

DEPARTMENT: Land Management
Metro District, Roseville MN

STATE OF MINNESOTA
Office Memorandum

DATE: August 31, 2015

TO: Debra Anderson
Right of Way Manager

FROM: Linda Adams

PHONE: *Linda Adams*
(651) 464-6435

SUBJECT: **MINIMUM DAMAGE ACQUISITION**
C.S. 6280 (35E=390) 906 *TRWSP6280380
S.P. 6280-380
Parcel # 505A Board of Water Commissioners
Vacant tract (bike/walk trail)
East & West sides of I-35E in Little Canada

On several dates in August, 2015 I have personally inspected the property. I have afforded the property owner the opportunity to accompany me at the time of the inspection. Such opportunity was afforded to Mr. Tschida (name of owner, representative, etc.) on August 24, 2015 and owner(s) representative did (did/did not) accompany me. I have also, on several dates in August, 2015 personally made a field inspection of the comparable sales relied upon in making this report.

Subject's Before Condition:

Subject tract is an irregular shaped tract of vacant land used as a utility corridor with portions currently being used as a public trail (blacktopped) for walking and biking. Vegetation along the trail is considered to be of natural growth. On the west side of I-35E, the trail is owned by the City of Little Canada and uses the water works property by permit (which was created in 2004), which the Board of Water Commissioners can revoke at any time. This trail connects with other public trails within the surrounding communities. Subject's entire tract is approximately 20.68+/- acres; however, only 4.63+/- acres are being considered within this report.

Subject's Highest and Best Use as of the date of this report is its continued use as a utility corridor and the permitted use of the walk/bike trail.

Per MnDOT right of way map, tract size is 201,785+/- sq. ft. (4.63+/- ac) of which 91,906+/- sq. ft. (2.11+/- ac) is encumbered by roads and other easements of record; located under I-35E just north of Little Canada Road.

Description of Acquisition:

The proposed acquisition is needed to repair/replace Gervais Creek pipes. This includes two permanent drainage easements and two temporary easement areas as follows:

Permanent drainage easement of 3,544+/- sq. ft. of which 2,523+/- sq. ft. is encumbered by a road easement located on the west side of I-35E; and 2,175+/- sq. ft. located on the east side of I35E. With a total combined area of 5,719+/- sq. ft. gross area, leaving 3,196+/- sq. ft. unencumbered.

Temporary easement due to expire on December 01, 2019 located on the west side of I-35E is 12,577+/- sq. ft. and located on the east side of I-35E is 11,906+/- sq. ft.. With a total combined area of 24,483+/- sq. ft.

C.S. 6280(35E=390)906 S.P. 6280-380										
SEC. 6 T29N R22W										
PARCEL NUMBER	MN/DOT PLAT	OWNER	CONTIGUOUS PROPERTY	ENTIRE TRACT WITH ROADS SQ. FEET	EXISTING T.H. R/W SQ. FEET	OTHER ROADS R/W SQ. FEET	BALANCE SQ. FEET	DRAINAGE EASEMENT SQ. FEET	TEMPORARY EASEMENT	
									SQ. FEET	EXPIRES
505A	62-XXX	BOARD OF WATER COMMISSIONERS OF THE CITY OF ST PAUL	PT OF E1/2 OF SE 1/4	201785(S)	78036	13870	201785	*5719	24483	12/01/2019

*OF WHICH 2523 SF IS ENCUMBERED BY AN EXISTING ROAD EASEMENT

Note: Caption block addresses 4.63+/- ac. of the total tract of 20.68+/- acres.

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Zoning:

Subject property is a public trail for walking and biking, and connects with several other community trails. The trail is located within several different zoned areas such as commercial, industrial, shoreland, and residential; with the majority located within the residential areas.

Valuation:

The Income and costs approach were not considered to be applicable for this uncomplicated report, and therefore not used.

Primarily due to the trail being within residential areas and used by the general public, residential acreage was considered to be the most reliable indicator to value.

This appraiser researched several recent sales of residential acreage vacant land within the Little Canada, Roseville, and Vadnais Heights areas. Sales ranged from a low of \$0.93 per square foot to a high of \$1.86 per square foot unadjusted, with acreages from 1.09+/- acres to 2.78+/- acres.

Adjustments were as follows:

Comparables 2; 3 and 4 were sold in 2013 and a +5% time adjustment was considered reasonable. Being as subject property is a public trail, the probability that subject would be developed other than a trail within the near future is limited at best. All the comparable sales were considered superior due in part to their development potential, and a negative 25% was considered reasonable.

Adjusted sales ranged from a low of \$0.70 per square foot to a high of \$1.46 per square foot.

Subject's indicated value as of August 27, 2015 is \$1.46 per square foot for unencumbered vacant land.

When considering the value of a permanent drainage easement, one must consider the bundle of rights that an owner can expect. Of all these rights, the owner will be limited to retaining the underlying fee. This will allow the square footage contained in the easement area to be calculated with the whole. The remaining rights associated with a normal fee title would not apply, (for example, the construction of an improvement of any kind will not be permitted). It is for this reason the value of the permanent drainage easement will be 75% of fee value.

Permanent Drainage Easement: 75% of \$1.46 per square foot = \$1.10 (r) per square foot.

Subject's encumbered area within the proposed permanent drainage easement is a road easement (traveled area by the public); and in considering the value of the proposed encumbered square footage, one must look at the bundle of rights with full (100%) benefits enjoyed by the owner. Along with the local and county zoning restrictions, the proposed acquisition area is limited to its current use as a public roadway, and therefore a flat value of \$500 was placed on the encumbered area.

Unencumbered Permanent Drainage Easement: 3,196+/- sq. ft. x \$1.10 psf = **\$3,500 (r)**

Encumbered Permanent Drainage Easement: 2,175+/- sq. ft. = **\$500**

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Valuation (cont.....)

Valuation of the Temporary Easement (T.E.) Areas

The T.E. will be 24,483 ± square feet, and will expire on 12/01/2019.

The value for the T.E. using a reversion factor of .82270 is calculated as follows:

T.E. consisting of 24,483 ± X \$ 1.46 = \$ 35,745.18 present fee land value of temporary easement.

\$ 35,745.18 fee value T.E. X .82270 = \$ 29,407.56 discounted fee land value in T.E.

\$ 35,745.18 present value T.E. less \$ 29,407.56 present discounted fee value T.E. equals \$ 6,337.60 present fee value in T.E. (rounded up to nearest 100) **\$6,400**

If the sum equal to the present discounted land value is invested at the current safe rate of 5% for the period of the temporary easement (4 Years), the result equals approximately the present fee value.

Cost to Cure:

Located within the proposed temporary easement areas are several mature trees; bushes; and other vegetation. Said vegetation is considered to be of natural growth, and therefore no cost to cure was calculated.

Subject's After Condition:

Subject's 4.63+/- acre section of the entire 20.68+/- gross acres remains unchanged; subject's encumbered area will increase by 3,196+/- sq. ft. within the 4.63+/- acre tract (1,021+/- sq. ft. on the west side of I-35E; and 2,175+/- sq. ft. on the east side of I-35E).

Subject's highest and best use is its continued use as a utility corridor and the permitted use of the walk/bike trail.

