

**RESOLUTION NO. 25-063  
RILEY PURGATORY BLUFF CREEK WATERSHED DISTRICT  
BOARD OF MANAGERS**

**APPROVING PURCHASE AND SALE AGREEMENT WITH  
CAROL L. STANDAL AND AUTHORIZING EXECUTION OF  
CLOSING DOCUMENTS FOR SPRING ROAD CONSERVATION PROJECT**

Manager Duevel offered the following resolution and moved its adoption, seconded by Manager Crafton:

**WHEREAS** on October 4, 2023, the Board of Managers of the Riley Purgatory Bluff Creek Watershed District (District) adopted Resolution 23-063 approving an assignment agreement with TDI Holdings, LLC which provided for the District to acquire three contiguous parcels on Spring Road in Eden Prairie for conservation purposes; the District determined that its acquisition of the Spring Road properties will complete a contiguous corridor following Riley Creek from Lake Riley to the Minnesota River; the District identified a series of location, topography, ecological and other benefits for the watershed through conservation of this site;

**WHEREAS** on November 16, 2023, the Board of Managers adopted Resolution 23-072, adopting the plan amendment for the Spring Road Conservation Project (Project) which incorporated this Project into the District's Plan; and adopted Resolution 23-073, which ordered the Spring Road Conservation Project;

**WHEREAS** having learned that Hennepin County was willing to provide long-term financing for the Project, but could not do so until September 2024, the Board of Managers identified short-term financing available through the issuance of a General Obligation Temporary Bond with Huntington Public Capital Corporation;

**WHEREAS** on December 12, 2023, Larry Koch filed an action in Hennepin County District Court against the District challenging the authority to proceed with the Project; shortly thereafter Huntington Public Capital Corporation withdrew its short-term financing for the Project; the District determined that long-term financing would not be available for the Project until the pending litigation is resolved;

**WHEREAS** the owner of the Spring Road parcels, Carol L. Standal, through her legal representative, and TDI Holdings, LLC through its legal representative offered to make the short-term financing of the Project available through a Contract for Deed, related Seventh Amendment to the Purchase and Sale Agreement, and a First Amendment to the Assignment Agreement and Promissory Note with TDI Holdings, Inc.;

**WHEREAS** the Koch lawsuit was dismissed by District Court, and this dismissal affirmed by the Minnesota Court of Appeals, and discretionary review denied by Minnesota Supreme Court;

**WHEREAS** Hennepin County bond financing for the Project closed on November 18, 2025, and the proceeds have been deposited with the District;

**WHEREAS** pursuant to the Lessard Sams grant, the Minnesota Department of Natural Resources has approved and executed a Grant Contract Agreement for the Outdoor Heritage Fund on October 10, 2025, resulting in \$1,982,000 in eligible reimbursement for the Spring Road Conservation Project;

**WHEREAS** the Board of Managers has carefully considered the terms of the proposed Purchase and Sale Agreement, and related documents, with advice of real estate counsel;

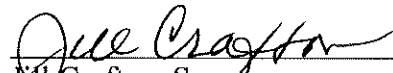
**NOW THEREFORE BE IT RESOLVED** that the Board of Managers hereby approves the proposed Purchase and Sale Agreement for the Spring Road properties and further authorizes the President to execute the agreement and related documents, including all documents necessary to complete the purchase under the purchase agreement and contract for deed, with non-substantive changes on advice of legal counsel.

The question was on the adoption of the resolution and there were 5 yeas and 0 nays as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
<b>CRAFTON</b>	<b>X</b>			
<b>DUEVEL</b>	<b>X</b>			
<b>NELSON</b>	<b>X</b>			
<b>PEDERSEN</b>	<b>X</b>			
<b>STOVRING</b>	<b>X</b>			

Upon vote, the president declared the resolution adopted.

Dated: December 17<sup>th</sup>, 2025.

  
Julie Crafton, Secretary

\* \* \* \* \*

I, Jill Crafton, secretary of the Riley Purgatory Bluff Creek Watershed District, do hereby certify that I have compared the above resolution with the original thereof as the same appears of record and on file with the District and find the same to be a true and correct transcription thereof.

IN TESTIMONY WHEREOF, I set my hand this 17<sup>th</sup> day of December, 2025.

  
\_\_\_\_\_  
Jill Crafton, Secretary

