

**RESOLUTION #11-10
Port Authority Parkland Exchange – Barge Terminal #2**

WHEREAS, as a stated condition of a variance granted by the Saint Paul City Council to the Saint Paul Port Authority “Port” (CF 08-1033), three parcels of Port property were to be donated to the City, and

WHEREAS, one of the properties is an approximately 2.7 acre site known as Barge Terminal #2, which is the location of Upper River Services “URS” operations, and their functional role as the Port Authority’s Harbor Operator, and

WHEREAS, after further consideration, the Port and URS have concluded that remaining at the location scheduled to be donated was in the best interest of river operations, and approached the City to explore potential alternatives to that donation, and

WHEREAS, as a substitute for the 2.7 acre Barge Terminal #2 property, the Port is now proposing that 8 parcels totaling 16 acres located at River Bend, North Port, South Port and Red Rock can be donated, and

WHEREAS, in addition to donating additional acreage, the parcels would position key aspects of the Great River Passage including trail connections, view corridors and physical access to the river plan, and

WHEREAS, there are no issues related to parkland replacement (no net loss) and related procedures as the parcel scheduled for donation had not been transferred as such, and

WHEREAS, the Port Board of Directors has taken action to authorize the substitution of the donated parcels, and that both the West Side Citizens Organization and the Friends of the Mississippi River have issued letters in support of the action;

NOW, THEREFORE, BE IT RESOLVED, that the Parks and Recreation Commission recommends that substitution of donated properties being proposed by the Port be accepted and that staff take the actions necessary to make the conditions of the variance established in CF 08-1033 reflect these changes, and,



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BE IT FURTHER RESOLVED, that the Parks and Recreation Commission recommends and encourages staff to take action to transfer all of the properties committed, without delay, at the earliest opportunity.

Adopted by the Saint Paul Parks and Recreation Commission on July 13, 2011:

Approved: Yeas 8
 Nays 0
 Absent 0

Resolution #11-10

Attested to by:

Diana Berchem
Staff to the Parks and Recreation Commission



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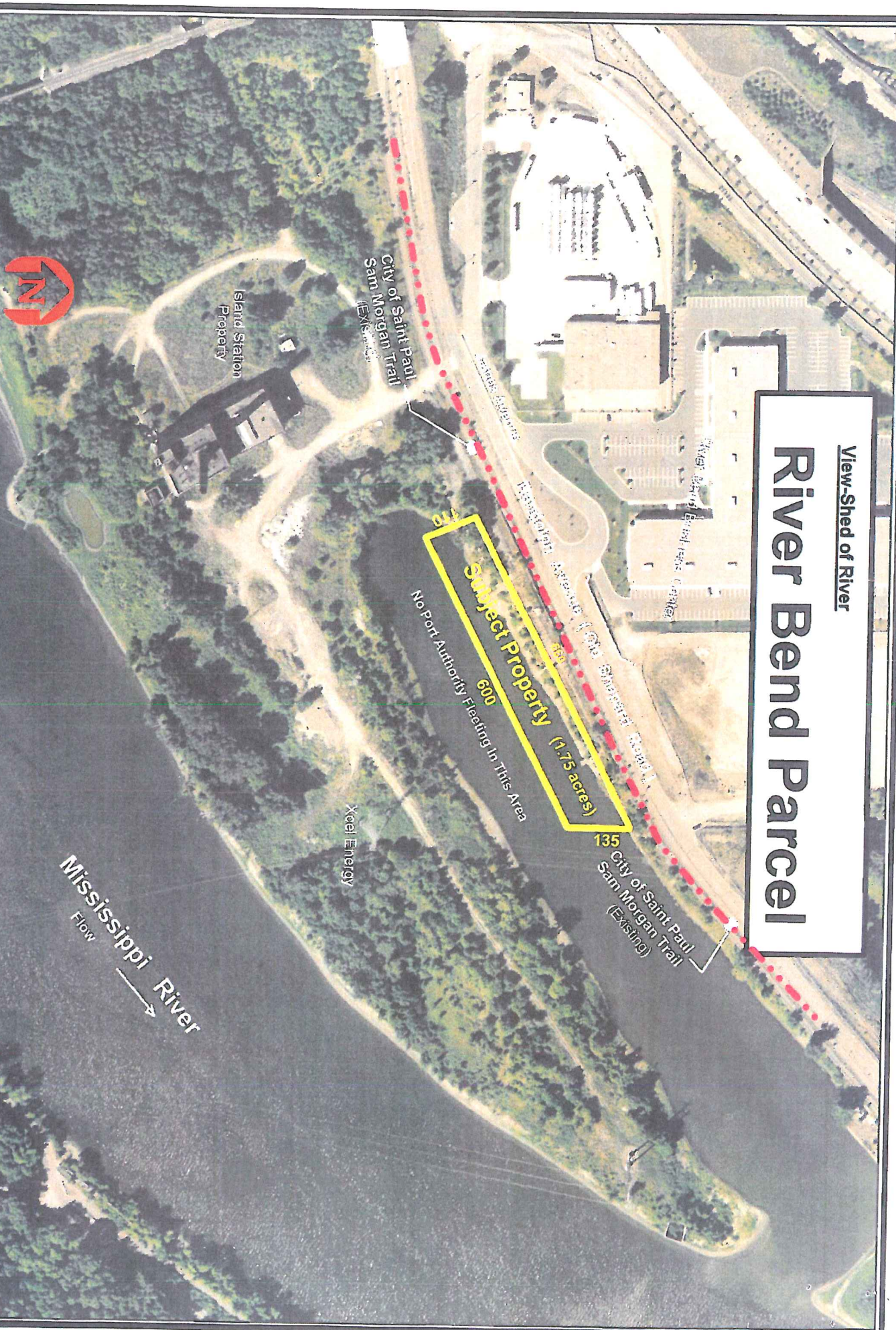
National Gold Medal Award