Re-cap:

Encumbered Permanent Easement:	\$ 500
Unencumbered Permanent Easement:	\$ 3,500
Temporary Easement:	\$ <u>6,400</u>
Total damages:	\$10,400

TOTAL DAMAGES as of August 28, 2015 (date appraiser last visited site) = \$10,400

Approved: *D. Museai* 9-1-15
 District Right of Way Engineer or Supervisor

MINNESOTA DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY PARCEL LAYOUT



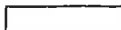






C. S. 6280 (35E=390) 906 JOB # TRW6280-380

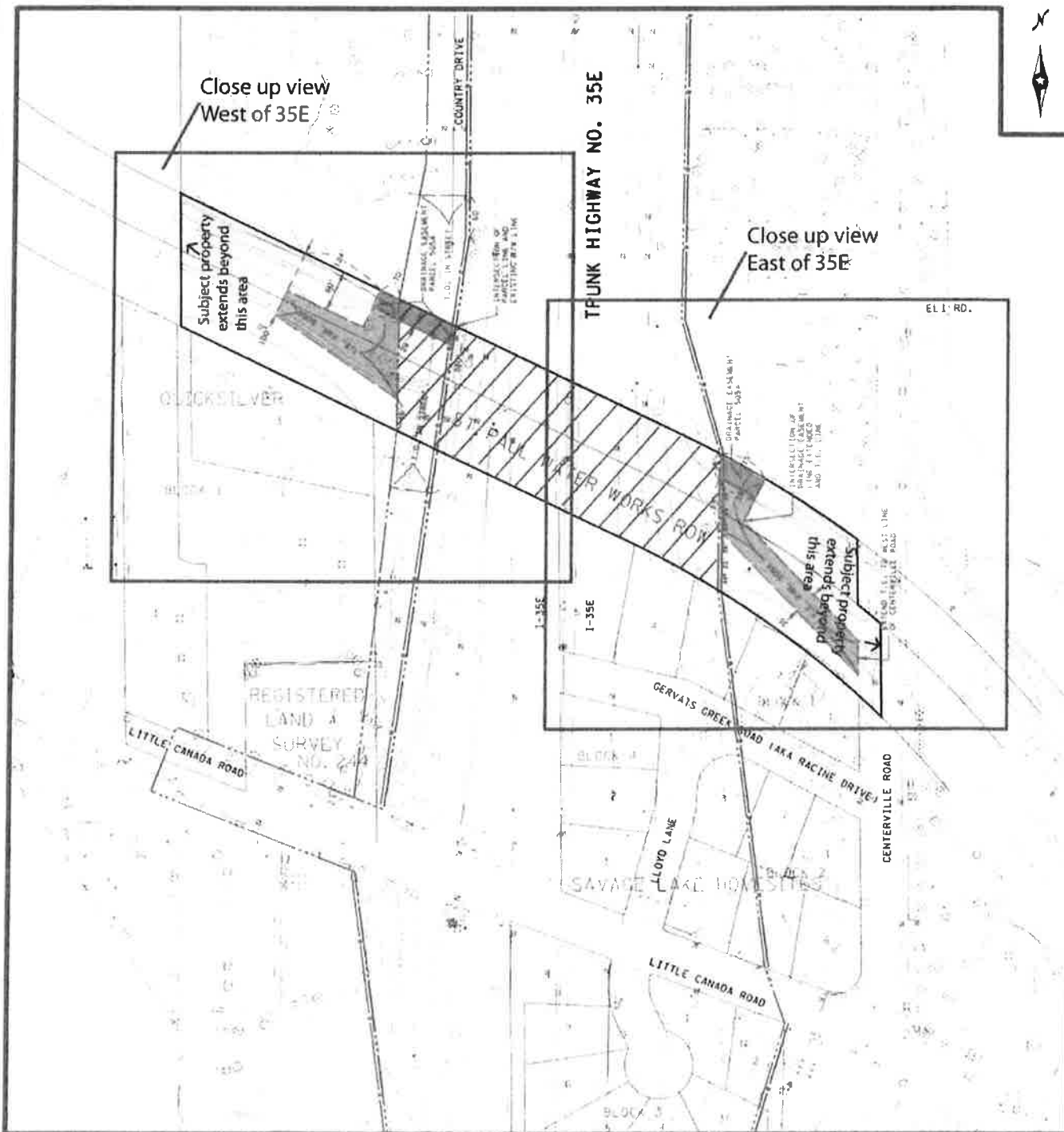
S. P. 6280-380 COUNTY Ramsey

PARCEL NO. 505 A

OWNER Board of Water Commissioners of the City of St. Paul

Scale 1" = 200 ft.

- | | | | | | |
|-----------------------------------------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|------------------------|------------------------------------------------------------------------------------|-----------------------------------|
|  | Subject Property |  | New ROW line |  | Existing T.H. R/W & Other Rds R/W |
|  | Perm. Drainage Easement |  | Inplace Access Control | | |
|  | Temporary Easement |  | Inplace R/W line | | |



