

CITY OF SAINT PAUL

COUNCIL FILE NO. 10-594

FINAL ORDER

BY [Signature]
FILE NO. AE2010-01
VOTING WARD 5

In the Matter of acquiring the property located at 1200 Jackson Street and 1202 Jackson Street, Saint Paul, parcel identification numbers 19-29-22-43-0028, 30-29-22-12-0085 and 30-29-22-12-0086, for the public purpose of establishing a trail head, parking area and gateway to the Trout Brook Regional Trail and Trillium Nature Sanctuary. (See attached map.)

under Preliminary Order _____ approved _____

The Council of the City of Saint Paul has conducted a public hearing upon the above improvement, due notice thereof having been given as prescribed by the City Charter; and

WHEREAS, The Council has heard all persons, objections and recommendations pertaining to said proposed improvement and has fully considered the same; now, therefore, be it

RESOLVED, That the Council of the City of Saint Paul does hereby order that the above-described improvement be made, and the proper City officers are hereby directed and authorized to proceed with the improvement; and be it

FURTHER RESOLVED, That the Council hereby determines the estate required for this improvement to be fee simple, absolute as described above, and the City officers and City Attorney are hereby authorized and directed to take all actions necessary to acquire said real estate by direct purchase or eminent domain, including quick take; and be it

FINALLY RESOLVED, That the Council hereby determines that the real property rights required for this improvement be as described above, and that the proper City officers submit a report to the City Council for the purpose of the Council's making an award of damages for the interest acquired on said real property rights.

	Yeas	Nays	Absent
Bostrom	✓		
Carter	✓		
Harris	✓		
Helgen	✓		
Lantry	✓		
Stark	✓		
Thune	✓		
	7	0	0

Requested by Department of:

Parks and Recreation

By: [Signature]
Approved by the Office of Financial Services

By: [Signature]
Approved by City Attorney

By: [Signature]
Approved by Mayor for Submission to Council

By: [Signature]

Adopted by Council: Date 6/2/2010

Adoption Certified by Council Secretary
By: [Signature]

Approved by Mayor: Date 6/14/2010
By: [Signature]

PUBLIC HEARING - JUNE 2, 2010

Green Sheet Green Sheet Green Sheet Green Sheet Green Sheet Green Sheet

10-594

Green Sheet NO: 3108959

Department/Office/Council: FS - Financial Services	Date Initiated: 29 APR 2010																																	
Contact Person & Phone: Bruce Engelbrekt 266-8854		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 65%;">Department</th> <th style="width: 15%;">Sent To Person</th> <th style="width: 15%;">Initial/Date</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>Financial Services</td> <td>B. Engelbrekt</td> <td>BE 4/30/10</td> </tr> <tr> <td>1</td> <td>Parks and Recreation</td> <td>Michael Hahn</td> <td>MH 5-5</td> </tr> <tr> <td>2</td> <td>City Attorney</td> <td>Lisa Veith</td> <td></td> </tr> <tr> <td>3</td> <td>Financial Services</td> <td>Margaret Kelly</td> <td></td> </tr> <tr> <td>4</td> <td>Mayor's Office</td> <td>Mayor/Deputy Mayor</td> <td></td> </tr> <tr> <td>5</td> <td>Council</td> <td>City Council</td> <td></td> </tr> <tr> <td>6</td> <td>City Clerk</td> <td>City Clerk</td> <td></td> </tr> </tbody> </table>		Department	Sent To Person	Initial/Date	0	Financial Services	B. Engelbrekt	BE 4/30/10	1	Parks and Recreation	Michael Hahn	MH 5-5	2	City Attorney	Lisa Veith		3	Financial Services	Margaret Kelly		4	Mayor's Office	Mayor/Deputy Mayor		5	Council	City Council		6	City Clerk	City Clerk	
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Must Be on Council Agenda by (Date): 02-JUN-10	Assign Number For Routing Order																																	
Doc. Type: PUBLIC HEARING (RESOLUTION)																																		
E-Document Required: Y Document Contact: Bruce Engelbrekt Contact Phone: 266-8854																																		

