



# Community Development Committee

Meeting date: April 19, 2010

**Business Item**

**Item: 2010-148**

<b>Date:</b>	April 8, 2010
<b>Subject:</b>	<b>Park Acquisition Opportunity Grant request for Grey Cloud Island Regional Park, Washington County</b>
<b>District(s), Member(s):</b>	12, Sherry Broecker
<b>Policy/Legal Reference:</b>	Minnesota Statute Section 473.315
<b>Staff Prepared/Presented:</b>	Arne Stefferud, Planning Analyst-Parks (651-602-1360)
<b>Division/Department:</b>	Community Development Division

## Proposed Action

That the Metropolitan Council authorize a grant of \$1,470,253 from the Park Acquisition Opportunity Fund to Washington County to partially finance the acquisition of the Appert parcel as part of Grey Cloud Island Regional Park. The grant should be financed with:

\$445,455 of Environment and Natural Resources Trust Fund appropriations and \$296,970 of matching Metro Council bonds from the Environment and Natural Resources Trust Fund Acquisition Account to partially finance the undeveloped lots for this parcel.

\$436,697 of FY 2010 Parks and Trails Fund appropriations and \$291,131 of matching Metropolitan Council bonds from the Parks and Trails Fund Acquisition Account to partially finance the developed lot and associated acquisition costs for this parcel.

## Background

Since 2001, the Metropolitan Council has had 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 \$16.5 million has been granted for the acquisition of 1,773 acres. The total related acquisition costs and market value of this land is about \$54.2 million.

## Rationale

The Park Acquisition Opportunity Fund helps regional park agencies finance up to 75% of the costs to acquire land for regional parks and trails. Grants are awarded on an as needed basis, with a limit of up to \$1.7 million per year per park agency if funding is available.

## **Funding**

Washington County has requested a Park Acquisition Opportunity Fund grant of \$1,470,253 to finance 75% of the cost to acquire a 43 acre parcel on the northeast side of Lower Grey Cloud Island within the approved boundary of Grey Cloud Island Regional Park. The parcel consists of about 23 acres above the normal high water mark of the Mississippi River with the remainder below that mark and about ½ mile of shoreline. It also includes a residence. If this grant is awarded there would be \$5,381,371 for future land acquisitions.

The parcel's appraisal was based on the value of the land as four residential lots. Three lots, which are currently undeveloped and have significant forest cover have a value of \$989,900. The fourth lot, which contains the home, has a value of \$953,000. The Environment and Natural Resources Trust Fund Acquisition Account is proposed to finance a portion of the costs for the undeveloped lots in accordance with the legislative restriction on that account. The Parks and Trails Fund Acquisition Account is proposed to finance a portion of the costs for the developed lot and associated acquisition costs.

## **Known Support / Opposition**

The Metropolitan Parks and Open Space Commission reviewed this request at its meeting on April 6. The Commission unanimously approved the recommendation. There is no known opposition to this proposal.

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

**DATE:** March 24, 2010

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

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

**SUBJECT:** (2010-xxx) Park Acquisition Opportunity Grant request for Grey Cloud Island Regional Park, Washington County

## **INTRODUCTION**

Since 2001, the Metropolitan Council has had 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 \$16.5 million has been granted for the acquisition of 1,773 acres. The total related acquisition costs and market value of this land is about \$54.2 million. (See **Attachment 1** for a list of all grants awarded to-date).

Washington County has requested a Park Acquisition Opportunity Fund grant of \$1,470,253 to finance 75% of the cost to acquire a 43 acre parcel on the northeast side of Lower Grey Cloud Island within the approved boundary of Grey Cloud Island Regional Park. The parcel consists of about 23 acres above the normal high water mark of the Mississippi River with the remainder below that mark and about ½ mile of shoreline. It also includes a residence. (See **Attachment 2** for grant request letter).

This memorandum analyzes this request against the rules for Park Acquisition Opportunity Fund grants. It recommends approving the grant cited above. If this grant is awarded there would be \$5,381,371 for future land acquisitions.

## **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*”.

## **BACKGROUND**

The Park Acquisition Opportunity Fund is comprised of two accounts:

The first account is called the Environment and Natural Resources Trust Fund Acquisition Account, which is used to purchase land with high quality natural resource characteristics. No residential structures can be acquired with this account. This account has a balance of \$3,000,463 comprised of \$1,800,278 of Environment and Natural Resources Trust Fund revenue appropriated in the 2008 and 2009 Legislative Sessions and \$1,200,185 of bonds issued by the Metropolitan Council as a 40% match to the State appropriation.