Layout sketch by: MSL / LLA

Date: July 28, 2015 / August 03, 2015

Parcel No. 505 A

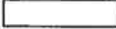






MINNESOTA DEPARTMENT OF TRANSPORTATION

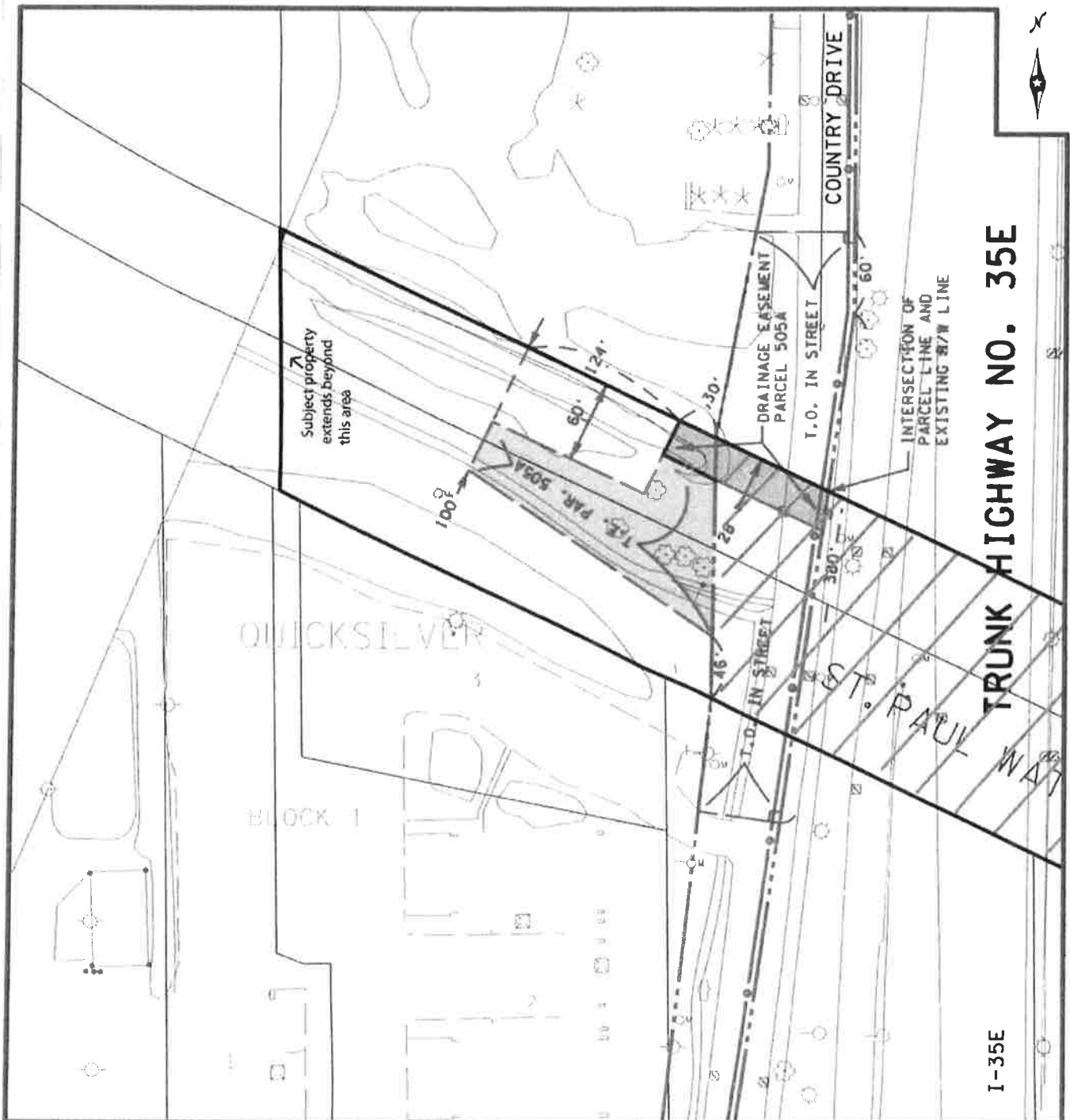
RIGHT OF WAY PARCEL LAYOUT



C. S. 6280 (35E=390) 906 JOB # TRW6280-380
 S. P. 6280-380 COUNTY Ramsey
 OWNER Board of Water Commissioners of the City of St. Paul

PARCEL NO. 505 A (West of 35E) pg 1 of 2
 Scale 1" = 100 ft.

- | | | | | | |
|-----------------------------------------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------|-----------------------------------|
|  | Subject Property |  | New ROW line |  | Existing T.H. R/W & Other Rds R/W |
|  | Perm. Drainage Easement |  | Inplace Access Control | | |
|  | Temporary Easement |  | Inplace R/W line | | |



Layout sketch by: MSL/LLA

Date: July 28, 2015 / August 03, 2015

Parcel No. 505 A

MINNESOTA DEPARTMENT OF TRANSPORTATION

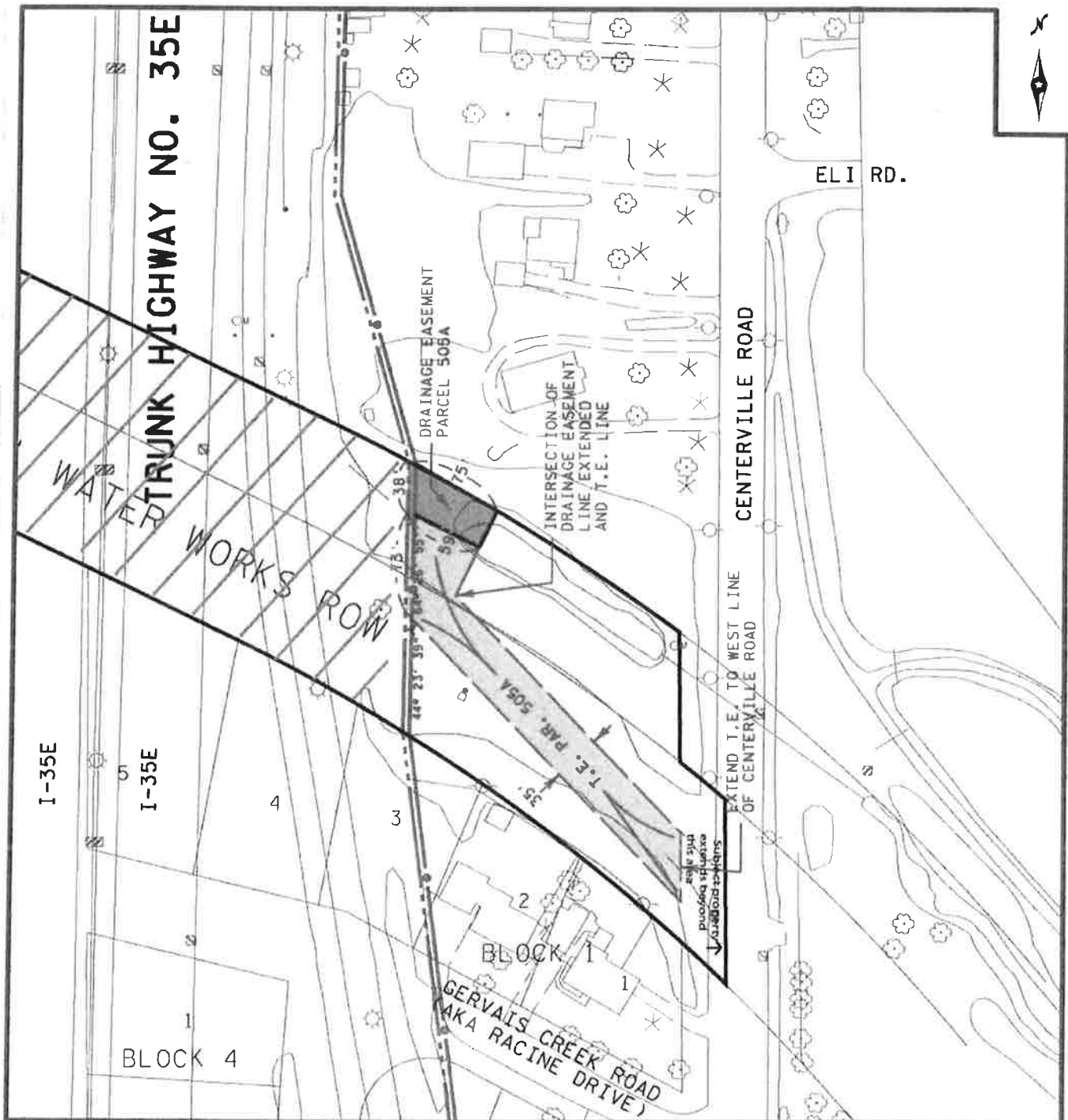
RIGHT OF WAY PARCEL LAYOUT



C. S. 6280 (35E=390) 906 JOB # TRW6280-380
 S. P. 6280-380 COUNTY Ramsey
 OWNER Board of Water Commissioners of the City of St. Paul

PARCEL NO. 505 A (East of 35E) pg 2 of 2
 Scale 1" = 100 ft.