SAINT PAUL PORT AUTHORITY LAND TO BE CONVEYED TO CITY PARKS DEPARTMENT
 updated 5/4/11

PARCEL	AREA	WATERFRONT FT ¹	FLEET OPS	EST. MARKET VALUE ²	AS IS QUIT CLAIM CONVEYANCE	TIME FRAME ⁴
RIVER BEND SITE						
12-28-23-11-002	1.75 AC +/-	660 L.F. +/-	NO	\$457,200.00	Full Transfer With Riparian Rights	90 Days
NORTH PORT SITE						
OUTLOT A						
04-28-22-23-0001	0.63 AC +/-	NO	NO	\$220,000.00	Full Transfer	90 Days
OUTLOT B						
05-28-22-11-0006	1.22 AC +/-	720 L.F. +/-	YES	\$424,800.00	Transfer of Land; Port Retains Riparian Rights	90 Days
SOUTHPORT SITE						
TRACT A, RLS 446						
09-28-22-42-0005	0.32 AC +/-	109 L.F. +/-	NO	\$109,900.00	Full Transfer With Riparian Rights	90 Days
TRACT B, RLS 446						
09-28-22-42-0006	0.59 AC +/-	75 L.F. +/-	NO	\$204,700.00	Full Transfer With Riparian Rights	90 Days
TRAIL Connection						
1650 L.F. x 16' wide	.61 AC +/-	NO	NO	\$72,900.00	16' Easement subject to Encumbrances	90 Days
RED ROCK SITE						
14-28-22-31-0004						
	4.54 AC +/-	300 L.F. +/-	NO	\$49,400.00	Full Transfer With Riparian Rights	90 Days
TRACT G, RLS 416						
23-28-22-34-0005	6.92 AC +/-	NO	NO	\$75,300.00	Full Transfer	90 Days
TOTALS:	15.97 AC +/-	1,864 L.F. +/-		\$1,614,200.00		
SAINT PAUL PORT AUTHORITY LAND TO BE RETAINED						
BARGE TERM, 2 SITE						
05-28-22-21-0001						
	2.44 AC +/-	1,000 L.F. +/-	YES	\$319,200.00 ³		
05-28-22-23-0040						
(10,890 SQ. FT. OF PARCEL)	0.25 AC +/-	360 L.F. +/-	YES	\$32,670.00 ³		
TOTALS:	2.69 AC +/-	1,360 L.F. +/-	YES	\$351,870.00		
RATIOS:	5.9:1	1.4:1		4.4:1		

NOTES:
 1. Linear feet of waterfront and land area will vary with water elevations.
 2. Estimated 2010 market value reported per Ramsey County Tax Information System.
 3. Similar cost per square foot calculated for the purpose of estimating a valuation of a portion of parcel 0040.
 4. SPPA Board must publish legal description and hold a public hearing. SPPA would convey title approximately 90 days after SPPA Board approval and City Council accepts the property transfer.
 Certificates of Title and Owners & Encumbrances Reports available upon request.
 5/4/78, v.1.