The second account is called the Parks and Trails Fund Acquisition Account, which is used to purchase land and any related structures –typically a parcel with a house or other buildings. This account is financed with Parks and Trails Fund appropriations from the Land and Legacy Amendment plus bonds issued by the Metropolitan Council. The account has a current balance of \$3,851,160 comprised of \$866,457 from the FY 2010 Parks and Trails Fund appropriation and \$2,984,703 of Metropolitan Council bonds.

The combined balance of both accounts is \$6,851,623. If a \$1,470,253 grant to Washington County is awarded, there would be \$5,381,371 remaining for future land acquisitions.

Grants from the Park Acquisition Opportunity Fund are awarded under a set of rules that were approved by the Council on June 24, 2009. The rules allow a grant or grants totaling \$1.7 million per year (July 1 to June 30) to a park agency to finance up to 75% of the purchase price of the property plus related costs.

The Appert parcel is located on the northeastern shore of Grey Cloud Island within the master plan boundary for Grey Cloud Island Regional Park. It has about ½ mile of river shoreline. It’s about 43 acres in size with about 23 acres of land that was not flooded when the Hastings Lock and Dam was built. A portion of the parcel has a house on it. The rest of the parcel is forested. **Figure 1** illustrates its location in the context of the park boundary.

**Fig. 1: General Site Map showing location of Appert parcel proposed for acquisition for Grey Cloud Island Regional Park, Washington County**

