



REGULAR BOARD MEETING

Meeting Date: 08/15/24 Business Item: CURRENT BUSINESS

Item Number: **5C**

Division: Planning, Design & Technology

Originating Source: Jonathan Vlaming, Associate Superintendent

Agenda Item: West Mississippi River Regional Trail Acquisition Opportunity

Superintendent's Recommendation:

MOTION TO APPROVE A PURCHASE AGREEMENT IN THE AMOUNT OF \$1,600,000 FOR THE ACQUISITION OF PROPERTY FOR THE WEST MISSISSIPPI RIVER REGIONAL TRAIL OFF OF DAYTON RIVER ROAD (PIDS 05-120-22-22-0003, 06-120-22-11-0019, 06-120-22-14-0001, 06-120-22-14-0002) IN THE CITY OF DAYTON; TO ENTER INTO AN ACQUISITION REIMBURSEMENT GRANT WITH THE METROPOLITAN COUNCIL; PURSUE ROAD VACATION WITH CITY OF DAYTON; AND TO ESTABLISH A PROJECT BUDGET IN THE AMOUNT OF \$2,000,000 WITH LOCAL FUNDING FROM THE LAND ACQUISITION DEVELOPMENT AND BETTERMENT FUND.

Prepared By: Ann Rexine, Principal Planner

Background:

Property owners Nathan and Meghan Yancy reached out to Three Rivers staff to express an interest in selling their properties to Three Rivers (PIDs 05-120-22-22-0003, 06-120-22-11-0019, 06-120-22-14-0001, 06-120-22-14-0002). The properties are located along the West Mississippi River Regional Trail off of Dayton River Road.

The cumulative total of all four (4) properties is about 7 acres and consists of two (2) residential homes and four (4) accessory structures. The property has direct Mississippi River access and is located near 10 acres of recently acquired Three Rivers property, a 90-acre MnDNR island on the Mississippi River and City of Dayton's Goodin Park.

As with other recent acquisitions along the Mississippi River and West Mississippi River Regional Trail, acquisition of the property provides an opportunity to connect future trail users visually and physically with the Mississippi River. It also provides an opportunity to further separate the trail from the adjacent Dayton River Road **(See Attached: Property Map)**.

Staff drafted a purchase agreement based on the intended listing price of \$1,600,000 **(See Attached: Purchase Agreement)**. Since the purchase agreement was drafted prior to the completion of an appraisal due to the seller's interest in moving things forward quickly, the timing of the monthly Board meeting schedule, and the appraisal completion timeframe, the Purchase Agreement includes a contingency requiring that the purchase price be supported by an MAI appraisal. The Purchase Agreement is also written to accept a lower purchase price to align with the appraised value should it come in lower than \$1,600,000 while, simultaneously, providing the Yancy's an opportunity to terminate the Purchase Agreement. This provides flexibility to both parties and allows the purchase to move forward as timely as possible.

Staff have hired an appraiser to conduct the appraisal and anticipate that it will be completed by

the end of August. Assuming the appraised value equals or is less than the Purchase Agreement purchase price or the Yancy's accept a lower purchase price in alignment with the appraised value, staff will proceed with all typical acquisition processes.

The total estimated acquisition cost, which includes the sale price, appraisal, legal fees, and title commitment/insurance is \$2,000,000.

The acquisition is eligible for up to 75% (\$1,500,000) reimbursement from the Metropolitan Council and Environmental and Natural Resources Trust Fund (ENRTF) and Parks and Trails Legacy Fund (PTLF). The balance of \$500,000 would be covered by the Three Rivers Land Acquisition Development and Betterment Fund (LADB).

Relationship to the System Plan:

The Request for Action supports the following goal(s) of the System Plan:

Goal 1: You Belong Here

Goal 2: Parks Matter

Goal 3: Lead by Example

Attachments:

[Property Map](#)

[Yancy Purchase Agreement.pdf](#)