



MINUTES

MEETING CALL TO ORDER

President Greenberg called the meeting to order at 7:00 PM.

ROLL CALL

Present: Commissioner Sutton, President Greenberg, Commissioner Wagner, Commissioner Parisian, Commissioner Blackledge

Absent: None

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

DISCUSSION

A. Discuss REDA owned, leased spaces

Sandvik shared that staff would like to provide updates on two REDA-owned properties: the office building at 4614 41st ½ Avenue North, which is now vacant, and the storefront at 4165 Hubbard Avenue North, which remains occupied. Both properties were acquired with the intent of guiding future use, particularly in anticipation of light rail. As staff consider next steps, they are seeking REDA guidance before taking formal action.

At 4614 41st ½ Avenue North, the former tenant provided notice and the lease has ended. Staff toured the building and noted interest from potential users, though those parties are seeking longer-term arrangements. Staff discussed the possibility of removing the building and using the site as a blank slate for future downtown-focused uses, such as a small public space. Revamping the existing structure would require significant investment, with the roof identified as the largest cost concern.

Staff asked for direction on whether to explore sale, leasing, or demolition options. Member Wagner asked about the site's square footage and whether zoning would allow a larger or taller structure; staff noted they could return with more information if directed. Mayor Sutton expressed interest in exploring higher-value uses for the site. Staff noted that demolition may be the most financially viable option compared to retrofitting the existing building.

Member Greenberg asked whether there has been developer interest and whether a developer could take care of demolition. Sandvik explained that developers would likely request REDA participation in demolition costs, making it important to understand those costs in advance. A resident shared that some local businesses have expressed interest in the property. Staff and Member Greenberg discussed the possibility of a short-term lease, though staff cautioned that risks would need to be carefully evaluated given uncertainty about further investment in the site.

Regarding the Northside building at 4165 Hubbard Avenue North, Sandvik noted the tenant is currently month-to-month and requires 60 days' notice. Staff described the property as being in a "wait-and-see" phase, as the future intentions of the business owner are still unclear.

STAFF UPDATES

None.

COUNCIL UPDATES

None.

ADJOURNMENT

President Greenberg adjourned the meeting at 7:10 PM.

Signed by:

Tim Sandvik

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Tim Sandvik, Executive Director

Signed by:

Jason Greenberg

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Jason Greenberg, President