View-Shed of River River Bend Parcel




Saint Paul Port Authority
1900 Landmark Towers
345 St. Peter Street
Saint Paul, MN 55102

Fax: 651-273-5199
Phone: 651-274-6686
Toll Free: 1-800-328-8417
E-mail: info@spport.com

For Consideration

Northport Outlots A & B

"White Rock Area"
Now Known as Dayton's Bluff

Mississippi River
Flow

70'

Outlet B
1.22 Acres

Subject Property
670'


Subject Property
500'

650'

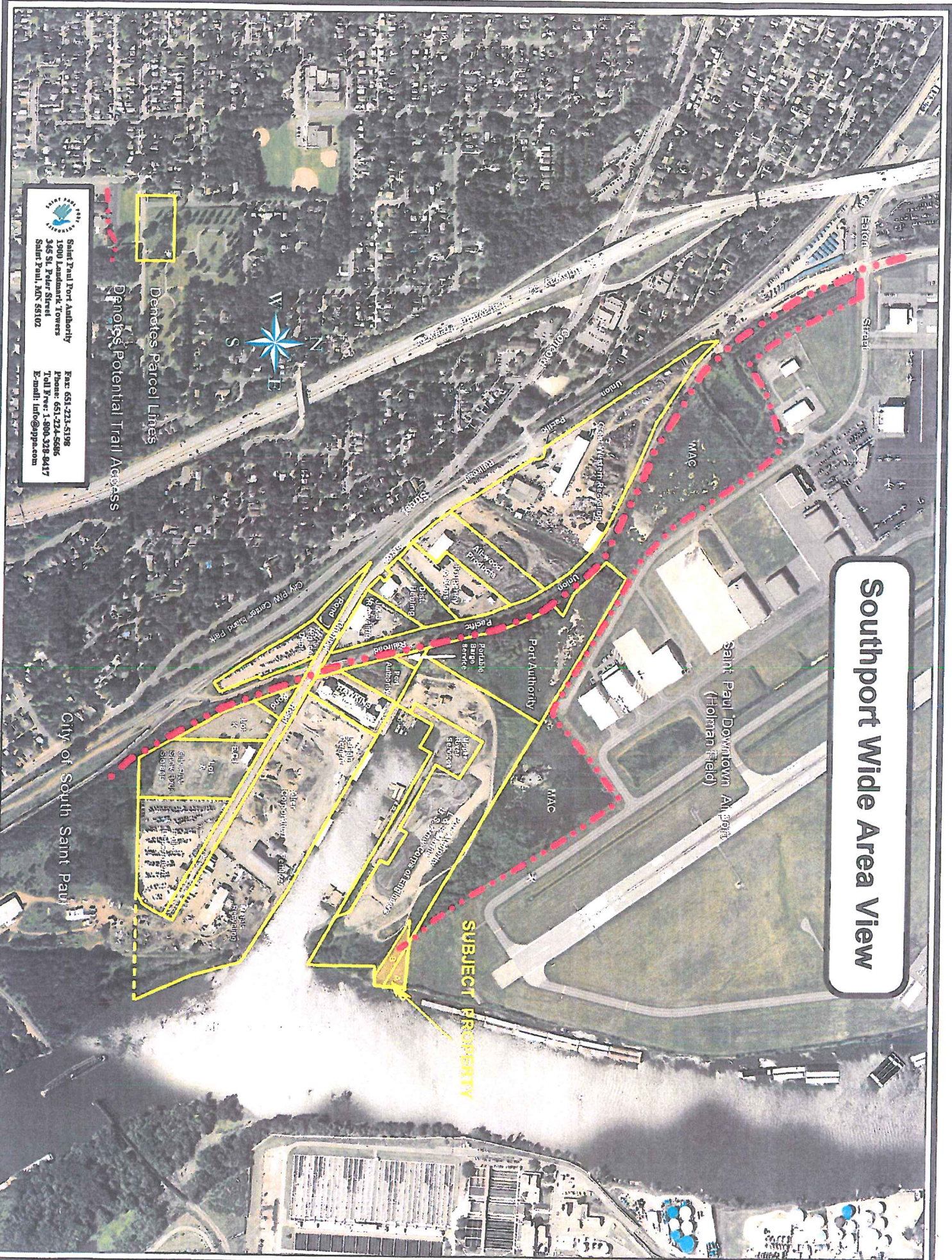
Outlet A
0.63 Acres

Holmen Field
MAC



 Saint Paul Port Authority
1900 Landmark Towers
345 St. Peter Street
Saint Paul, MN 55102
Fax: 651-223-5198
Phone: 651-224-5696
Toll Free: 1-800-328-8417
E-mail: info@sppa.com

