

**C** Community Development Committee  
Meeting date: June 20, 2011

ADVISORY INFORMATION	
<b>Date:</b>	June 13, 2011
<b>Subject:</b>	Change in scope of Eastman Nature Center development grant SG-2010-102 to maximize use of grant proceeds, Three Rivers Park District
<b>District(s), Member(s):</b>	Metropolitan Council District 1, Roxanne Smith; District 4, Gary Van Eyll; District 6, James Brimeyer
<b>Policy/Legal Reference:</b>	MN Statute 473.315
<b>Staff Prepared/Presented:</b>	Arne Stefferud, Planning Analyst-Parks (651-602-1360)
<b>Division/Department:</b>	Community Development Division, Parks

**Proposed Action**

That the Metropolitan Council authorize an amendment to grant SG-2010-102 which changes the scope of the grant by allowing \$1,080,000 of the grant to be used as follows:

- \$630,000 for renovating the maintenance shop at Crow Hassan Park Reserve
- \$275,000 to construct additional trails in the western half of Carver Park Reserve
- \$150,000 to plan and design renovation of Medicine Lake Regional Trail
- \$25,000 to establish a potable water supply system for campground activities at Baker Park Reserve.

**Background**

Based on construction bids for the renovation and expansion of Eastman Nature Center in Elm Creek Park Reserve, there is a balance in this \$3.6 million grant of \$1,080,000. The Park District proposes changing the scope of the grant to finance the following additional projects:

- \$630,000 for renovating the maintenance shop at Crow Hassan Park Reserve
- \$275,000 to construct additional trails in the western half of Carver Park Reserve
- \$150,000 to plan and design renovation of Medicine Lake Regional Trail
- \$ 25,000 to establish a potable water supply system for campground activities at Baker Park Reserve. The Metropolitan Council must consider and approve the proposed change in scope of the grant.

**Rationale**

The premise for the scope amendment is that bids to renovate and expand the Eastman Nature Center are significantly lower than initial cost estimates. In addition to this grant, the following grants have been awarded for the Eastman Nature Center renovation and expansion project:

SG-2010-093 (\$2,492,000) financed with FY 2011 Parks and Trails Legacy Fund appropriation

SG-2009-025 (\$ 665,000) financed with FY 2010 Parks and Trails Legacy Fund appropriation

Amending the scope of grant SG-2010-102 to finance other projects listed in the recommendation maximizes the use of grant proceeds and is consistent with the conditions in section 6.06 of the grant agreement.

### **Known Support / Opposition**

The Metropolitan Parks and Open Space Commission considered this matter at its June 7<sup>th</sup> meeting and unanimously approved the recommendation.

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

**DATE:** May 24, 2011

**TO:** Metropolitan Parks and Open Space Commission

**FROM:** Arne Stefferud, Planning Analyst-Parks (651) 602-1360

**SUBJECT:** (2011-175) Change in scope of Eastman Nature Center development grant SG-2010-102 to maximize use of grant proceeds, Three Rivers Park District

**INTRODUCTION**

Based on construction bids for the renovation and expansion of Eastman Nature Center in Elm Creek Park Reserve, there is a balance in this \$3.6 million grant of \$1,080,000. The Park District proposes changing the scope of the grant to finance the following additional projects:

- \$630,000 for renovating the maintenance shop at Crow Hassan Park Reserve
- \$275,000 to construct additional trails in the western half of Carver Park Reserve
- \$150,000 to plan and design renovation of Medicine Lake Regional Trail
- \$ 25,000 to establish a potable water supply system for campground activities at Baker Park Reserve (See **Attachment 1: Letter from Boe Carlson, Three Rivers Park District**)

The Metropolitan Council must consider and approve the proposed change in scope of the grant. This memorandum contains a review of this request under applicable terms of the grant agreement and recommends approving the change in scope of the grant.

**AUTHORITY TO REVIEW**

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, park district or county 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”.

**ANALYSIS**

Grant SG-2010-102 (\$3,618,000) was funded with Metropolitan Council bonds as Three Rivers Park District’s portion of the 2010-11 Metropolitan Regional Parks Capital Improvement Program (CIP). The Metropolitan Council approved the grant on September 8, 2010.

The current scope for Grant SG-2010-102 is: “At Elm Creek Park Reserve, complete renovation and expansion of the Eastman Nature Center”.

