

September 15, 2017

TO: Chris Coleman, Mayor
Kristin Beckmann, Deputy Mayor
Russ Stark, Council President
Amy Brendmoen, Councilmember
Dan Bostrom, Councilmember
Rebecca Noecker, Councilmember
Jane Prince, Councilmember
Dai Thao, Councilmember
Chris Tolbert, Councilmember

FROM: Andrew Trcka, Chair *APT*
Saint Paul Parks and Recreation Commission

RE: Parks and Recreation Commission –
Transmittal of Resolution:
17-09: Snelling/Midway Parkland Agreement

On September 14, 2017 the Parks and Recreation Commission passed the following resolution (attached):

17-09 Snelling/Midway Parkland Agreement

The Saint Paul Parks and Recreation Commission hereby recommends to the Saint Paul City Council that they approve the attached Parkland Agreement.

Director Mike Hahm verbally represented at the September 14, 2017 meeting that the two blanks in Section 6.2 of the Parkland Agreement would be completed with an amount for parkland dedication in excess of \$500,000, and nominal interest as part of the penalty language. The agreement has been completed to now include amount of \$551,648 and 5.5 annual interest.

APT



RESOLUTION # 17-09
Snelling/Midway Parkland Agreement

WHEREAS, MUSC Holdings, LLC intends to design and construct a professional soccer stadium and surrounding plaza areas and greenspaces; and

WHEREAS, the preliminary plat approval contained various conditions including a requirement that no less than 0.63 acres of land described in a final plat of the subject land be dedicated to the public for park purposes pursuant to Saint Paul Legislative Code §69.511(a); and

WHEREAS, MUSC informed the City that rather than dedicating that amount of land or paying the alternate dedication fee, it wished to fulfill the parkland dedication requirement by entering into a separate agreement with the City for the development and maintenance of private land for public purposes pursuant to Saint Paul Legislative Code §69.511(c); and

WHEREAS, the Saint Paul City Council has sole discretion in determining whether an alternate method of satisfying parkland dedication will be acceptable; and

WHEREAS, the Saint Paul Parks and Recreation Commission was established to serve as an advisory body to the Mayor and City Council on Park and Recreation matters relating to the planning, promotion, preservation, acquisition, development, operation and evaluation of parks, parkways, lakes and waterways, recreational facilities, city trees, bikeways and trails in the City of Saint Paul; and

WHEREAS, the Commission is aware that MUSC at this time has only a lease interest in the property which will serve as a Park but intends to acquire fee title at which time it will file and record a covenant running with the land to ensure that the property remains a public park; and

WHEREAS, the Commission has reviewed the Parkland Agreement, a copy of which is attached, and finds that the Agreement contains provisions which will adequately protect the City and ensure that the parkland dedication requirements will be met and that if the Park is not maintained for public use that there is a mechanism for obtaining a fee equal to the dedication fee which would have been paid; now, therefore be it

RESOLVED, that the Saint Paul Parks and Recreation Commission anticipate and endorse the future review of subsequent parkland opportunities on adjacent development parcels within the Snelling Midway Master Plan; and

BE IT FURTHER RESOLVED, that the Saint Paul Parks and Recreation Commission discussed the legal considerations in Section 6.2 in regards to land ownership and defers to the City Attorney in regards to adequate protections for the City; and be it

FINALLY RESOLVED, that the Saint Paul Parks and Recreation Commission hereby recommends to the Saint Paul City Council that they approve the attached Parkland Agreement.

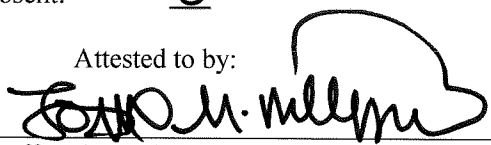
Adopted by the Saint Paul Parks and Recreation Commission on September 14, 2017:

Approved:

Yeas 8
Nays 0
Absent: 0

Resolution #17-09

Attested to by:


 Staff to the Parks and Recreation Commission