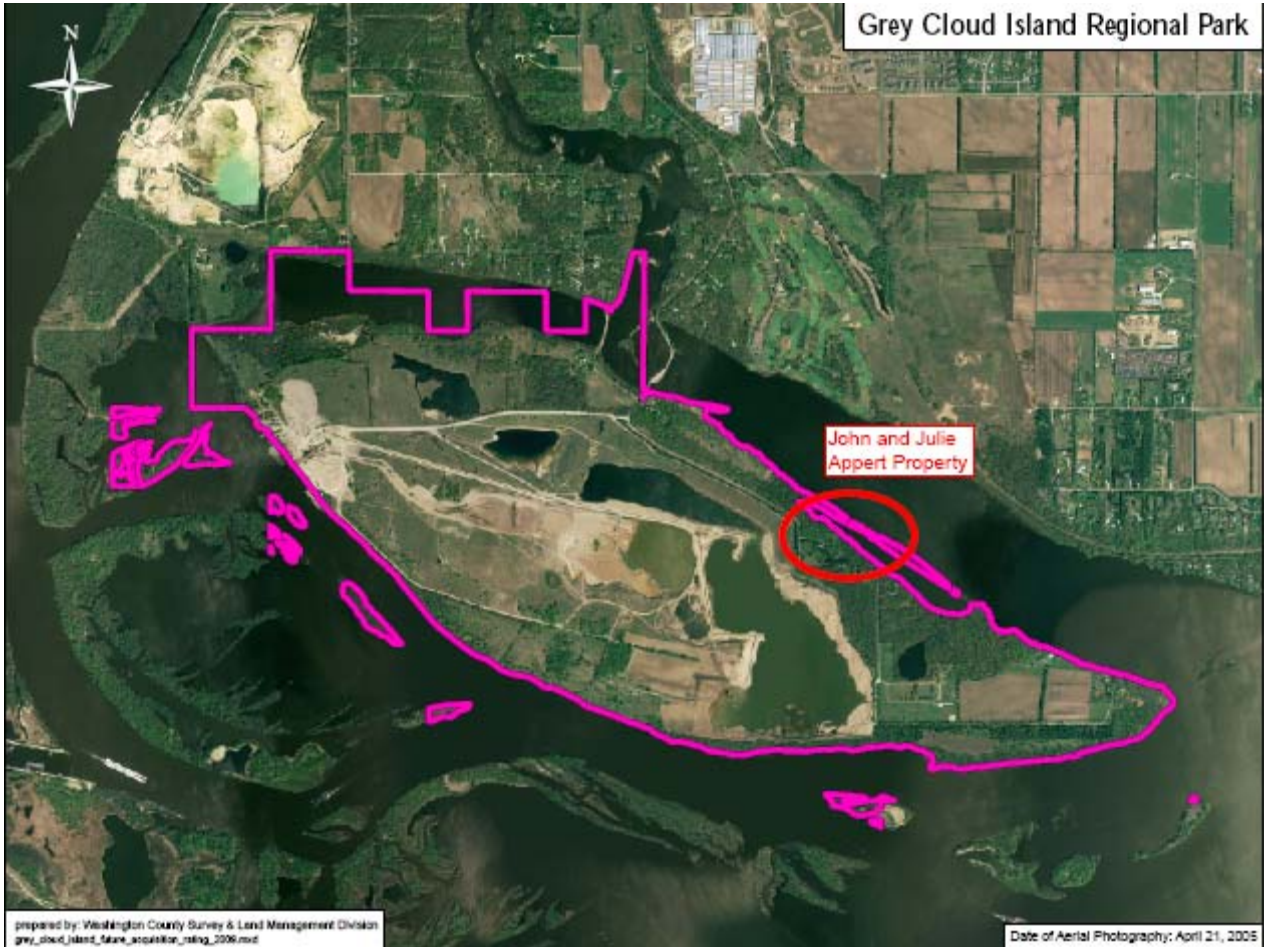


Figure 2 is an aerial photograph of the parcel (outlined in red) showing the river shoreline, home and forest cover. .

Fig. 2: Appert parcel aerial photograph



**ANALYSIS**

The costs associated with the purchase of the parcel are:

Negotiated purchase price	\$ 1,942,900
Appraisal	\$ 3,000
Phase I Environmental Study	\$ 1,500
Pro-rated Property Tax	\$ 3,395
Tax Equivalency Payment	\$ 3,131
<b>Total:</b>	<b>\$ 1,960,337</b>

Washington County requests that the acquisition be financed with the following revenue sources:

Metropolitan Council Park Acquisition Opportunity Fund (75%)	\$ 1,470,253
Washington County funds (25%)	\$ 490,084
<b>Total:</b>	<b>\$ 1,960,337</b>

The parcel’s appraisal was based on the value of the land as four residential lots. Three lots, which are currently undeveloped and have significant forest cover have a value of \$989,900. The fourth lot, which contains the existing home, has a value of \$953,000. A portion of the Park Acquisition Opportunity Fund grant could be financed from the Environment and Natural Resources Trust Fund Acquisition Account for the undeveloped lots in accordance with the legislative restriction on that account. The Parks and Trails Fund Acquisition Account could finance the developed lot and associated acquisition costs. Following is a breakdown of the purposes and applicable funding sources for the Park Acquisition Opportunity Fund grant:

<b>Purpose</b>	<b>Funding Source</b>	<b>Amount</b>
To finance 75% of the undeveloped lots’ value (\$742,425)	Environment and Natural Resources Trust Fund	\$ 445,455
	Metro Council bond match	\$ 296,970
	<b>Subtotal</b>	<b>\$ 742,425</b>
To finance 75% of the developed lot value and 75% of the associated acquisition costs (\$727,828)	Parks and Trails Fund	\$ 436,697
	Metro Council bond match	\$ 291,131
	<b>Subtotal</b>	<b>\$ 727,828</b>
	<b>Total Grant</b>	<b>\$ 1,470,253</b>

## **Rules for distributing grants from Park Acquisition Opportunity Fund**

On June 24, 2009 the Metropolitan Council adopted rules that govern the distribution of grants from the Fund on a yearly basis--July 1 to June 30. Those rules are indicated below in italic font. The following findings indicate that these rules have been met for Washington County's request to acquire the Appert parcel for Grey Cloud Island 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.*

Washington County's request is consistent with this rule because the parcel is within the Metropolitan Council-approved master plan boundary for Grey Cloud Island Regional Park. Plus, Washington 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 this parcel. 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 and other grants used to finance a portion of the cost as follows:*

*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.*

Washington County's request of \$1,470,253 is 75% of the cost to acquire this parcel as shown on page 4. Washington County will provide \$490,084 as a 25% non-reimbursable match to the Council's grants. The grant request and match to the Council's grants are consistent with this rule.

*The maximum grant(s) available to a park agency is \$1.7 million during the July 1 to June 30 time period.*

This is the first grant to Washington County for the July 1, 2009 to June 30, 2010 time period. Assuming \$1,470,253 is granted, Washington County could request other grants totaling \$229,747 from the Fund for other acquisitions prior to June 30, 2010 assuming there was sufficient revenue in the Fund to finance such grants at the time of their request.

## **CONCLUSIONS**

1. Washington County's request of \$1,470,253 from the Park Acquisition Opportunity Fund to purchase the Appert parcel for Grey Cloud Island Regional Park is consistent with the rules for receiving grants from the Fund.
2. The Environment and Natural Resources Trust Fund Acquisition Account in the Park Acquisition Opportunity Fund should be used to finance a portion of the grant associated with the value of the undeveloped lots in this parcel since that is consistent with the legislative restriction for this account.
3. The Parks and Trails Fund Acquisition Account in the Park Acquisition Opportunity Fund should be used to finance a portion of the grant associated with the value of the developed lot in this parcel and associated acquisition costs since those costs are consistent with the utilization of this account.