In addition to this grant, the following grants have been awarded for the Eastman Nature Center renovation and expansion project:

- SG-2010-093 (\$2,492,000) financed with FY 2011 Parks and Trails Legacy Fund appropriation
- SG-2009-025 (\$ 665,000) financed with FY 2010 Parks and Trails Legacy Fund appropriation

As noted in the introduction, the Park District would like to use \$1,080,000 from grant SG-2010-102 that is not needed for the nature center renovation/expansion for the following projects:

\$630,000 for renovating the maintenance shop at Crow Hassan Park Reserve  
\$275,000 to construct additional trails in the western half of Carver Park Reserve  
\$150,000 to plan and design renovation of Medicine Lake Regional Trail  
\$25,000 to establish a potable water supply system for campground activities at Baker Park Reserve

All of these projects are consistent with Metropolitan Council approved master plans for these parks and the trail.

In order to consider this request for a change in scope of the grant, Section 6.06 of the grant agreement states:

**6.06 Changes in the Development Project.** If the Grantee [Three Rivers Park District], for any reason, determines that the Development Project or any portion of it should not be undertaken, or that there should be a change in the scope or costs of the Development Project or any portion of it, the Grantee shall submit to the Council's Regional Administrator a statement describing the situation and giving the reasons for the Grantee's determination. The Grantee may, simultaneously with the submission of the statement or within a reasonable time thereafter, recommend alternative projects, activities, uses, expenditures, or allocations of grant funds. ...

If the Regional Administrator determines that the Grantee's recommendations may not be immediately approved according to criteria established by the Council, the Grantee and the Council may execute a written amendment to this agreement only as provided in paragraph 6.07 of this article, following appropriate authorization by the Council and the Grantee.

... In determining whether to approve the Grantee's recommendations, the Council shall give full regard to legislative determinations concerning development funding and to the general position that the total grant award herein should ultimately be made available to the Grantee for development.

The proposed change in scope of grant SG-2010-102 to allow \$1,080,000 to be used for the additional projects described above is consistent with the conditions of section 6.06 because;

1. Three Rivers Park District has notified the Council why a change should be made in **Attachment 1.**
2. The use of a portion of Grant SG-2010-102 for the additional projects does not change Three Rivers Park District's share of the funded portion of the Metropolitan Council's 2010-11 Regional Parks CIP. Therefore the change in scope, "gives full regard to legislative determinations" of the Metropolitan Council, "and to the general position that the total grant award ... should ultimately be made available to the Grantee [Three Rivers Park District]".

## **CONCLUSION**

The proposed change in scope of grant SG-2010-102 to allow \$1,080,000 to be used to finance additional projects is consistent with the conditions in section 6.06 of the grant agreement.

## **RECOMMENDATION**

That the Metropolitan Council authorize an amendment to grant SG-2010-102 which changes the scope of the grant by allowing \$1,080,000 of the grant to be used as follows:

\$630,000 for renovating the maintenance shop at Crow Hassan Park Reserve

\$275,000 to construct additional trails in the western half of Carver Park Reserve

\$150,000 to plan and design renovation of Medicine Lake Regional Trail

\$25,000 to establish a potable water supply system for campground activities at Baker Park Reserve

Attachment 1: Letter from Boe Carlson, Three Rivers Park District



Three Rivers  
Park District  
Board of  
Commissioners

Sara Wyatt  
District 1

Marilynn Corcoran,  
District 2

Joan Peters  
District 3

Dale Woodbeck,  
Vice Chair  
District 4

John Gibbs  
District 5

Larry Blackstad, Chair  
Appointed

Barbara Kinsey  
Appointed

Cris Gears  
Superintendent

May 20, 2011

Mr. Arne Stefferud  
Metropolitan Council  
390 North Robert Street  
Saint Paul, Minnesota 55101

Dear Arne,

The Park District currently has a grant for the renovation and expansion of the Eastman Nature Center (SG 2010-102). This grant is in the amount of \$3,618,000. The Eastman project is underway and the Park District will not need the total amount of the grant for completion.

The Park District would like to request an amendment to grant SG 2010-102 to include additional projects. We would like to include the following projects in the grant agreement:

- Crow Hassan Maintenance Shop - \$630,000 for renovation of the existing shop to better meet operational needs.
- Carver Trail Connection - \$275,000 to provide additional trails within the western portion of Carver Park.
- Medicine Lake Trail Rehabilitation - \$150,000 to plan and design the rehabilitation of this trail.
- Baker Campground Water Station - \$25,000 to establish a potable water supply system for campground activities.

These projects would total \$1,080,000 of grant proceeds that would be redirected.

We appreciate your consideration of this matter. Please call me at 763.559.6761 if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Boe R. Carlson".

Boe Carlson  
Associate Superintendent  
Division of Administration

C: Cris Gears, Superintendent  
Don DeVeau, Director of Planning & Development  
Howard Koolick, Chief Financial Officer

BRC/nng