Total # of Signature Pages _____ (Clip All Locations for Signature)

Action Requested:
 Approve Final Order to acquire property rights at 1200 and 1202 Jackson Street for the Trout Brook Regional Trail/Trillium Nature Sanctuary project

Recommendations: Approve (A) or Reject (R): _____ Planning Commission _____ CIB Committee _____ Civil Service Commission _____ _____ _____	Personal Service Contracts Must Answer the Following Questions: 1. Has this person/firm ever worked under a contract for this department? Yes No 2. Has this person/firm ever been a city employee? Yes No 3. Does this person/firm possess a skill not normally possessed by any current city employee? Yes No Explain all yes answers on separate sheet and attach to green sheet.
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Initiating Problem, Issues, Opportunity (Who, What, When, Where, Why):
 The City Council must approve a Final Order to authorize city staff to proceed with a total acquisition of the property for eventual development as a parking lot and trail head for the nature sanctuary and regional trail.

Advantages If Approved:
 The acquisition work for the project may proceed.

Disadvantages If Approved:
 None, but some of the private property (mostly CP Railway) will be encumbered with easements.

Disadvantages If Not Approved:
 The acquisition work, and ultimately the trail construction, cannot proceed.

Total Amount of Transaction: \$2,500,000.00	Cost/Revenue Budgeted: Y	<div style="font-size: 24px; font-weight: bold; border: 1px solid black; padding: 5px; display: inline-block;">RECEIVED</div>
Funding Source: Metro Parks Land Acq Oprtny Fund, City Proj Funds	Activity Number:	<div style="font-size: 18px; font-weight: bold; display: inline-block;">MAY 05 2010</div>
Financial Information (Explain): \$1,700,000 Metro Parks \$800,000 City project funds \$2,500,000 Total		<div style="font-size: 24px; font-weight: bold; display: inline-block;">CITY ATTORNEY</div>

SUMMARY OF RECOMMENDATIONS

Division of Parks & Recreation Trout Brook Regional Trail/Trillium Nature Sanctuary Property Acquisition

Report Prepared **April 5, 2010**
Public Hearing Proposed **June 2, 2010**

PROJECT

The City of Saint Paul proposes to acquire for park purposes a 1.64-acre parcel of commercial property at 1200 and 1202 Jackson Street, adjacent to Trout Brook Regional Trail and Trillium Nature Sanctuary. This property was proposed for acquisition in the Trout Brook Regional Trail/Trillium Nature Sanctuary Master Plan adopted by the Saint Paul City Council November 18, 2009 (CF09-1301).

INITIATING ACTION

This project is initiated by the Division of Parks & Recreation with the assistance of Financial Services—Real Estate. The parcels are located at the intersection of Maryland Avenue and Jackson Street. This location is desirable because of the high visibility and access it would give to the regional trail and the nature sanctuary, the location along the Metro Transit bus line, and the beautification and reinvestment to the neighborhood.

EXISTING CONDITIONS

The parcel includes 3 small cinder block buildings/garages, 1 brick building and bituminous parking lots for a used car business. The majority of the 1.64 acres is covered in impervious surface (bituminous).

PROPOSED IMPROVEMENTS

As part of the Trout Brook Regional Trail Master Plan, the planned use for the site is to provide an access and create an entrance to the trail and the Trillium Nature Sanctuary. Most of the existing bituminous parking lots would be removed, with buffered green space between the roadways and the parking area and restroom facility/ trailhead. There will be pedestrian and bicycle connections from both Maryland and Jackson. The parking area will accommodate 12-16 cars and have a bus drop-off for group activities. New signage will denote the entrance to the Nature Sanctuary and interpretive signage describing the area prior to railroad development in relation to the Trout Brook watershed to the Mississippi River.

