

Minutes of the Proceedings of the Economic Development Authority of the City of Champlin in the County of Hennepin and the State of Minnesota Pursuant to Due Call and Notice Thereof

Closed Session Meeting
July 14, 2025
Municipal Center

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| Call to Order | The Champlin Economic Development Authority met in a Closed Session and was called to order by President Sabas at 8:35 p.m. |
| Roll Call | Present were President Ryan Sabas and Commissioners Jessica Tesdall (Ward 1), Tom Moe (Ward 2), and Tim LaCroix (Ward 4). Absent: Commissioner Nate Truesdell (Ward 3) Also present were Executive Director Scott Schulte and Deputy Director Jenny Max, and City Attorney/EDA Counsel David Schaps. |
| Agenda | Motion by Commissioner Tesdall and seconded by Commissioner Moe to approve the agenda for the July 14, 2025 Closed Session Meeting as presented. Voting in favor were President Sabas, Commissioners Tesdall, Moe, and LaCroix. Voting against: none. Motion carried. President Sabas read a statement to close the meeting for further discussion and asked for a motion. |
| Motion | Motion by Commissioner Moe and seconded by Commissioner Tesdall to close the meeting. Voting in favor were President Sabas, Commissioners Tesdall, Moe, and LaCroix. Voting against: none. Motion carried. |
| Update on Sinclair Purchase Due Diligence | The Executive Director stated that on April 18, 2025, the City received notice that the properties at 120 Curtis Road (Champlin Sinclair) and 23 Colburn Entry are for sale by Champlin Sinclair, Inc. Under a "Right of First Offer Agreement," the EDA has the exclusive right to purchase the properties by providing notice of its intent to purchase within 30 days. The intention to purchase was approved by the EDA Board in May and on May 14th the EDA's intentions were provided to Champlin Sinclair, Inc. and their broker. The EDA has 120 days (through September 14th) to negotiate the price and terms of the sale. The due diligence process of property evaluation is underway. No action is requested from the EDA at this time. |
| Purchase Agreement for 117 th Avenue Park and Ride Property | The Executive Director stated that in June 2023, Metro Transit (MTC) permanently closed the West River Rd / 117th Ave Park & Ride at 6020 117th Ave North. 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. 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. In May 2024, the Metropolitan Council declared the property surplus for disposition and authorized the Regional Administrator to negotiate a fair market sale to the City, and to execute the termination of the Joint Powers Agreement for the Construction and Maintenance of the Park & Ride Lot. In September 2024, the EDA Board authorized staff to make a purchase offer for the Park and Ride Lot. The offer took into consideration a number of factors including an appraisal and the current condition and development potential of the property. |
| Motion | Motion by Commissioner LaCroix and seconded by Commissioner Moe to open the meeting. Voting in favor were President Sabas, Commissioners Tesdall, Moe, and LaCroix. Voting against: none. Motion carried. The EDA Board approved the Purchase Agreement to acquire the Park and Ride property. |
| Adjournment | The City of Champlin Economic Development Authority adjourned the meeting at 9:05 p.m. |

Ryan L. Adair
Ryan Sabas, President

Attest:

Julie Tembreull
Julie Tembreull, Executive Assistant/City Clerk