

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

DATE: November 2, 2007

TO: Metropolitan Parks and Open Space Commission

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

SUBJECT: (2007-372) Request for Acquisition Opportunity Grant to partially finance the acquisition of Parcel #6 in Battle Creek Regional Park and request for reimbursement consideration in future regional parks CIP for local match, Ramsey County

INTRODUCTION:

Ramsey County has negotiated the purchase of a 2.14-acre parcel within the boundary of Battle Creek Regional Park, hereafter referred to as the Parcel #6 property. The cost to purchase the property and to finance related costs for the appraisal and other items is \$291,522. The County has requested an Acquisition Opportunity Grant to finance a portion of the acquisition cost, and to have the County's share of financing the acquisition be considered for reimbursement in a future regional parks capital improvement program. (See **Attachment 1**, letter from Greg Mack, Ramsey County Parks Director)

This memorandum analyzes the request against the current rules for distributing grants from the Acquisition Opportunity Fund and the new rules proposed in agenda item 2007-221. The Commission may choose to recommend a grant and consider reimbursement eligibility for the local match based on what it recommends regarding the implementation of the new rules for the grants. In this case, the Commission could choose to recommend a grant of up to \$116,609 which finances 40% of the acquisition cost and recommend that up to \$174,913 (60% of the cost) be eligible for reimbursement consideration in a future regional park CIP under the current rules. Or, the Commission could recommend a grant of up to \$218,642 which finances 75% of the acquisition cost with the 25% local match provided by the County (\$72,880) not eligible for CIP reimbursement consideration under the new rules proposed in agenda item 2007-221.

Furthermore, if the current rules are continued, this is the first grant awarded to Ramsey County under the \$1 million per agency limit from the Acquisition Opportunity Fund. If \$116,609 is granted to Ramsey County, it could request an additional \$883,391 until rules on distributing grants from the Fund are changed. If the rules are changed as proposed in agenda item 2007-221, the agency limit is \$1.7 million. If \$218,642 is granted, the County could request \$1,481,358 until June 30, 2008.

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, 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*".

ANALYSIS:

Parcel #6 is 2.14 acres. This parcel is within the approved master plan boundary of Battle Creek Regional Park. (See page 3 of **Attachment 1** for the location of Parcel #6 in relation to the remainder of the park). The property is the last park inholding (private land within the park boundary) and is located at the end of a dead-end segment of Point Douglas Road. The road has become an attractive location for illegal dumping and other illicit activities. With this purchase, the road will be abandoned (closed) and the alignment can be developed into a bicycle and pedestrian trail as called for in the Battle Creek Regional Park master plan.

Because the parcel has a residential structure on it, it cannot be acquired in part with the 2007 Environment and Natural Resources Trust Fund (ENRTF) appropriation of \$2.5 million, which is part of the Acquisition Opportunity Fund. However, there are sufficient amounts of Metro Council bonds not needed to match the \$2.5 million ENRTF appropriation that can finance the requested grant. The residential structure and detached garage has a market value of \$40,000 which indicates their poor condition. The primary value of the parcel is the land.

Ramsey County negotiated a purchase price of \$272,600 for Parcel #6. The County also anticipates additional grant eligible costs related to the purchase of the property to be \$18,922. Therefore, the total cost to purchase the property is \$291,522 as shown below.

Purchase Price:	\$272,600
Appraisal (LaFond):	\$ 1,000
Appraisal (Stokes)	\$ 600
Demolition of structures	\$ 15,000
Property Taxes (2 nd half of year)	\$ 1,402
Tax equivalency payment to City of St. Paul:	\$ 920
TOTAL:	\$291,522

Parcel #6 acquisition costs of \$291,522 could be financed in one of two ways. Under the existing rules, the revenue sources are:

Metropolitan Council Acquisition Opportunity Fund (40%)	\$ 116,609
Ramsey County funds eligible for CIP reimbursement consideration (60%)	\$ 174,913
Total	\$ 291,522

Under rules proposed in agenda item 2007-221, the revenue sources are:

Metropolitan Council Acquisition Opportunity Fund (75%)	\$ 218,642
Ramsey County funds <u>not eligible for CIP</u> reimbursement (25%)	\$ 72,880
Total	\$ 291,522

Background on Acquisition Opportunity Fund:

In May 2007 the Legislature appropriated \$2.5 million of ENTRF that must be used to acquire land for the regional park system. The Council requested this appropriation in 2006 with the intent to use it to partially finance the Acquisition Opportunity Fund. This appropriation was limited to only acquiring parcels that didn't have homes on them, and it required the Metropolitan Council to provide a \$1.66 million match.

