

Committee Report

Transportation Committee



Committee Meeting Date: April 22, 2024

For the Metropolitan Council: May 8, 2024

Business Item: 2024-2

Disposition of Property at 6020 117th Ave N in Champlin

Proposed Actions

That the Metropolitan Council declare the property surplus for disposition, authorize the Regional Administrator to negotiate a fair market sale to City of Champlin, and to execute the termination of the Joint Powers Agreement for the Construction and Maintenance of a Park & Ride Lot at 6020 117th Ave N in Champlin.

Summary of Transportation Committee Discussion/Questions

Metro Transit Senior Planner Sonja Burseth and Real Estate Office Director Kelly Jameson presented this item. Vento provided an example of a park & ride closing in her former district, which was in negotiation for well over a year and coordinating with FTA and asked how long the disposition process can be expected to take. Jameson said that no federal dollars were used in the purchase of this park & ride. Jameson added that this planning has been occurring for over a year and that once the Council approves, a purchase agreement will be ready and the Real Estate Office will then negotiate with the City of Champlin. Vento asked if more park & rides will be closed. Burseth answered that park & ride consolidation will continue in the future, but 10 new park & rides will open with Gold Line and Green Line Extension projects. Burseth added that there is coordination between the Network Now project and park & ride planning to ensure those plans align.

Chamblis highlighted that the expected future use of the parcel is residential and mentioned that there is a need for new and more housing in the region. Chamblis asked if there is a compelling reason to not sell on the open market and highlighted that there could be some advantages to open market sale, but it may take longer and be more complicated. Jameson answered that in many conversations about this parcel a key clause in the Joint Powers Agreement states that both parties must agree to terminate. Additionally, per the agreement, the parcel can only be used for transit purposes, so any new use for the parcel must have City approval. The City is prepared to pay market value for the parcel, and they maintain local control through zoning. Vento mentioned that cooperating with joint powers partners is important.

Motion by Chamblis, seconded by Carter, Toni. Motion carried, consent to Council.

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District(s), Member(s):	District 2, Council Member Reva Chamblis
Policy/Legal Reference:	Minnesota Statute 473.129, subd. 7, Minnesota Statute 471.64, Metropolitan Council Real Estate Policy 9-1
Staff Prepared/Presented:	Lesley Kandaras, General Manager, 612-349-7513 Brian Funk, Chief Operating Officer, 612-349-7514 Marilyn Porter, Engineering and Facilities Director, 612-349-7689 Anna Flintoft, Planning & Urban Design Manager, 612-349-7377 Sonja Burseth, Senior Planner, 612-349-7333 Kelly Jameson, Real Estate Office Director, 651-602-1556
Division/Department:	Metro Transit – Engineering & Facilities

Proposed Actions

That the Metropolitan Council declare the property surplus for disposition, authorize the Regional Administrator to negotiate a fair market sale to City of Champlin, and to execute the termination of the Joint Powers Agreement for the Construction and Maintenance of a Park & Ride Lot at 6020 117th Ave N in Champlin.

Background

In June 2023, Metro Transit permanently closed the West River Rd & 117th Ave Park & Ride at 6020 117th Ave N in Champlin. The 151-space park & ride was closed due to declining use over the past decade and the availability of other park & rides in the market area.

Remaining park & rides in this market area include newer, large facilities at Highway 610 & Noble Parkway in Brooklyn Park and Maple Grove Transit Station in Maple Grove, as well as small facilities at Richardson Park in Champlin, Church of the Nazarene in Brooklyn Center, and Hwy 252 & 66th Ave in Brooklyn Center.

Consistent with the terms of the 1989 Joint Powers Agreement for the Construction and Maintenance of a Park and Ride Lot between the City of Champlin and the Metropolitan Transit Commission (MTC), the Metropolitan Council owns the property and is responsible for non-routine maintenance (such as pavement repair). The City is responsible for routine maintenance (such as snow removal and electricity). The property was originally acquired by the City, acquisition costs were paid by the MTC, and the property was conveyed from the City to the MTC.

The JPA requires both parties to agree to terminating the JPA and requires City approval for any use other than a parking facility. Metro Transit no longer has a transit use for the property.

The Council Real Estate Policy states that when real property is no longer needed, it may be considered surplus. Pursuant to applicable regulations and laws, the Council may sell surplus property to the highest bidder for the appraised market value unless Council's priorities or

objectives would be better served by disposing of the property in some other manner authorized by law. Metro Transit is seeking Council approval to declare the property surplus and authorize the Regional Administrator to negotiate sale to the City of Champlin reflective of market value. Council priorities are served through sale to this long-term joint powers partner, who has shared in the planning, acquisition and ongoing maintenance responsibilities for over 30 years.

Rationale

There is no further transit need for the property at 6020 117th Ave N in Champlin.

Thrive Lens Analysis

This action promotes stewardship by disposing of assets that will no longer be needed. No other near-term Council use, consistent with the JPA, of the property has been identified. This action promotes prosperity by disposing of the property and supporting future land use that is consistent with community goals in Council District 2.

Funding

Local funding was used in planning and construction of the Park & Ride Lot. The Council did not use any federal funds in the acquisition of this property. The improvements constructed on the property are fully depreciated.

Small Business Inclusion

There is no direct impact to small businesses with this action.