- | | |
|-------------------------|-----------------------------------|
| Subject Property | Existing T.H. R/W & Other Rds R/W |
| Perm. Drainage Easement | Inplace Access Control |
| Temporary Easement | Inplace R/W line |
| | New ROW line |



Layout sketch by: MSL/LLA

Date: July 28, 2015 / August 03, 2015

Parcel No. 505 A

MINNESOTA DEPARTMENT OF TRANSPORTATION

Subject Property ~ **PROPOSED** Condition
West of 35E (pg 1 of 2)

RIGHT OF WAY PARCEL LAYOUT

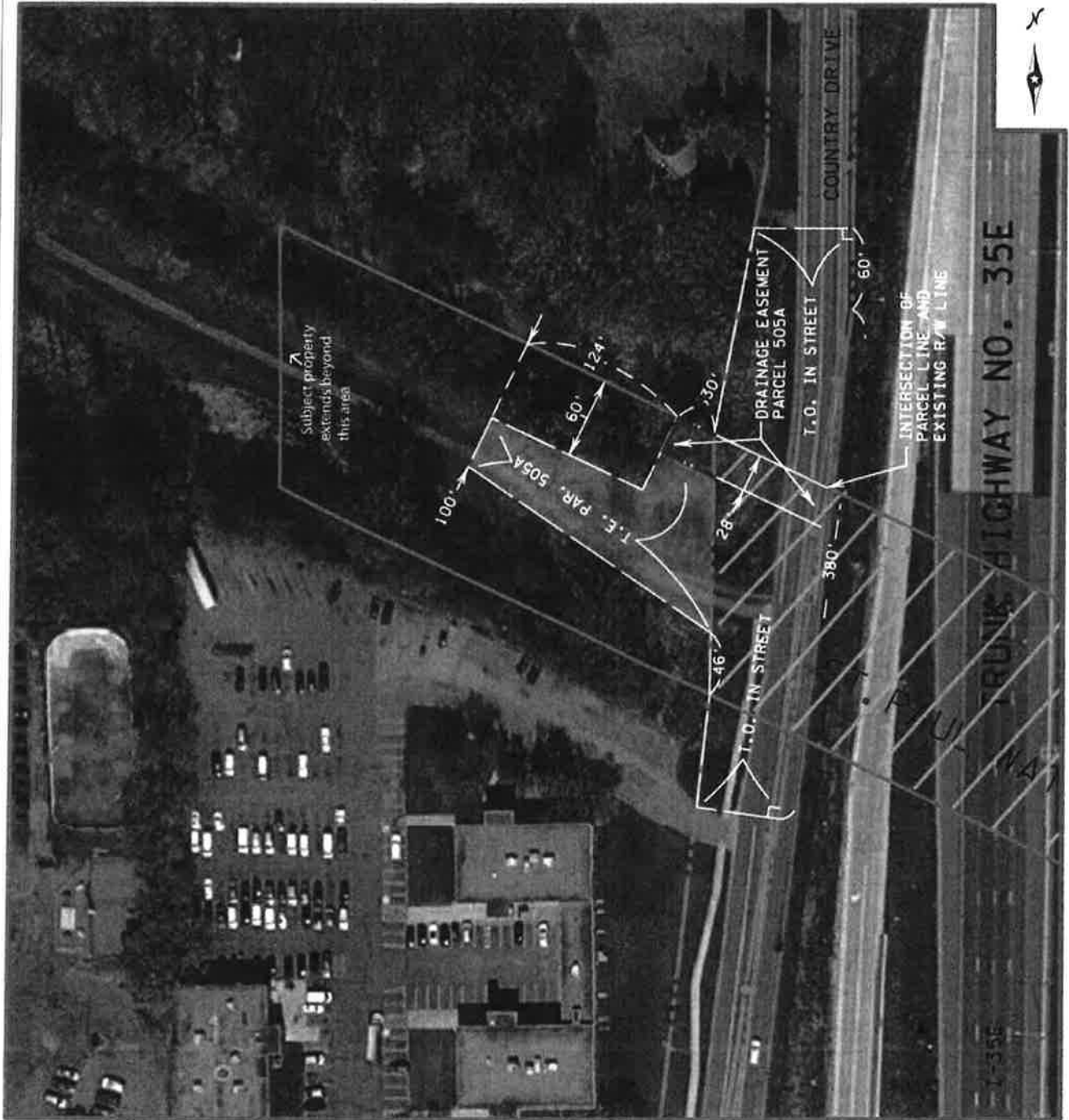


6280 (35E=390) 906
6280-380
OWNER Board of Water Commissioners
of the City of St. Paul
PARCEL NO. 505-A

- Subject Property Outlines
- Perm. Drainage Easement
- Temporary Easement

- Existing T.H. R/W & Other Rds R/W
- Inplace Access Control
- Inplace R/W line
- - - New ROW line

Disclaimer: Layout created with recorded platts & aerials from ArcGIS & Google Maps web services. The aerial or map may not represent the current conditions. All dimensions shown should be verified by field survey.



Created by LLA

View of Subject property ~ **PROPOSED** MndOT acquisition

August 3, 2015

MINNESOTA DEPARTMENT OF TRANSPORTATION

Subject Property ~ PROPOSED Condition
East of 35E (pg 2 of 2)

