



MINUTES

MEETING CALL TO ORDER

Mayor Pro Tem Blackledge called the meeting to order at 6:03 PM.

ROLL CALL

Present: Member Parisian, Mayor Sutton, Mayor Pro Tem Blackledge, Member Greenberg, Member Caceres Aranda

Absent: None

Staff: Tim Sandvik, City Manager; Heather Rand, Community Development Director; Rachel Leen, Communications Coordinator

DISCUSSION

A. Discuss Current/Recent REDA Properties Under Lease

Sandvik introduced a discussion on three REDA-owned properties at different stages of consideration: Broadway Court (4600 41st Ave. N.), the former Mike Mitchell building (4614 41½ Ave. N.), and the Northside Oriental building (4165 Hubbard Ave. N.). He reviewed the City's 2023 downtown planning work completed with Bolton & Menk, which established redevelopment goals and long-term concepts for the downtown area, including pedestrian-oriented improvements.

Regarding Broadway Court, Sandvik explained that the City originally acquired the property to help establish market-rate senior housing in the community and is now considering whether ownership is the best path forward, as offloading would allow the City to focus resources on other priorities. He noted the building is approximately 25 years old, requires increasing maintenance, and currently operates at a loss. Council discussed the advantages and disadvantages of continuing to own the property, including potential maintenance costs, future tax revenue if sold, and protecting residents from significant changes under new ownership. Several members expressed interest in exploring a sale if tenant protections could be incorporated into an agreement, while others requested additional financial information before making a decision.

Council also discussed the future of the former Mike Mitchell building. Staff explained that the vacant building presents increasing maintenance challenges and asked whether the long-term vision should remain leasing the property or transitioning the site into public green space as part of a future Civic Campus. Council generally supported continuing to explore the long-term Civic Campus concept while considering short-term leasing options until future downtown planning is completed.

For the Northside Oriental building, staff noted the current lease will end later this year, creating an opportunity to consider future uses for the property. Council discussed temporary leasing opportunities while long-term downtown plans are developed, as well as the possibility of temporarily relocating the Deputy Registrar office into the building to address space needs at City Hall. Members generally supported exploring that option, noting it could provide an interim use while preserving future redevelopment opportunities.

Rand also reported that Hennepin County is advancing additional downtown planning work with Bolton & Menk to further evaluate parking, public spaces, and redevelopment opportunities. Council discussed the importance of maintaining walkability and creating an active downtown environment as those plans move forward.

Sandvik summarized the next steps, including evaluating the feasibility of relocating the Deputy Registrar to the Northside Oriental building, preparing demolition cost estimates for the former Mike Mitchell building, and developing potential tenant protections should the City pursue the sale of Broadway Court.

STAFF UPDATES

None.

COUNCIL UPDATES

None.

ADJOURNMENT

Mayor Pro Tem Blackledge adjourned the meeting at 6:57 PM.

Signed by:

Tim Sandvik

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Tim Sandvik, Executive Director

Signed by:

Mia Parisian

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Mia Parisian, President