Southport Wide Area View



Saint Paul Downtown Airport
(Holman Field)

Port Authority

MAC

SUBJECT PROPERTY

Denotes Parcel Lines

Denotes Potential Trail Access




Saint Paul Port Authority
1900 Landmark Towers
345 St. Peter Street
Saint Paul, MN 55102
Phone: 651-221-5198
Toll Free: 1-800-328-9417
E-mail: info@spport.com

City of South Saint Paul

Southport Industrial District Potential Trail Connections

Part of Winfred St

Parcel to be conveyed to the City of Saint Paul pursuant to City Resolution

M.A.C.

Segment A

Segment B

Segment C

Segment D

Southport Barge Slip

Mississippi River



Saint Paul Port Authority
1900 Landmark Towers
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E-mail: info@sppa.com

City of South Saint Paul

RED ROCK INDUSTRIAL DISTRICT

Pigs Eye Lake

Port Authority

Station

Red Rock

SUBJECT PROPERTY

Ayer Resources

Barton Enterprises

George Corp.

Hawkins Chemical

Gerdau

SUBJECT PROPERTY

MISSISSIPPI RIVER

Road

Gerdau


City Of Saint Paul

Port Authority

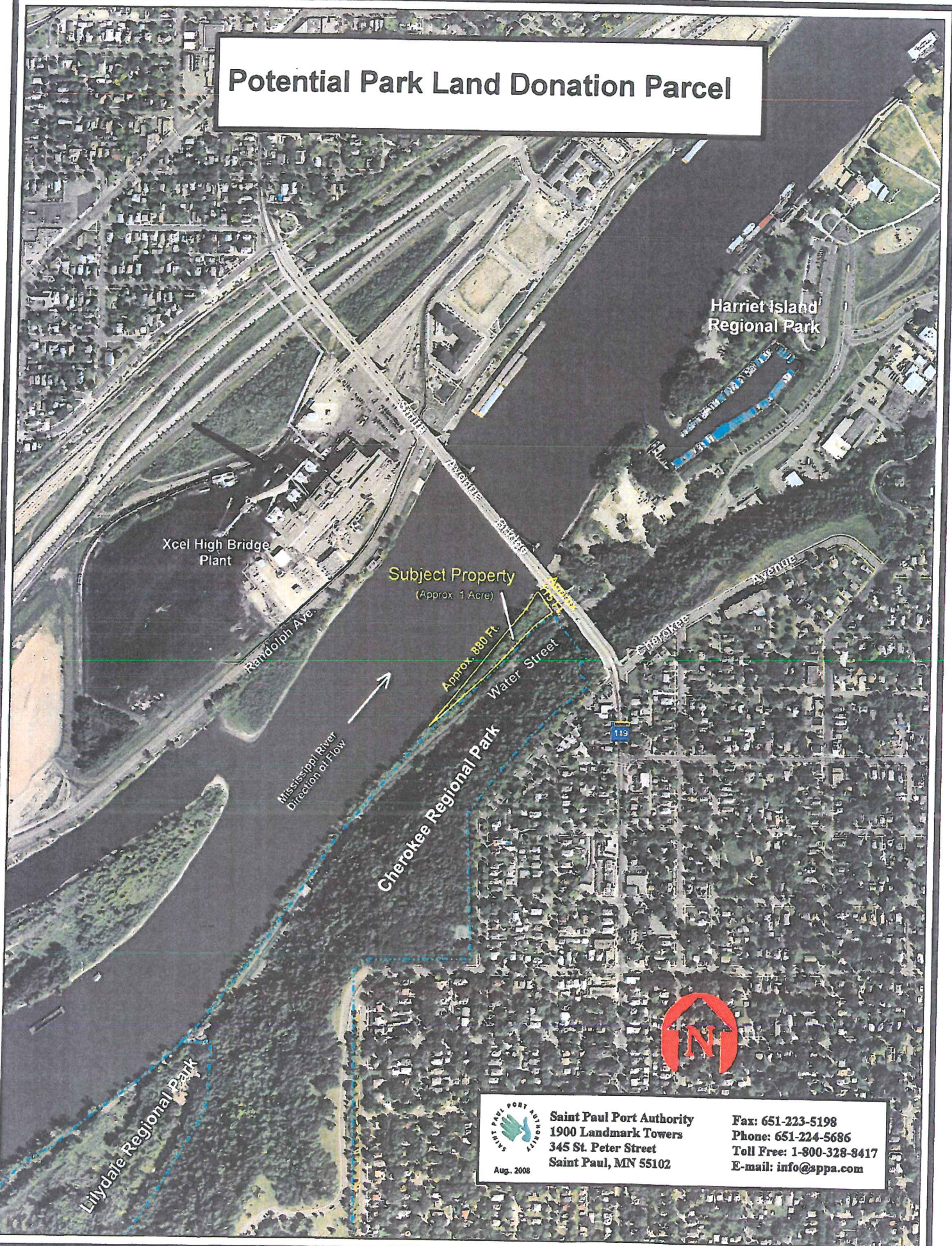
Sincote Inc.