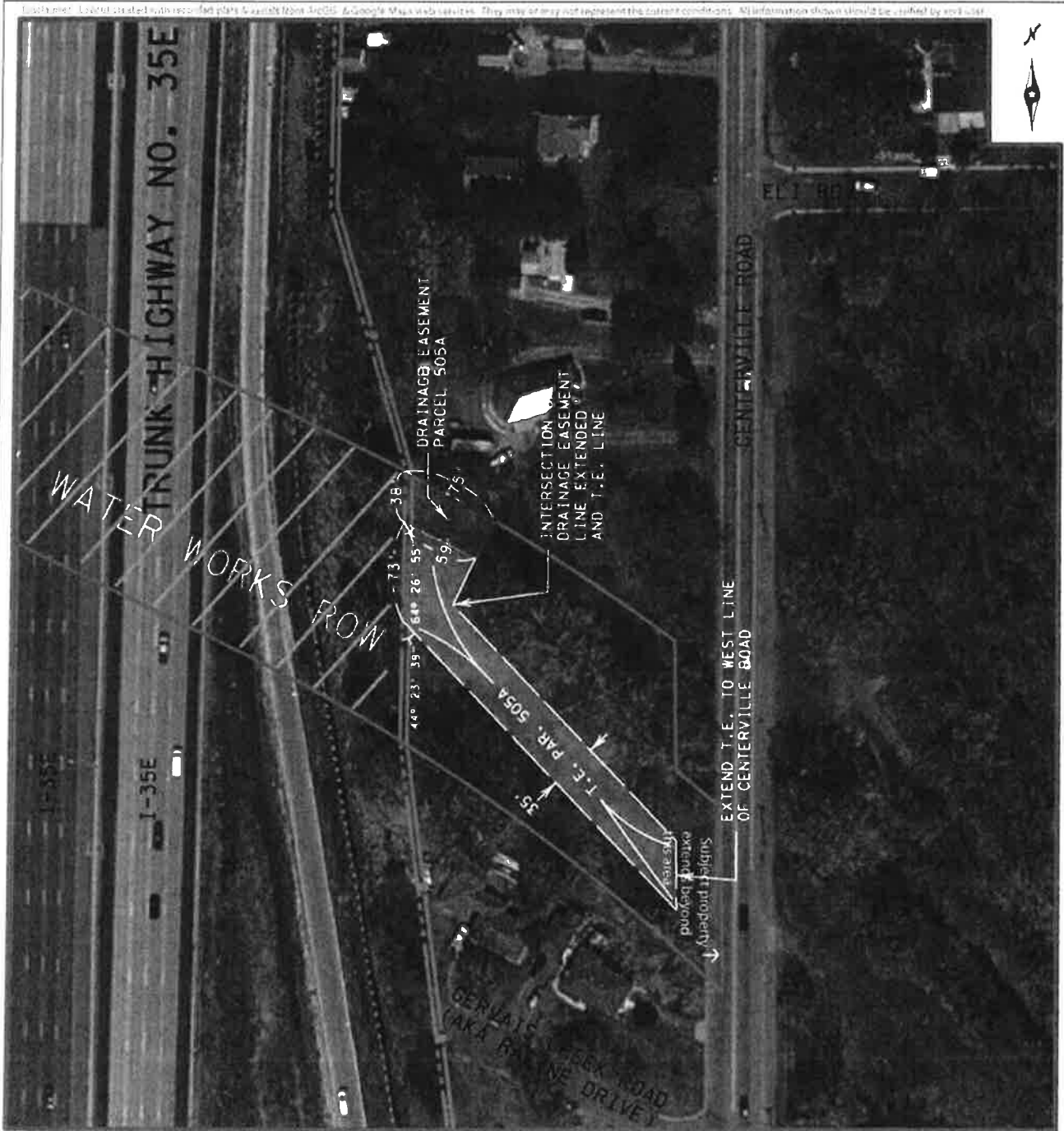
RIGHT OF WAY PARCEL LAYOUT



6280 (35E=390) 906
6280-380
Board of Water Commissioners
of the City of St. Paul
PARCEL NO. 505-A

— Subject Property Outlines
— Perm. Drainage Easement
— Temporary Easement

Existing T.H. R/W & Other Rds R/W
Inplace Access Control
Inplace R/W line
New ROW line



LLA

View of Subject property ~ PROPOSED MndOT acquisition

August 3, 2015

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Site located on the West side of I35E
Looking Easterly towards I35E at the South side of trail from the junction box



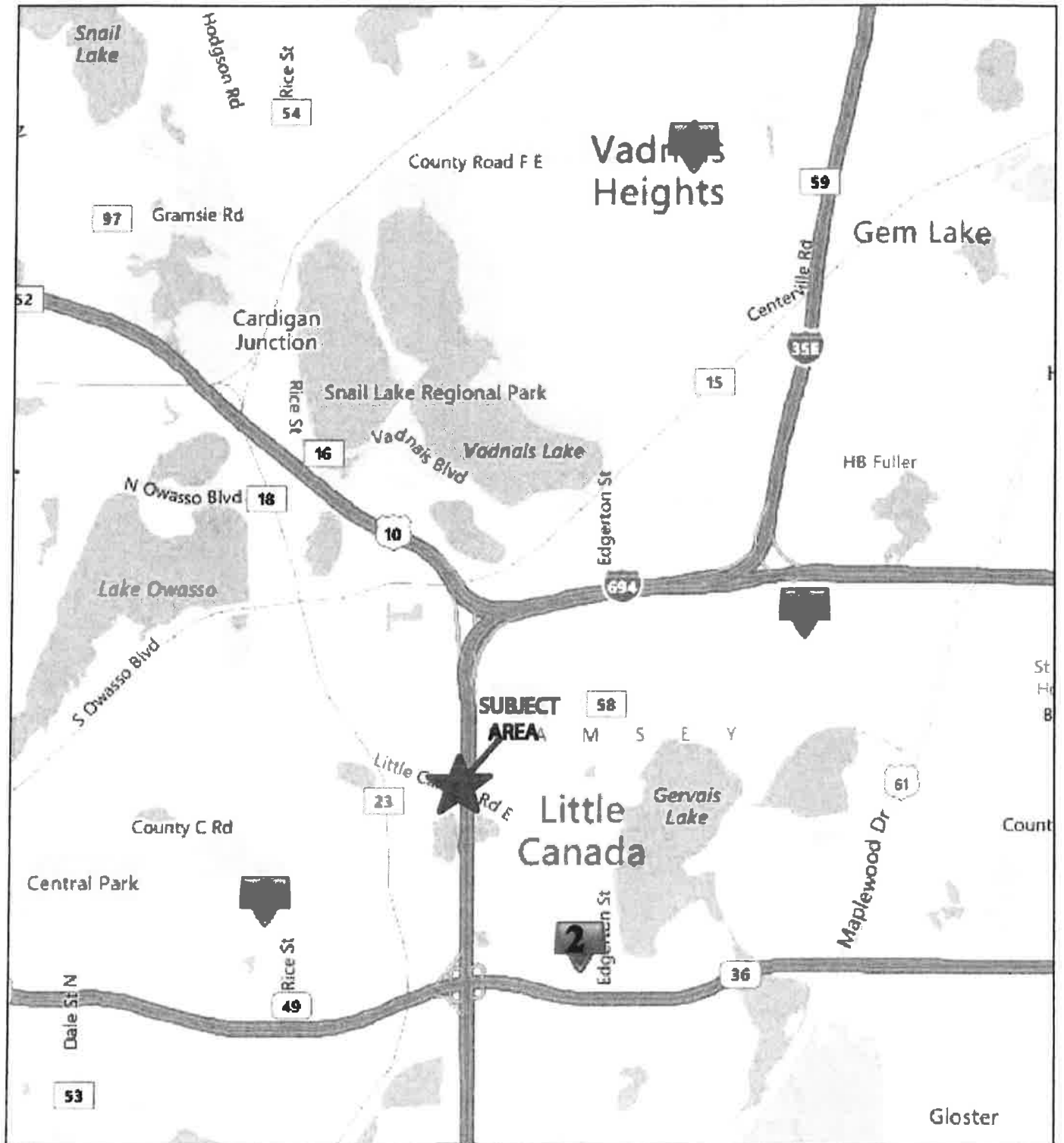
Site located on the West side of I35E
Looking Easterly towards I35E at the North side of trail

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Parcel # 505A
Board of Water Commissioners




Site located on the East side of I35E
Looking Westerly towards I35E from Centerville Road



Parcel ID Number	04-29-22-21-0015	Comparable #	1
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Property Address	
3046 Labore Road Little Canada, Mn	
Buyer:	Derek Owens,etal
Seller:	City of Little Canada
Use at time of Sale:	Vacant
Present Use:	Residential
Date of Sale:	11/17/14
Sale Price/Financing	Cash
Rights Conveyed:	Fee
Zoning	Residential
Total Area:	2.78+/- ac
	121,097+/- sf



Utilities	available	Price per Site	\$112,500	Price per Unit	
Shape	rectangular	Price per Acre	\$40,467	Miscellaneous Costs	N/A
Topography/Terrain	mostly level	Price per Sq.Ft.	\$0.93	Site Preparation Cost	N/A