On September 12, 2007 the Metropolitan Council created two accounts for the Acquisition Opportunity Fund and recognized grants financed from those accounts as follows:

State Acquisition Grant Account for parcels that do not have homes

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
\$2,500,000	\$1,666,000	\$709,256	\$472,838	\$1,790,744	\$1,193,162
Can only be used to acquire parcels without homes on them	Required match to State appropriation				

Land Acquisition Opportunity Account for parcels that have homes

Metro Council bonds	Grants financed with this account	Balance in this account
\$1,783,001	\$400,841	\$1,382,160
Available for other parcel acquisition that doesn't qualify for State Env. Trust Fund		

The combined balance of both accounts in the Fund is \$4,366,066.

The Metropolitan Council has granted \$7,246,663 to date from the Park Acquisition Opportunity Fund as shown in Table 1.

Table 1: Park Acquisition Opportunity Fund Grants approved as of October 24, 2007

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 is part of the funded 2004-05 CIP. Approved August 14, 2002.

Amount Granted	Park Agency	Project Description
\$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 Lake Waconia 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 County funds (\$124,589). County amount eligible for reimbursement consideration in a future regional park CIP. Approved August 11, 2004.
\$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 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

Amount Granted	Park Agency	Project Description
\$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	Carver County	Partially finance acquisition of 43.94 acres for Lake Waconia Regional Park. Carver county 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
\$7,246,630	Total funds granted as of October 24, 2007	

Based on the grants approved to-date, the updated balance of the fund is \$4,366,066 as shown in Table 2 below.

Table 2: Updated Balance to Park Acquisition Opportunity Fund prior to grant for Parcel #6 in Battle Creek Regional Park

\$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 added to Fund in July 2006
\$2,500,000	ENRTF appropriation added in July 2007
\$11,612,696	Total funds available
-\$7,246,630	Granted as of October 24, 2007 (For details see Table 1 above)
\$4,366,066	Balance of Acquisition Opportunity Fund (Before granting any funds for Parcel #6 in Battle Creek Regional Park)

On June 27, 2007 the Metropolitan Council adopted five rules that govern the distribution of the Park Acquisition Opportunity Fund. Those rules are indicated below in bold font. The following findings indicate that these rules have been met for Ramsey County's request to acquire Parcel #6 in Battle Creek Regional Park.

1. The land in question is consistent with a Council approved park/trail master plan.

Parcel #6 is within the Council approved boundary for Battle Creek Regional Park

2. The land is under threat of loss for park uses because it is for sale. Action is needed now to acquire it versus waiting for future State appropriations/matching Council funds to acquire it later.

Parcel #6 would be under threat of loss for park uses if Ramsey County did not acquire it. The land could be sold to other parties and likely be used for residential purposes and continue the management problem with the dead end road leading to the home. Action to acquire the land now is needed instead of waiting for additional funds to be appropriated to the County.

3. The park agency that wants to buy the land has no other park CIP grants available to buy it.

There are no other funds in the regional parks CIP available to Ramsey County to acquire the property. Other regional parks CIP grants to the County are obligated for non-acquisition projects.

4. The grant from the Park Acquisition Opportunity Fund may finance up to 40% of the fair market value of the parcel and related acquisition costs (appraisals, tax equivalency payments, relocation, and stewardship costs—well capping, demolition/removal of hazardous structures, etc.) The remaining 60% match can be either provided by the park agency in cash, or other matching funds such as a watershed district grant, or the land seller can reduce the sale price of the parcel by 60%. A combination of park agency cash, matching funds and a reduced sale price can be used to finance the remaining 60%. The park agency can request to be considered for reimbursement of its cash contribution in a future regional parks CIP.

Ramsey County has requested \$116,609 for Parcel #6, which is 40% of the total acquisition costs. The County is financing the remaining 60% (\$174,913) with County funds and has requested consideration of reimbursement of these funds in a future regional parks CIP.

5. No more than \$1 million may be granted from the Fund to a regional park agency from July 1, 2007 to whenever any change to the amount and the timeline of the revised rules are adopted by the Metropolitan Council. (This rule was adopted on June 27, 2007)

This is the first grant awarded to Ramsey County under the \$1 million per agency limit for acquisition opportunity funds granted from this rule. If \$116,609 is granted to Ramsey County, it could request an additional \$883,391 until rules on distributing grants from the Fund are changed.