Denotes Port Authority Ownership

 July 2007	Saint Paul Port Authority 1900 Landmark Towers 345 St. Peter Street Saint Paul, MN 55102	Fax: 651-223-5198 Phone: 651-224-5686 Toll Free: 1-800-328-9417 E-mail: info@uppa.com
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Potential Park Land Donation Parcel



Xcel High Bridge Plant

Harriet Island Regional Park

Subject Property
(Approx. 1 Acre)

Approx. 880 Ft.

Mississippi River
Direction of Flow

Randolph Ave

Cherokee Regional Park

Water Street



Lilydale Regional Park



Saint Paul Port Authority
1900 Landmark Towers
345 St. Peter Street
Saint Paul, MN 55102

Fax: 651-223-5198
Phone: 651-224-5686
Toll Free: 1-800-328-8417
E-mail: info@sppa.com

Aug. 2008



Friends of the Mississippi River

360 North Robert • Suite 400 • Saint Paul, MN 55101 • 651/222-2193 • www.fmr.org

Working to protect the Mississippi River and its watershed in the Twin Cities area

June 14, 2011

Louis F. Jambois
President
Saint Paul Port Authority
Suite 1900 Landmark Towers
345 Saint Peter Street
Saint Paul, MN 55102

Dear Mr. Jambois,

Friends of the Mississippi River (FMR) is a local non-profit community-based organization that works to protect and enhance the natural and cultural assets of the Mississippi River and its watershed in the Twin Cities. We have 1,400 active members, and 3,000 active volunteers who care deeply about the river's unique resources.

In 2008, the St. Paul Port Authority (SPPA) proposed a set of improvements to its Southport facility on the City's West Side. These improvements would have required that Upper River Services, a local barge servicing operation, move from its current home at a site known as Barge Terminal #2 to the Southport Facility. For many years, Upper River Services has operated out of leased SPPA land at Barge Terminal #2, a 2.69 acre site under the Lafayette Freeway Bridge, across from Lowertown, just east of the end of the current West Side riverfront esplanade.

In August 2008, the SPPA sought to move Upper River Services to the Southport area. Zoning variances to move forward a set of related improvements to the Southport area were approved by the St. Paul City Council. But some individuals then and now made a strong case that the new proposed Southport site was a less efficient and environmentally friendly place for Upper River Services, in part because it would have caused barges and towboats to travel further between fleeting locations and the company's home base, expanding travel time and fuel usage.

In part to address this, an agreement has been struck that we believe achieves two core aims:

- it would allow for Upper River Services to remain at their preferred location at Barge Terminal #2; and
- it would provide a net enhancement to the Mississippi Riverfront in St. Paul, over and above that which the SPPA had agreed to as part of their August 2008 Council resolution.

The original City Council resolution from August 2008 approved variances and a site plan for the site, but in so doing imposed several conditions on the Port Authority, one of which was to donate the existing Barge Terminal #2 land.