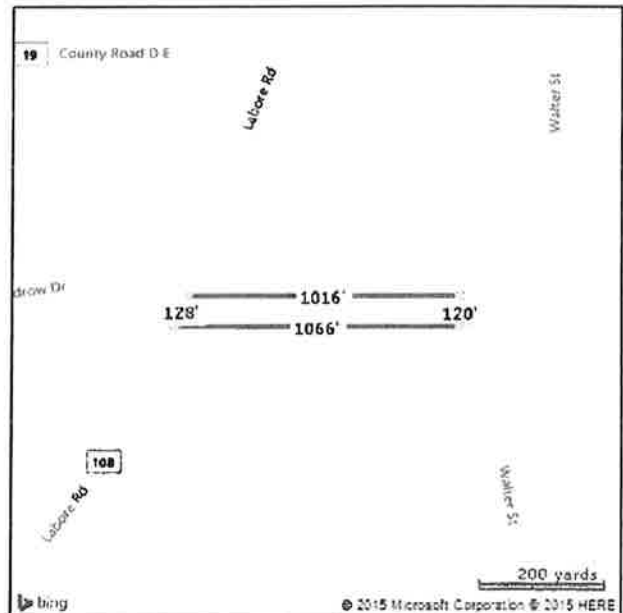
Miscellaneous Information

Records indicate the property was foreclosed on 1/25/2010 by Mortgages Unlimited, offered for sale \$119,900 on 4/28/2011; price reduced several times to \$79,900; then purchased by the City of Little Canada on 10/14/2011. The city raised the improvements, and then offered the property for sale.

OPL \$120,000 DOM 102.

Records indicate current owners received a loan from Associated Bank in the amount of \$562,600 on 4/24/15

Confirmed by Kathy Glanzer (City Clerk) 651-766-4029




Directions

County Road D, South on Labore Road to property

Parcel ID Number	08-29-22-31-0021	Comparable #	2
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Property Address	
505 Preserve Court Little Canada, Mn	
Buyer:	Benjamin Johnson, etal
Seller:	Masterpiece Homes Inc
Use at time of Sale:	Vacant
Present Use:	Residential
Date of Sale:	6/18/2013
Sale Price/Financing	Cash
Rights Conveyed:	Fee
Zoning	Residential
Total Area:	1.54+/- ac 67,082+/- sf



Utilities	available	Price per Site	\$125,000	Price per Unit	
Shape	irregular	Price per Acre	\$ 81,168	Miscellaneous Costs	N/A
Topography/Terrain	Walkout site	Price per Sq.Ft.	\$1.86	Site Preparation Cost	N/A

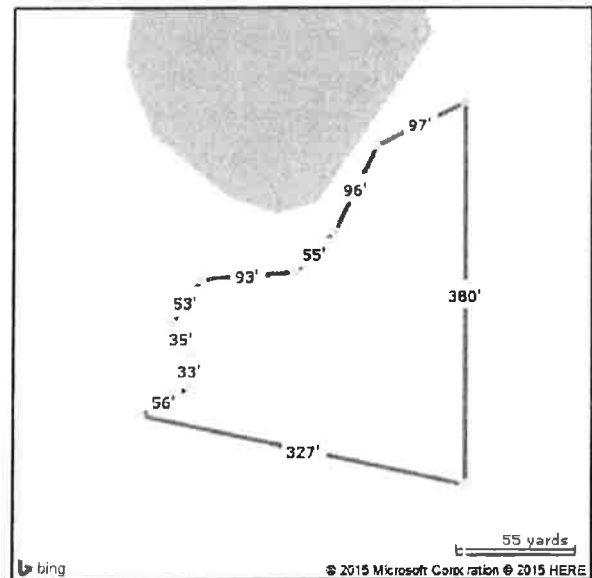
Miscellaneous Information

Part of a small development with open builder. Site backs up to protected Wetlands.

OPL: \$144,900 DOM: 113

New single family home built in 2013

Confirmed with CREV



Directions

Little Canada Rd to McMenemy, South to Preserve Court

Parcel ID Number	12-29-23-14-0076	Comparable #	3
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Property Address

197 County Road B2 West
Roseville Mn

Buyer: Bruggeman Builders
LLC

Seller: Richard Brain, et al

Use at time of Sale: Vacant

Present Use: Vacant

Date of Sale: 10/4/2013

Sale Price/Financing Cash

Rights Conveyed: Fee

Zoning Residential/Comm

Total Area: 1,42 +/- ac
61,885 +/- sf



Utilities available	Price per Site \$65,000	Price per Unit
Shape rectangular	Price per Acre \$ 45,775	Miscellaneous Costs N/A
Topography/Terrain level	Price per Sq.Ft. \$1.05	Site Preparation Cost N/A

Miscellaneous Information

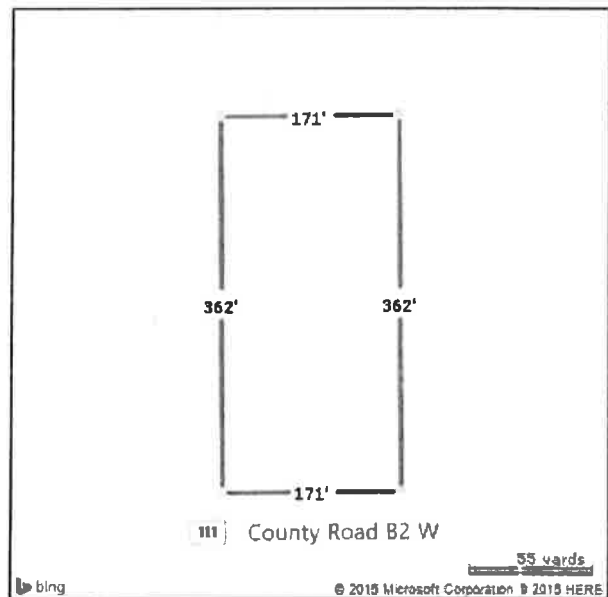
Level with small pond/wet land at the rear of property

OPL: \$199,900 CDOM: 394

Listed 5/12/12 reduced four times to \$120,00; expired 12/14/12

Relisted 12/14/12 @ \$135,000 had a pending sale-fell through;
expired on 6/22/13

Relisted 7/7/13 @ 135,000

**Directions**

Rice Street to B2 West 1 block

Parcel ID Number	29-30-22-11-0082	Comparable #	4
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Property Address

766 County Road F East
Vadnais Heights, Mn

Buyer: Tran Tan**Seller:** Steven Motti, etal**Use at time of Sale:** Vacant**Present Use:** Residential**Date of Sale:** 4/12/2013**Sale Price/Financing** Cash**Rights Conveyed:** Fee**Zoning** Residential

Total Area: 1.09+/- ac
48,238+/- sf



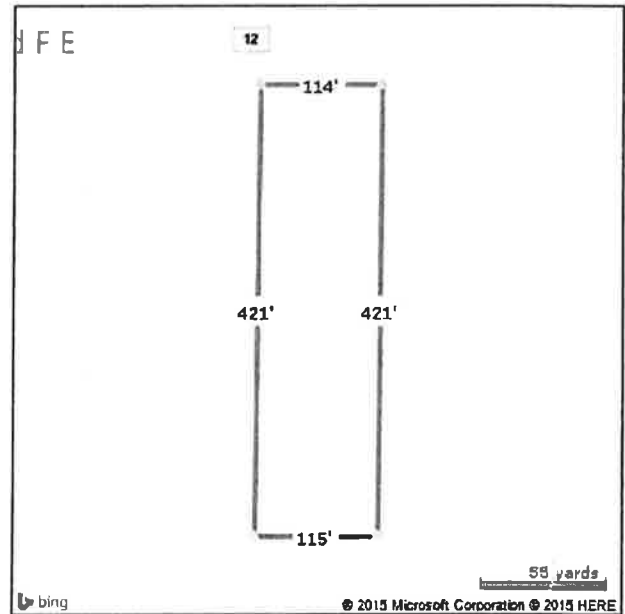
Utilities available	Price per Site \$70,000	Price per Unit
Shape rectangular	Price per Acre \$ 64,220	Miscellaneous Costs N/A
Topography/Terrain Sloped / Low	Price per Sq.Ft. \$1.45	Site Preparation Cost N/A