## **RECOMMENDATION**

That the Metropolitan Council authorize a grant of \$1,470,253 from the Park Acquisition Opportunity Fund to Washington County to partially finance the acquisition of the Appert parcel as part of Grey Cloud Island Regional Park. The grant should be financed with:

\$445,455 of Environment and Natural Resources Trust Fund appropriations and \$296,970 of matching Metro Council bonds from the Environment and Natural Resources Trust Fund Acquisition Account to partially finance the undeveloped lots for this parcel.

\$436,697 of FY 2010 Parks and Trails Fund appropriations and \$291,131 of matching Metropolitan Council bonds from the Parks and Trails Fund Acquisition Account to partially finance the developed lot and associated acquisition costs for this parcel.



**Attachment 1: Park Acquisition Opportunity Fund Grants approved  
as of March 24, 2010**

<b>Amount Granted</b>	<b>Park Agency</b>	<b>Project Description</b>
\$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.

<b>Amount Granted</b>	<b>Park Agency</b>	<b>Project Description</b>
\$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
\$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

<b>Amount Granted</b>	<b>Park Agency</b>	<b>Project Description</b>
\$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.
\$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 park 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 approved for consideration 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 park CIP. Grant approved June 11, 2008
\$848,369	Scott County	Partially finance acquisition of 47.08 acres for Doyle-Kennefick Regional Park (Adelmann parcel). Grant financed 75% of acquisition cost. The remaining 25% financed by Scott County (\$282,789) is not eligible for reimbursement consideration in a future regional park CIP. Grant approved June 25, 2008
\$337,124	Three Rivers Park District	Partially finance acquisition of 6.46 acres for Baker Park Reserve (Laidlaw parcel). Grant financed 75% of acquisition cost. The remaining 25% financed by Three Rivers Park District (\$112,656) is not eligible for reimbursement consideration in a future regional park CIP. Grant approved June 25, 2008
\$416,297	Washington County	Partially finance acquisition of 19 acres for Big Marine Park Reserve (Grundhofer parcel). Grant financed 75% of acquisition cost. The remaining 25% financed by Washington County (\$138,766) is not eligible for reimbursement consideration in a future regional park CIP. Grant approved August 27, 2008

<b>Amount Granted</b>	<b>Park Agency</b>	<b>Project Description</b>
\$304,725	Three Rivers Park District	Partially finance acquisition of 1.5 acres for Lake Rebecca Park Reserve (Bauduin parcel). Grant financed 75% of acquisition cost. The remaining 25% financed by Three Rivers Park District (\$101,575) is not eligible for reimbursement consideration in a future regional park CIP. Grant approved November 12, 2008
\$492,750	Three Rivers Park District	Partially finance acquisition of 9.5 acres for Lake Rebecca Park Reserve (Westerlund parcel). Grant financed 75% of acquisition cost. The remaining 25% financed by Three Rivers Park District (\$164,250) is not eligible for reimbursement consideration in a future regional park CIP. Grant approved November 12, 2008
\$135,654	Mpls. Park & Rec. Bd.	Partially finance acquisition of 0.5 acres for Above the Falls Regional Park (Galka parcels). Grant financed 75% of acquisition cost. The remaining 25% financed by Mpls. Park & Rec. Bd. (\$45,216) is not eligible for reimbursement consideration in a future regional park CIP. Grant approved December 10, 2008
\$17,400	Dakota County	Partially finance acquisition of 1.1 acres for Lebanon Hills Regional Park (Urban parcel). Grant financed 75% of acquisition cost. The remaining 25% financed by Dakota County (\$5,800) is not eligible for reimbursement consideration in a future regional park CIP. Grant approved January 28, 2009
\$411,422	Ramsey County	Partially finance acquisition of 1.83 acres for Bald Eagle-Otter Lakes Regional Park (1466 East Co. Rd. H-2). Grant financed 75% of acquisition cost. The remaining 25% financed by Ramsey County (\$137,141) is not eligible for reimbursement consideration in a future regional park CIP. Grant approved June 24, 2009.
\$281,528	Ramsey County	Partially finance acquisition of 1.27 acres for Bald Eagle-Otter Lakes Regional Park (1700 North County Line Rd.). Grant financed 75% of acquisition cost. The remaining 25% financed by Ramsey County (\$93,843) is not eligible for reimbursement consideration in a future regional park CIP. Grant approved June 24, 2009.
\$407,400	Three Rivers Park District	Partially finance acquisition of 9.44 acre parcel for Rush Creek Regional Trail (Ganzer parcel). Grant financed 75% of acquisition cost. The remaining 25% financed by Three Rivers Park District (\$135,800) is not eligible for reimbursement consideration in a future regional park CIP. Grant approved June 24, 2009
\$719,400	Three Rivers Park District	Partially finance acquisition of 8.89 acre parcel for Carver Park Reserve (Hedtke parcel). Grant financed 75% of acquisition cost. The remaining 25% financed by Three Rivers Park District (\$135,800) is not eligible for reimbursement consideration in a future regional park CIP. Grant approved October 14, 2009.
\$369,683	Scott County	Partially finance acquisition of 7.05 acre parcel for Cedar Lake Farm Regional Park (Novotny parcel). Grant financed 75% of acquisition cost. The remaining 25% financed by Scott County (\$123,228) is not eligible for reimbursement consideration in a future regional park CIP. Grant approved October 28, 2009.
\$657,572	Carver County	Partially finance acquisition of 1.28 acre parcel for Lake Waconia Regional Park (Country Store parcel). Grant financed 75% of acquisition cost. The remaining 25% financed by Carver County (\$219,191) is not eligible for reimbursement consideration in a future regional park CIP. Grant approved December 9, 2009.
<b>\$16,497,147</b>	<b>Total funds granted as of March 24, 2010</b>	