We agree with the St. Paul Port Authority and others that we should eliminate the requirement that the St. Paul Port Authority donate the Barge Terminal #2 site (line 332 of the August 20th, 2008 Council Resolution). In its place, we also agree with Port Authority that a revised City Council resolution require the donation of other specific parcels to the City of St. Paul, in lieu of the land that had originally been committed:

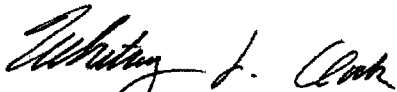
- The 1.75 acre River Bend parcel near Island Station will likely in the long-term provide an important sheltered access point to the river for smaller watercraft.
- The 1.85 acre Northport Outlots near the Pioneer Press production facility and Float Plan Harbor at Holman Field provides important river frontage at an increasingly public node along the river, along with the potential to create riverfront trail access along this portion of the river connecting back toward the Lafayette Bridge.
- The .91 acre parcels at Southport, near the end of the runways is a nice, if long-term gesture toward providing future public access to the riverfront, a reasonable means of fulfilling the requirement that the Port "assist with" providing riverfront access in the Southport area. Upon review, we believe the provision of additional access in the area is complicated by anticipated MAC airport zoning restrictions and practical limitations based on the uses of the riverfront parcels in the area.
- The .61 acres of trail connections at the Southport site help build a critical off-road connection between existing trail in South St. Paul's Kaposia Park and southward, and the current and anticipated trail system within St. Paul's West Side. That trail connection, for which the City of St. Paul is already seeking funds, would for the first time ever complete a continuous off-road trail connection from one end of St. Paul's river corridor to the other, and knit our trails together with the extensive network along South St. Paul's riverfront.
- The Red Rock sites, though very remote from most likely park users, provides access between existing city riverfront property and Red Rock Road, as well as a connection between the more scenic northern end of Red Rock Road and the US61/Red Rock Rail corridor.

Instead of donating the 2.69 acres of land at Barge Terminal #2 as a condition of approval, the Port Authority proposes donating a substitute 15.97 acres (5.9 times as much acreage), for a total County-assessed value of \$1.6142 million (4.4 times the assessed value of the land originally proposed for donation.

Keeping our mission of riverfront protection and stewardship squarely in mind, we wholeheartedly endorse this change to the conditions of the variance at the Southport facility. We believe that with the 15.97 acre land exchange proposed by the Parks Department and SPPA, the quality of St. Paul's riverfront is undoubtedly enhanced by the Port Authority's proposal.

Please don't hesitate to contact me or River Planner Bob Spaulding at 651-222-2193 should you have any questions.

Sincerely,



Whitney L. Clark
Executive Director

cc: Lee J. Nelson, Upper River Services



WEST SIDE CITIZENS ORGANIZATION

127 West Winifred Street
Saint Paul, MN 55107

June 2, 2011

Saint Paul Port Authority
Kelly Jameson
Vice President of Property Development
345 Saint Peter Street #1900
Saint Paul, MN 55102

Dear Kelly,

On behalf of the West Side Citizens Organization (WSCO), I would like to offer support for the Saint Paul Port Authority's efforts to retain Upper River Services at Barge Terminal #2. In addition, the Riverfront and Development Committee has reviewed the results of the Community Design Workshops and the specific parkland donations to the City of Saint Paul and find both to be satisfactory.

The above support is contingent on WSCO continuing to work with the Saint Paul Port Authority to implement the 2008 City Council resolution pertaining to improving trail connections and access to the River.

Thank you for your continued efforts to engage the West Side in this important decision making process.

Sincerely,

Elena Gaarder
WSCO Executive Director



St. Paul and
Ramsey County

25TH ANNIVERSARY
1985-2010

1621 Beechwood Ave.
St. Paul, MN 55116
651-698-4543
Fax - 651-698-8761
www.friendsoftheparks.org

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Vice President
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Kevin Nelson
Terry Noonan
Jennifer Read
Executive Director
and Secretary
Peggy Lynch

June 17, 2011

Louis Jambois, President
St. Paul Port Authority
345 St. Peter Street - #1900
St. Paul, MN 55102-1220

Mike Hahm, Director
Parks and Recreation
400 City Hall
St. Paul, MN 55102

Dear Louie and Mike,

We wish to thank you for meeting with Tom Dimond and me regarding the replacement of the property occupied by Upper River Services which was committed for the Park system under terms of the City permit for new construction of the dock wall at Southport. Our committee reviewed the parcels of property the Port Authority has suggested as replacement at the May 19 meeting and respectfully disagree that the properties presented will be a good replacement for the URS site.