Miscellaneous Information

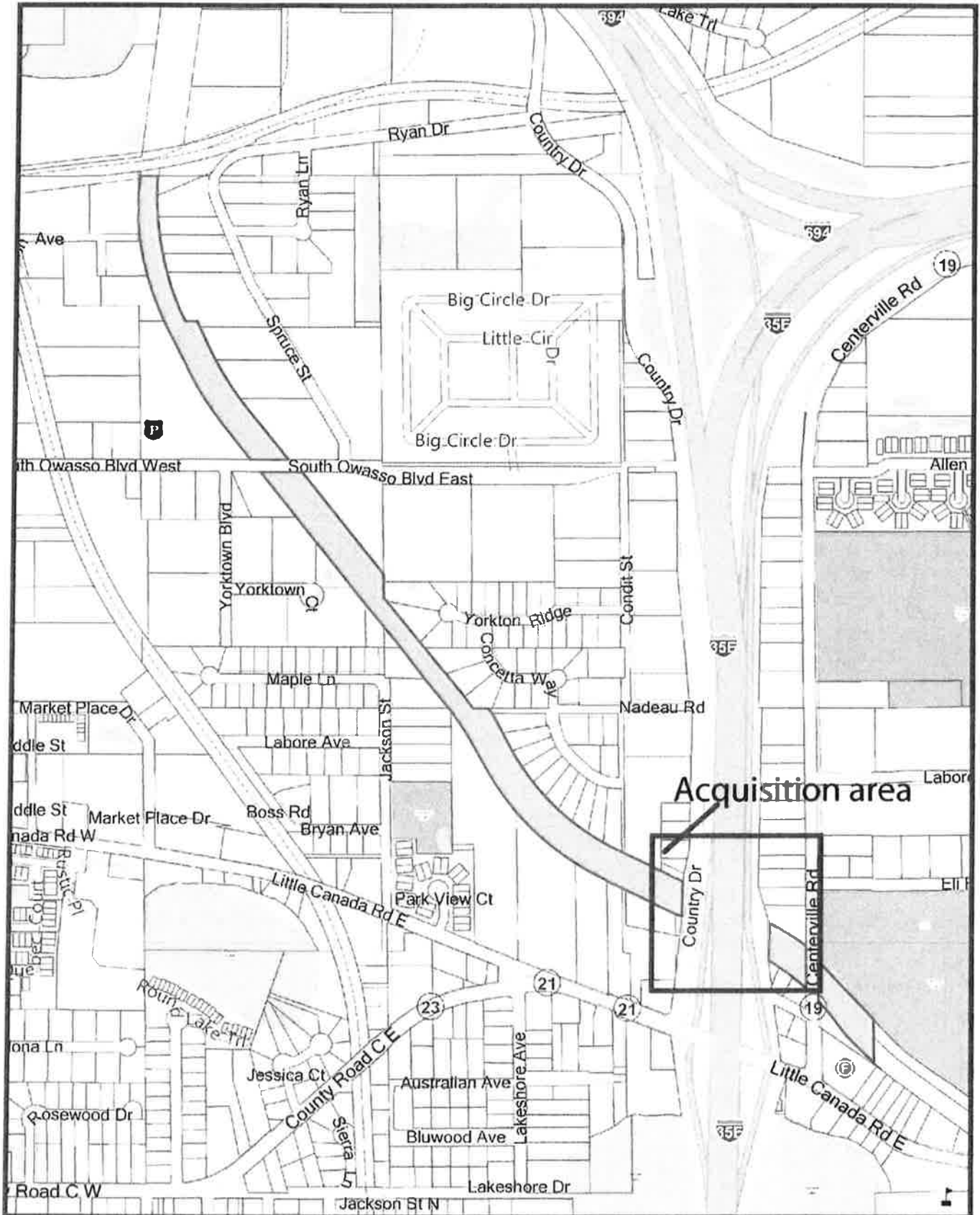
OLP: 85,000 DOM: 261 expired 1/1/2013
Relisted 2/7/2013 \$79,900 DOM 64

CDOM: 325

New single family home built in 2014

**Directions**

Centerville Road to County Road F, West to lot



ZONING DISTRICTS







City of  Little Canada

- RESIDENTIAL

- | | |
|--|--------------------------------|
| | BOUNDARY |
| | R-1 SINGLE FAMILY RESIDENTIAL |
| | R-2 MEDIUM DENSITY RESIDENTIAL |
| | R-3 HIGH DENSITY RESIDENTIAL |
| | R-4 MOBILE HOME PARK |
| | R-B RESIDENTIAL-BUSINESS |








BUSINESS


- | | | |
|-----------------------------------------------------------------------------------|-----|------------------------|
| | B-2 | AUTO-ORIENTED BUSINESS |
|  | B-3 | GENERAL BUSINESS |
|  | B-4 | COMPREHENSIVE BUSINESS |
|  | B-W | BUSINESS-WAREHOUSE |
|  | B-I | BUSINESS-INDUSTRIAL |


INDUSTRIAL

- | | |
|-----|-----------------------------|
| I-1 | LIGHT INDUSTRIAL |
| I-2 | GENERAL INDUSTRIAL DISTRICT |
| I-P | INDUSTRIAL PARK |