ALTERNATIVES

The Nature Sanctuary sits within a valley in relation to the surrounding neighborhood and therefore is hidden from view from most of the major arterials in the area. This is the only parcel that is adjacent to the Nature Sanctuary, trail and major transit options. It is also the best option to create visibility within the neighborhood and create an opportunity for neighborhood beautification.

POSITIVE BENEFITS

There are several benefits to acquiring this property:

1. Parks and Recreation would be acquiring important park land consistent with the Trout Brook Regional Trail/ Trillium Nature Sanctuary Master Plan and the Parks chapter of the Saint Paul Comprehensive Plan.
2. Land will be provided for a trailhead facility for the regional trail and parking/ access to the Nature Sanctuary.
3. The property is currently a used auto lot, which is not seen as a desirable or positive use of the parcel by the District 6 Community Council.
4. The revitalization of this busy intersection creates a beautiful green space to buffer high industrial uses to the north such as the extensive salvage auto yards.
5. In addition to the use of city resources, Metropolitan Council Land Acquisition Opportunity Grant monies (68%) will be leveraged to help acquire the property.

ADVERSE EFFECTS

The adverse effects of acquiring this property include relocating an existing business and removing the property from the tax rolls. 2009 property taxes were \$21,650.

TIME SCHEDULE

The property would be acquired as soon as an appraisal is completed, an offer made and negotiations concluded. The City could potentially close on the purchase as soon as August 2010, but more likely in late 2010.

COSTS

The cost to acquire the property is estimated at \$2,500,000. This amount includes estimated land and building values, relocation fees, appraisal fees, taxes, environmental testing, demolition and closing costs. The City's actual cost will be based on the appraised value of the property and subsequent negotiations with the owner.

FINANCING

\$1,700,000	Metro Parks Land Acquisition Opportunity Fund (68%)	
<u>\$800,000</u>	City of Saint Paul Capital Improvements Budget (2010/11) (32%)	
\$2,500,000	TOTAL (estimated)	<u>2010 plus previous year's unspent balance</u>

CONTACT FOR ADDITIONAL INFORMATION:

- Jody Martinez, Parks & Recreation (266-6424)
- Bruce Engelbrekt, Public Works – City Real Estate (266-8854)
- Bob Novak, Public Works – City Real Estate (266-8863)

Amendment G.S. 3108959
June 2, 2010
Item #40
Page 2, Financing

>>> Jody Martinez 6/2/2010 3:48 PM >>>
Margaret: Please see suggested changes in italic below.

Jody L. Martinez, ASLA

Manager: Design and Construction
400 City Hall Annex
25 West 4th Street
Saint Paul, MN 55102
Office: 651-266-6424
Fax: 651-292-7405

>>> Margaret Egan 6/2/2010 3:16 PM >>>
Tom and Jody -

May I ask for your assistance with clarifying the project status for the Trillium project? I'm starting with a new email so that this information can easily be attached to the materials already part of the Council's agenda for this evening.

Please confirm the following and change where necessary.

Thanks.

1. 2010 acquisition proposal. Original proposal anticipated financing some of the City's acquisition costs with 2011 CIB. These dollars are technically not now available. City share of acquisition is estimated to be \$800,000 of which \$678,000 will come from the 2010 adopted CIB; leaving a balance to finance of \$122,000.

The proposed solution: 08/09 CIB for Trillium has \$225,000 remaining which will be used to finance the \$122,000 for acquisition. The \$225,000 was budgeted for project costs including ***design, and preparation of plans and specifications***. Project costs can be accommodated within the lower 08/09 amount remaining.

2. Future years. Cost to complete the project is estimated at \$2.4M. There is a total of \$1M in the CIB for years 2011 and 2012 for financing. In addition, outside resources include a \$575K T-21 federal grant available in 2013 and a Parks legacy grant of \$500K is being pursued.

Margaret A. Egan
Chief Budget Analyst
Office of the City Council