In order to judge property proposed for replacement of parkland in the river corridor, we have established priorities which are as follows:

- Shore protection and enhancement
- Public access to the shore
- Bluff protection and enhancement
- Wetland protection and restoration
- Habitat protection and enhancement
- Trail development
- Scenic views.
- Potential use of the property for park use.

Based on the criteria established we propose that the best replacement for the URS site is the 5 acre former site of Farmers Union grain elevator at 935 Childs Road. This property fills many of the criteria established for replacement of parkland in the river corridor. The property has been identified by City, County and State elected officials as a site for a riverfront trail head park which will connect to trails in Lower Landing Park, Battle Creek Park, Pig's Eye Lake, and Mounds Park. It also provides a much needed access to the river for east side residents.

We also recommend that the City have an independent appraisal of the properties including 935 Child's Road. The appraisals should address value, identify property boundaries, easements, liens, and ownership of the properties. As the party seeking the change, the Port

RECEIVED

JUN 20 2011

DEPT. OF PARKS
& RECREATION

June 17, 2011

Page Two

Authority should be assessed the cost of the appraisal. This is in following with the “no net loss” of parkland in the St. Paul City Charter. In order for the City Council to fairly evaluate that City Parks is receiving equal or greater value in any parkland transaction it is vital to have the information needed to make that determination. It is important to establish sound practices now so future considerations will have a good foundation to work from.

We would like to hear from you about our recommendation for replacement property for the URS site.

Sincerely,

A handwritten signature in cursive script that reads "Peggy Lynch".

Peggy Lynch

cc. Mayor Chris Coleman
Council President, Kathy Lantry
Tom Dimond
Mark Nolan
Jeanne Weigum



The Most Livable
City in America

CITY OF SAINT PAUL

Mayor Christopher B. Coleman

400 City Hall Annex
25 West 4th Street
Saint Paul, Minnesota 55102
www.stpaul.gov/parks

Telephone: 651-266-6400
Facsimile: 651-292-7311

June 27, 2011

Friends of the Parks and Trails of Saint Paul and Ramsey County
Peggy Lynch, Executive Director
1621 Beechwood Ave
Saint Paul, MN 55116

Subject: Saint Paul Port Authority – Barge Terminal #2

Dear Peggy:

This is in response to the Friends of the Parks and Trails of Saint Paul and Ramsey County's letter dated June 17, and addressed to Louis Jambois, President of the Saint Paul Port Authority and Mike Hahm, Director of the City of Saint Paul Department of Parks and Recreation. The letter proposes that 935 Childs Road be considered as an alternative to the other properties that have been identified for transfer to the City, as parkland, in substitute for Barge Terminal #2.

The list of properties discussed with the Port Authority was arrived at considering current and future availability. The Parks and Recreation Department has reviewed and is enthusiastic about the potential of the properties that the Port Authority has made available, as they advance multiple priorities within the Great River Passage for trails, river access, and environmental initiatives. This review supports the proposed transfer as a very fair substitute for Barge Terminal #2 property.

The Port Authority has indicated that the 935 Childs Road property is not a candidate for re-purposing as parkland at this time due to existing lease obligations and business needs. These circumstances do intersect somewhat with recreational opportunity and priorities that have been discussed as part of the Great River Passage. I am hopeful that the plan approval process offers a further opportunity to identify the best ideas and solutions around this challenge.

The June 17 letter also suggested that appraisals of all the properties be initiated. As Barge Terminal #2 was never established as parkland, the transfer being proposed is not subject to the "no net loss" disposal requirements. Conducting appraisals would incur unnecessary costs to either the City or the Port Authority.



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P. Lynch
June 27, 2011
Page two

The transfer is scheduled to be reviewed at the July 13th Parks and Recreation Commission meeting. The staff recommendation to the Commission will be to endorse the transfer of approximately 16 acres of property at Riverbend, North Port, Southport and Red Rock.

My thanks for your engagement on this issue and for all of the advocacy in support of Parks and Recreation provided by the Friends. Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Hahm", written in a cursive style.

Mike Hahm, CPRP
Director

cc: Mayor Chris Coleman
City Council President Kathy Lantry
Tom Diamond
Mark Nolan
Jeanne Weigum