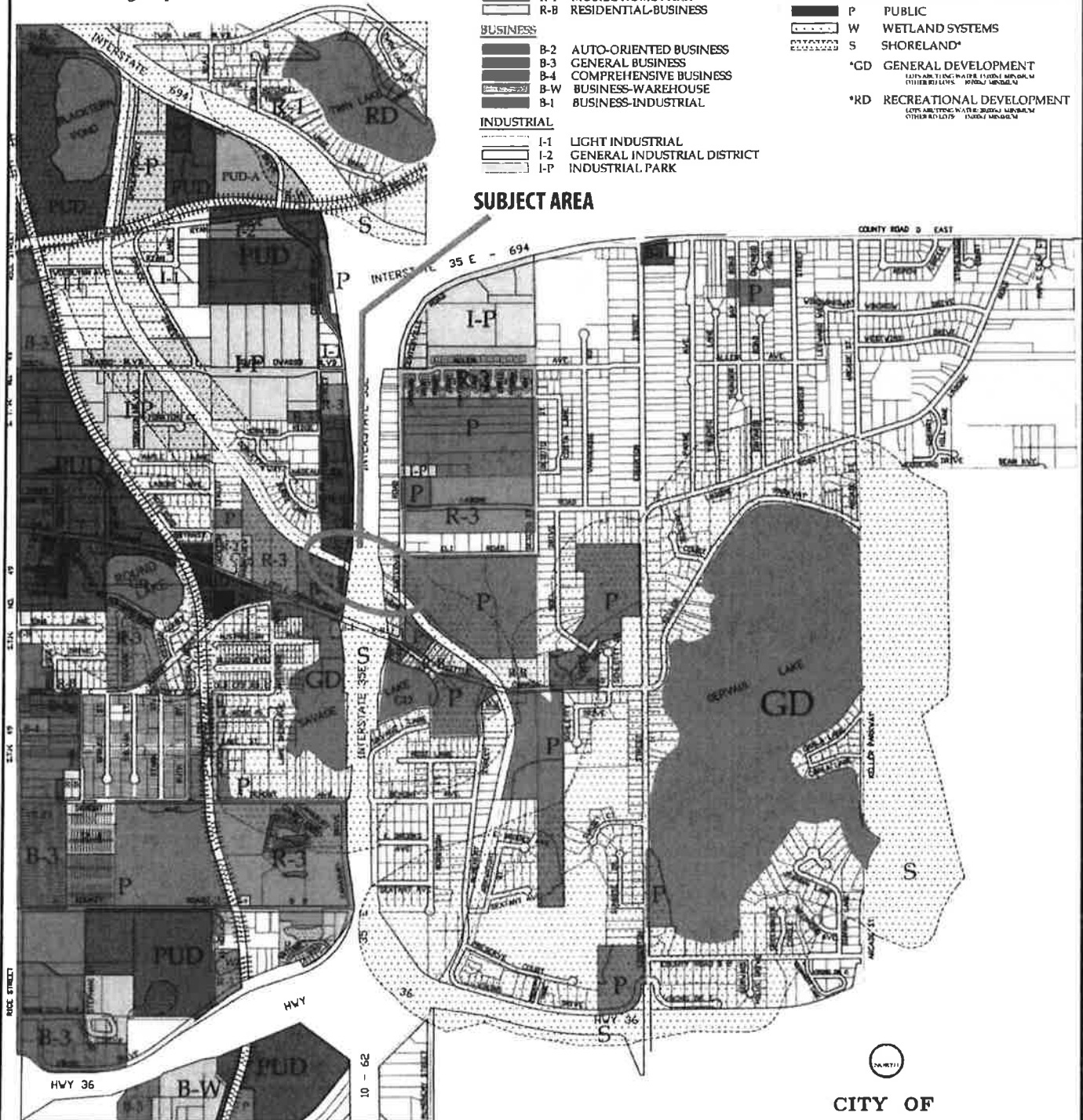
SPECIAL

-  PUD PLANNED UNIT DEVELOPMENT
 PUD-A PLANNED UNIT DEVELOPMENT
 PUD-B PLANNED UNIT DEVELOPMENT
 PUD-C PLANNED UNIT DEVELOPMENT
 P PUBLIC
 W WETLAND SYSTEMS
 S SHORELAND*

 *GD GENERAL DEVELOPMENT
UNSATURATING WATER TABLE, MINIMUM
 CHIEF BED LOTS, 100'00' MINIMUM

 *RD RECREATIONAL DEVELOPMENT
UNSATURATING WATER TABLE, MINIMUM
 CHIEF BED LOTS, 100'00' MINIMUM

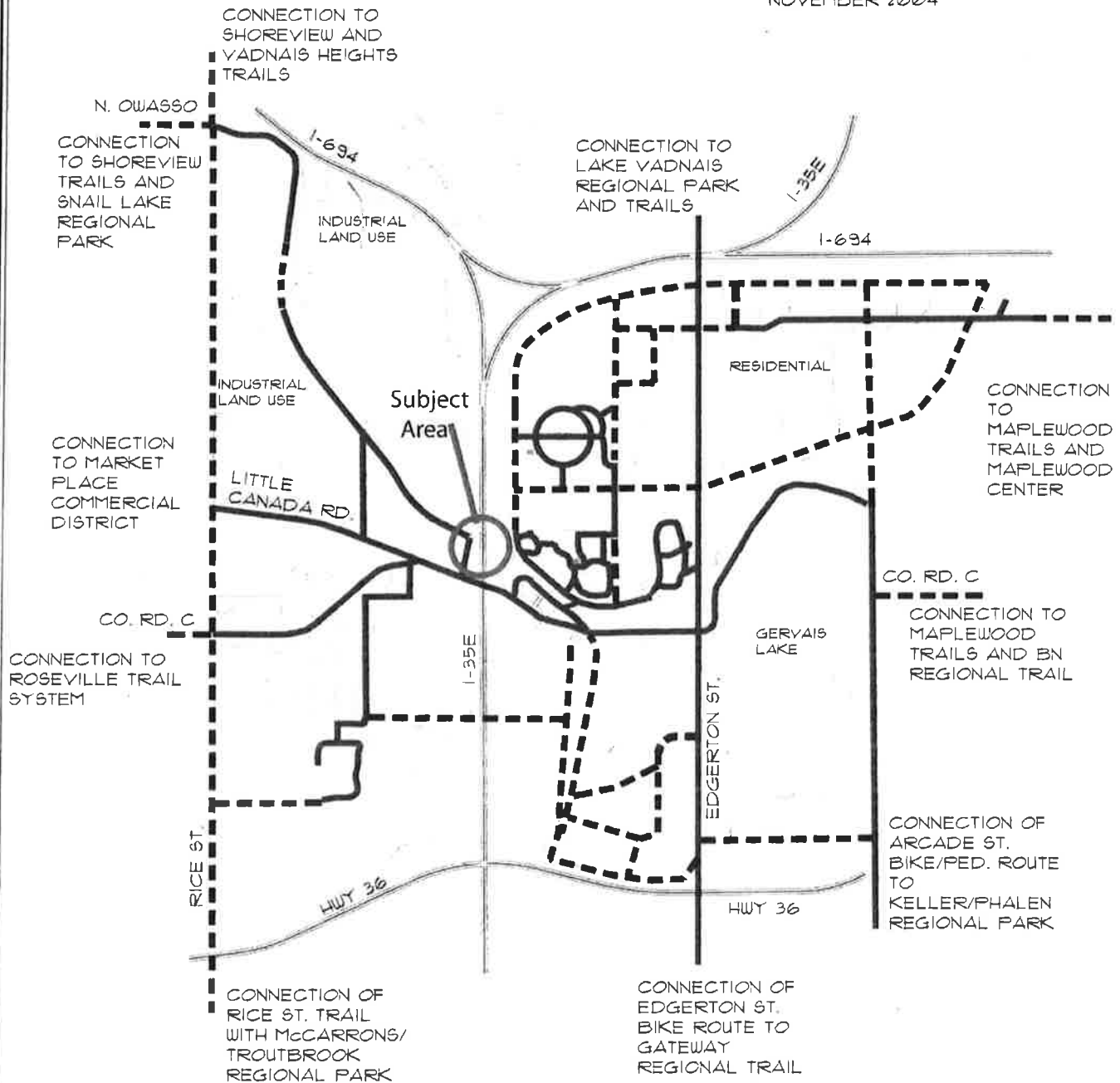
SUBJECT AREA



CITY OF
LITTLE CANADA

CITY OF LITTLE CANADA TRAIL SYSTEM

NOVEMBER 2004



LEGEND

- EXISTING TRAIL
- - - PROPOSED TRAIL

