of \$2,666,504 as shown in Table 4.

Table 4: Balance of Land Acquisition Opportunity Account financed with Metro Council bonds if \$564,463 of Metro Council bonds are granted to acquire Doyle-Kennefick Regional Park parcel (5/16/2008)

Metro Council bonds	Grants financed with this account if grant is awarded for Doyle-Kennefick RP parcel	Balance in this account if grant is awarded
\$4,783,001	\$2,116,497	\$2,666,504

Please note that the Legislative Citizens Commission on Minnesota Resources (LCCMR) has recommended that \$1.5 million of Environment and Natural Resources Trust Fund revenue be appropriated to the Metropolitan Council, which along with \$1 million of Metropolitan Council bonds transferred from the Land Acquisition Opportunity Account would be placed in the "State Acquisition Grant Account" on July 1, 2008. That appropriation was approved recently (SF 2492). The combined amount in both accounts on July 1 would be \$4,166,504 if no other grants were awarded from either account beyond this one.

CONCLUSION:

1. Scott County's request of \$848,369 in Park Acquisition Opportunity Funds to acquire 47.08 acres for Doyle-Kennefick Regional Park is consistent with the conditions for receiving a grant from the Park Acquisition Opportunity Fund.

RECOMMENDATION:

That the Metropolitan Council authorize a grant from the Park Acquisition Opportunity Fund to Scott County of \$848,369 comprised of \$170,744 of Environment and Natural Resources Trust Fund revenue and \$113,162 of Metropolitan Council bonds in the State Acquisition Account, plus \$564,463 from the Land Acquisition Opportunity Account. The grant will partially finance the acquisition of 47.08 acres of the Adelman parcel for Doyle-Kennefick Regional Park.

Attachment 1: Letter from Mark Themig, Scott County Parks Program Manager



**SCOTT COUNTY COMMUNITY DEVELOPMENT
PARKS & TRAILS**

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Mark Themig
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May 13, 2008

Mr. Arne Stefferud, Planning Analyst - Parks
Metropolitan Council
390 Robert Street North
St. Paul, Minnesota 55101-1805

Subject: Acquisition Opportunity Grant Request, Doyle-Kennefick Regional Park

Dear Mr. Stefferud,

On behalf of the Scott County Board of Commissioners, I am writing to request Metropolitan Council's consideration of funding assistance for acquisition of park land within Doyle-Kennefick Regional Park.

The County has negotiated the purchase of a 50.42 acre parcel in the northwest corner of Doyle-Kennefick Regional Park (see Attachment A). This important inholding includes approximately 3,500 feet of lake shore on St. Catherine's Lake, eight acres of wetland, and 43 acres of upland in a preserved natural state. It will also serve as a future gateway to the park. The parcel is part of the DNR's Metro Greenway Corridors, as well as the County's Natural Area Corridors.

Property owners initiated negotiations based on an appraisal from 2006 that indicated a value of \$1,617,000. The County conducted a new appraisal this spring that indicated the current value at \$1,110,000. After significant negotiations, the sellers agreed to a purchase price of \$1,200,000.

The County's Highway Department has identified a need for additional right-of-way for future roadway realignment and construction of a roundabout at the intersection of CR23/CR8 (see Attachment B). This need would result in 3.34 acres of land associated with the purchase being used for right-of-way instead of park purposes. As a result, we are proposing to deduct the per acre cost equivalent (\$23,800/acre) from the purchase price for the grant request, and fund this portion from other sources.

Therefore, our total estimated acquisition and stewardship cost for park land is as follows:

Purchase Price	\$1,200,000
Appraisal	\$ 1,750
Legal	\$ 750
Closing Costs	\$ 3,500
Tax Equivalency Payment	\$ 150
Surveying and Boundary Marking	\$ 2,000
Natural Resource Stewardship	\$ 2,500
Deduct ROW Costs (3.34acres)	(\$ 79,492)
Total Park Related Acquisition Costs	\$1,131,158

The County is requesting funding assistance through the Acquisition Opportunity Grant Program under the "75% Met Council/25% Local Match" rules. Under these rules, we are requesting an Acquisition Opportunity Grant in the amount of \$848,368.50, and acknowledge that the local match portion is non-reimbursable through the Regional Park CIP. We have applied for DNR Metro Greenways grant to help fund the 25% local match, and would explore other back-up sources if not successful with the Greenway grant. Closing is tentatively scheduled for August 6, 2008.

I would like to thank the Metropolitan Parks and Open Space Commission and the Metropolitan Council for consideration of this request. As a result of their past support, the Scott County Board has matched approximately \$1.3 million of Metropolitan Council and DNR funds with just over \$8 million in County funds to acquire and protect, forever, regional park land in Scott County. We are excited about the opportunity to add another 50 acres to the system!

Arne, if you have any questions regarding this request or need additional information, please let me know. Thanks again for your continued assistance.

Sincerely,

A handwritten signature in blue ink that reads "Mark Themig". The signature is fluid and cursive, with the first name "Mark" and last name "Themig" clearly legible.

Mark Themig
Parks Program Manager

cc: Scott County Parks Advisory Commission
Dave Unmacht, County Administrator
Michael Sobota, Community Development Director
Kevin Ellsworth, Chief Financial Officer
Lezlie Vermillion, Public Works Director