**Attachment 2: Letter from John Elholm, Washington County**



**Public Works Department  
Parks Division**

Donald J. Theisen, P.E.  
Director/County Engineer

John D. Elholm, CPRP  
Parks Director

March 22, 2010

Arne Stefferud  
Planning Analyst – Parks  
Metropolitan Council  
390 North Robert Street  
St. Paul, MN 55101

**REQUEST FOR ACQUISITION OPPORTUNITY GRANT FUNDS FOR ACQUISITION OF THE APPERT PROPERTY IN GREY CLOUD ISLAND REGIONAL PARK**

Dear Arne:

Washington County requests that the Metropolitan Council consider providing acquisition opportunity grant funds for the purchase of the John and Julie Appert property; which is located within the planned boundary of Grey Cloud Island Regional Park. We understand that 75% of the acquisition costs may be eligible for reimbursement using acquisition opportunity funds, with the remaining 25% being the responsibility of Washington County. The property is located in the City of Cottage Grove.

The landowner is interested in selling the property, and has signed a purchase agreement for the sale. This parcel, approximately 43 acres, of which +/- 23 acres is land, contains approximately ½ mile of Mississippi River shoreline on the northeast side of Lower Grey Cloud Island.

The purchase agreement cost for the property is \$1,942,900. Estimated additional costs associated with the purchase of the property are as follows:

Appraisal	\$ 3,000
State Deed Tax	\$ 6,411
Phase I Environmental Study	\$ 1,500
Pro-rated Property Tax	\$ 3,395
Tax Equivalency Payment	<u>\$ 3,131</u>
<b>Total additional costs</b>	<b>\$ 17,437</b>

The total acquisition cost is \$1,960,337. Washington County requests the Metropolitan Council provide up to \$1,470,253 in acquisition opportunity grant funds for the acquisition of this parcel.

Financing for the purchase of this property would be from the following sources:

- 1) \$ 490,084 – Washington County Funds – (25% - not reimbursable)
- 2) \$1,470,253 – Metropolitan Council Parks Acquisition Opportunity Funds – (75%)

11660 Myeron Road North, Stillwater, Minnesota 55082  
Phone: 651-430-4300 • Fax: 651-430-4350 • TTY: 651-430-6246  
[www.co.washington.mn.us](http://www.co.washington.mn.us)  
Equal Employment Opportunity / Affirmative Action

Letter to Mr. Arne Stefferud  
Page 2  
March 22, 2010

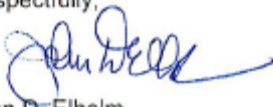
The Appert family is interested in living in the house after Washington County purchases the property. Rent will be collected and used to pay for personal property tax, maintenance on the site, and other related expenses. The revenue and expenses will utilize a special 'stewardship' account that's been set-up for this purpose.

It is my understanding that this request will require action by the MPOSC. Therefore, I am requesting this item be placed on the next MPOSC meeting agenda.

Enclosed are two maps showing the location of the Appert parcel.

If you have any questions or need further information, please call.

Respectfully,



John D. Elholm  
Parks Director

C: Don Theisen, Director, Public Works Department  
Sharon Price, Property Manager  
Jane Harper, Principal Planner

Enc.