If the rules for distributing grants from the Acquisition Opportunity Fund are changed as proposed in agenda item 2007-221 then points 4 and 5 would be changed as follows:

4. The grant from the Park Acquisition Opportunity Fund may finance up to ~~40%~~ 75% of the fair market value of the parcel and related acquisition costs (appraisals, tax equivalency payments, relocation, and stewardship costs—well capping, demolition/removal of

hazardous structures, etc.) The remaining ~~60%~~ 25% match can be either provided by the park agency in cash, or other matching funds such as a watershed district grant, or the land seller can reduce the sale price of the parcel by ~~60%~~ 25%. A combination of park agency cash, matching funds and a reduced sale price can be used to finance the remaining ~~60%~~ 25%. The park agency can request to be considered for reimbursement of its cash contribution in a future regional parks CIP cash contribution or any other revenue source used for the 25% local match is not eligible for reimbursement consideration in a future regional parks CIP. Any amount of local match that is an agency cash contribution above 25% of the acquisition cost is eligible for reimbursement consideration in a future regional parks CIP.

Under these new rules the County could receive a grant of \$218,642 for Parcel #6, which is 75% of the total acquisition costs. The County’s financing of the remaining 25% (\$72,880) with County funds would not be eligible for reimbursement consideration in a future regional parks CIP.

- 5. ~~No more than \$1 million~~ \$1.7 million may be granted from the Fund to a regional park agency from ~~July 1, 2007 to whenever any change to the amount and the timeline of when the revised rules are adopted by the Metropolitan Council to June 30, 2008.~~ to June 30, 2008. ~~(This rule was adopted on June 27, 2007)~~

This is the first grant awarded to Ramsey County under the \$1.7 million per agency limit for acquisition opportunity funds granted from this rule. If \$218,642 is granted to Ramsey County, it could request an additional \$1,481,358 until June 30, 2008.

Status of remaining acquisition opportunity funds.

If \$116,609 was granted under the current rules, there would be \$4,249,457 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 Parcel #6 in Battle Creek Regional Park under current rules

\$4,366,066	Balance of acquisition opportunity fund before granting any funds for Parcel #6 in Battle Creek Regional Park (For details see Table 2 above.)
-\$ 116,609	Proposed funding for 2.14-acre Parcel #6 in Battle Creek Regional Park under current rules
\$4,249,457	Updated balance of Park Acquisition Opportunity Fund under <u>current</u> rules

If \$218,642 was granted under the new rules proposed in agenda item 2007-221, there would be \$4,147,424 remaining for future acquisition opportunities as shown in Table 4.

Table 4: Updated Balance to Park Acquisition Opportunity Fund if a grant is awarded for Parcel #6 in Battle Creek Regional Park under new rules proposed in Agenda Item 2007-221

\$4,366,066	Balance of acquisition opportunity fund before granting any funds for Parcel #6 in Battle Creek Regional Park (For details see Table 2 above.)
-\$ 218,642	Proposed funding for 2.14-acre Parcel #6 in Battle Creek Regional Park under new rules
\$4,147,424	Updated balance of Park Acquisition Opportunity Fund under <u>new</u> rules proposed in Agenda Item 2007-221

As noted previously, the parcel contains a residential structure on it. Because the parcel has a residential structure on it, it cannot be acquired in part with the 2007 ENRTF appropriation of \$2.5 million, which is part of the Acquisition Opportunity Fund. However, there are sufficient amounts of Metro Council bonds (\$1,382,160) in the Acquisition Opportunity Account that can finance the requested grant for parcels that do have residential structures. Consequently, the grant is proposed to be financed solely with Metropolitan Council bonds in the Acquisition Opportunity Account.

Reimbursement eligibility for Ramsey County funding of the acquisition under current rules

As noted above, Ramsey County has requested eligibility for reimbursement consideration of up to \$174,913 in a future regional park CIP to acquire this parcel under the current rules for distributing grants from the Acquisition Opportunity Fund. The request must comply with the terms of Strategy 2(f) of the *2030 Regional Parks Policy Plan* regarding reimbursement eligibility to acquire land. The applicable excerpts from that policy states:

Strategy 2(f): Reimbursement

Reimbursement will be considered for early acquisition of land currently designated as regional recreation open space by the Metropolitan Council in the *2030 Regional Parks Policy Plan* if the acquisition is in full agreement with a Council-approved master plan as required under MN Statutes 473.313 and the regional park implementing agency received Council approval prior to undertaking the acquisition.

...

If these conditions are met as required by MN Statutes 473.147, and 473.313 the Council will consider reimbursing the park agency via a grant as permitted under MN Statutes 473.315 for the following costs:

- a) Appraisal costs incurred by the acquiring park agency or entity under contract with the agency**
- b) Surveying costs incurred by the acquiring park agency or entity under contract with the agency**
- c) Legal fees incurred by the acquiring park agency or entity under contract with the agency**
- d) Fees for service provided by an entity under contract by the park agency to negotiate and purchase the land or obtain an option to purchase**
- e) Principal payments made towards the purchase price including principal payments on a contract for deed or bond, or payments made on an option to purchase**
- f) 180% of township or city taxes due on the parcel at the time of closing as required by MN Statute 473.341**

...

