



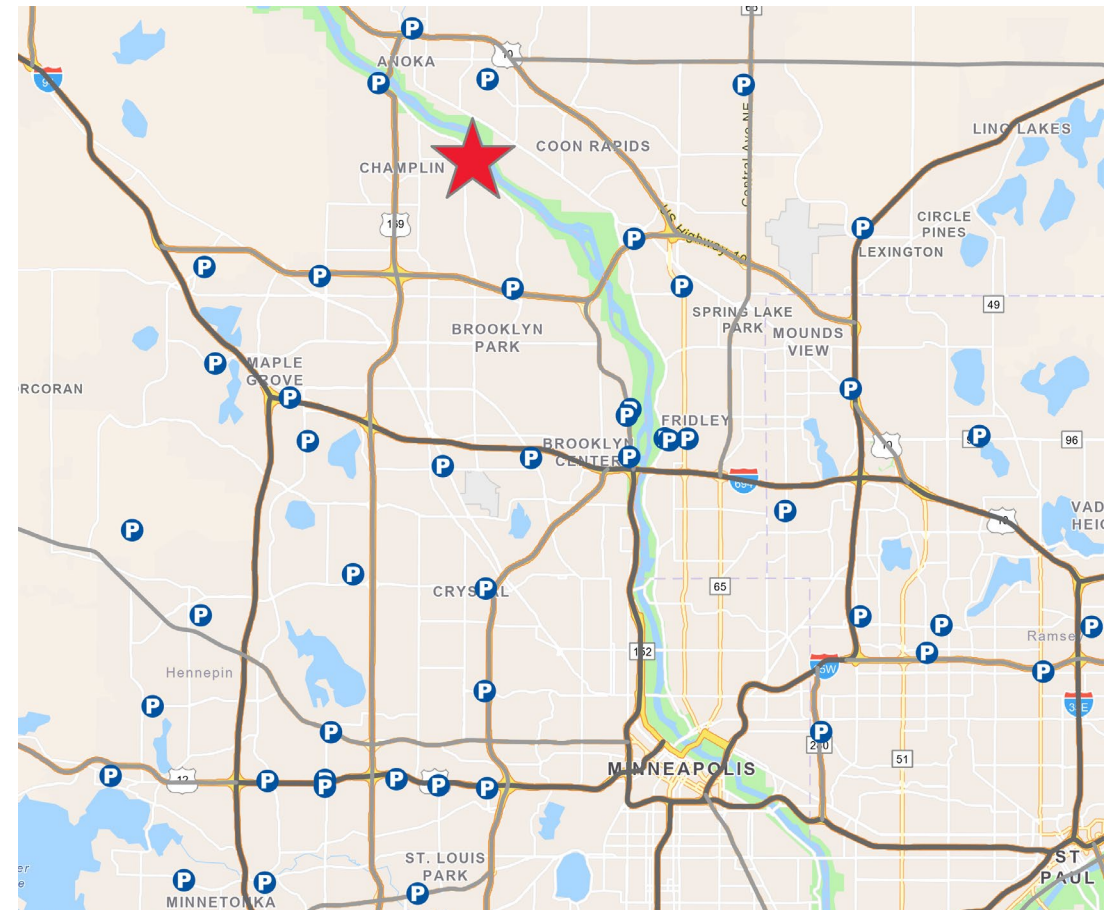
Disposition of Property at 6020 117th Ave N, Champlin

Sonja Burseth, Senior Planner, Engineering & Facilities | Kelly Jameson, Director, Real Estate Office

April 22, 2024

Metro Transit Park & Ride System

- Create customer density for transit service from suburban and rural areas
- Successful park & rides have:
 - Frequent transit service
 - Fast trip to downtown
 - Upstream of congestion
 - Downstream of large residential population
 - Convenient freeway access



Map showing Metro Transit park & rides north of downtown Minneapolis with red star in Champlin

Former West River Rd & 117th Ave Park & Ride

- 151-space park & ride closed June 2023
- Declining use since 2014
 - 2013: 128 cars counted, 2019: 43, 2022: 17
- Other park & rides available
 - Richardson Park (Champlin)
 - Hwy 610 & Noble Pkwy (Brooklyn Park)
 - Maple Grove Transit Station (Maple Grove)
 - Church of the Nazarene (Brooklyn Center)
 - Hwy 252 & 66th Ave (Brooklyn Center)
- City of Champlin performed routine maintenance and supported closure



Parcel outlined for former Champlin Park & Ride

No transit need for the property

- Other park & rides in area meet long-term market demand
- Financial obligations met
 - No federal funds were used
 - Improvements constructed are fully depreciated
- Not a transit-oriented development opportunity

Existing Joint Powers Agreement

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)

- City of Champlin
 - City of Champlin acquired property and conveyed property to MTC
 - Responsible for routine maintenance (e.g. snow plowing, mowing, electricity for lighting)
- Metropolitan Council
 - MTC paid acquisition, design and construction costs
 - Responsible for non-routine maintenance (e.g. pavement repair, signage)
 - Metropolitan Council owns the property
- Both parties must agree to terminate agreement
- Requires City approval for any use other than parking facility

Sell to City of Champlin

- Real Estate Policy 9-1
 - Property no longer needed may be considered surplus
 - Pursuant to applicable regulations and laws, Council may sell for market value
- Authorize Regional Administrator to negotiate the sale to City of Champlin at market value
 - Council priorities served by sale to longtime public partner
 - City of Champlin interested in property, maintains control through zoning, and must agree to terminate JPA
 - Expeditious route to sell to City

Proposed Action 2024-2

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.

Thank You!

Sonja.Burseth@metrotransit.org

Kelly.Jameson@metc.state.mn.us