The Metropolitan Council will use best efforts to implement this reimbursement policy as described above. However, 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.

This acquisition is consistent with the terms of Strategy 2(f) because the parcel is consistent with a Council-approved master plan and is consistent with the current rules for an Acquisition Opportunity Fund grant. As noted in Strategy 2(f), approval of this project at this time does not commit the Council to finance the requested reimbursement in the regional parks CIP.

Reimbursement eligibility for Ramsey County funding of the acquisition under new rules proposed in Agenda Item 2007-221

Under the new rules proposed in agenda item 2007-221, the 25% local match (\$72,880) would not be eligible for reimbursement consideration in a future regional parks CIP.

CONCLUSIONS:

1. Ramsey County's request for a grant from the Park Acquisition Opportunity Fund to acquire Parcel #6 in Battle Creek Regional Park is consistent with the conditions for receiving a grant from the Fund. Under the existing rules, the grant would be up to \$116,609. Under new rules proposed in agenda item 2007-221, the grant would be up to \$218,642.
2. Since the parcel contains a residential structure the grant cannot be partially financed with the 2007 ENRTF appropriation. Therefore the grant can be financed only with Metropolitan Council bonds from the Acquisition Opportunity Account
3. Ramsey County's request to be eligible for reimbursement consideration of up to \$174,913 in a future regional park CIP under the current rules for distributing Acquisition Opportunity Fund grants is consistent with the conditions of Strategy 2(f) Reimbursement in the *2030 Regional Parks Policy Plan*. Under the new rules proposed in agenda item 2007-221, the \$72,880 local match would not be eligible for reimbursement consideration in a future regional parks CIP.

RECOMMENDATIONS:

Under existing rules for distributing grants from Acquisition Opportunity Fund

That the Metropolitan Council:

1. Authorize a grant of up to \$116,609 from the Park Acquisition Opportunity Fund to Ramsey County to finance 40% of the costs to acquire Parcel #6 in Battle Creek Regional Park as shown on Attachment 1. The grant is financed with \$116,609 of Metropolitan Council bonds in the Acquisition Opportunity Account.
2. Allow up to \$174,913 which is 60% of the acquisition costs of Parcel #6 to be eligible for reimbursement consideration in a future regional park CIP. However, 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.

Under new rules for distributing grants from Acquisition Opportunity Fund proposed in agenda item 2007-221

That the Metropolitan Council authorize a grant of up to \$218,642 from the Park Acquisition Opportunity Fund to Ramsey County to finance 75% of the costs to acquire Parcel #6 in Battle Creek Regional Park as shown on Attachment 1. The grant is financed with \$218,642 of Metropolitan Council bonds in the Acquisition Opportunity Account. The 25% local match for this grant (\$72,880) is not eligible for reimbursement consideration in a future regional parks CIP.

Attachment 1: Acquisition Opportunity Fund grant request letter from Greg Mack, Ramsey County



Parks and Recreation Department

Gregory A. Mack, Director

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October 30, 2007

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

**RE: Battle Creek Regional Park Acquisition
Parcel #6, 18 Point Douglas Road South**

Dear Mr. Stefferud:

Ramsey County has reached agreement with the owners for the purchase of the above referenced property within Battle Creek Regional Park. This property is the last park in-holding located at a long dead end segment of Point Douglas Road. This road has become an attractive location for illegal dumping and other illicit activities. With this purchase, the road will be abandoned and the alignment can be developed into a bicycle and pedestrian trail as called for in the park master plan.

The County has agreed on the purchase price with the owner and we are finalizing the purchase agreement. The purchase price and associated acquisition costs are as follows:

Purchase Price	\$272,600.00
Property Appraisal (LaFond)	1,000.00
Property Appraisal (Stokes)	600.00
Demolition	15,000.00
Property Taxes	1,402.00
City Tax Equivalency	920.00
Total	<u>\$291,522.00</u>

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Ramsey County is requesting partial reimbursement of eligible acquisition costs for the purchase of this parcel from the Metropolitan Council Acquisition Opportunity Fund grant program. It is our expectation that the County will also be seeking reimbursement of eligible costs, not covered by this grant program, from the future Regional Parks Capital Improvement Program.

If you require additional information or have questions do not hesitate to call Ken Wehrle at 651-748-2500, extension 330.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory A. Mack". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Gregory A. Mack
Director

enc.

c. Ken Wehrle

