

1. Agenda And Packet

Documents:

[AUGUST 16, 2021 WORK SESSION AGENDA.PDF](#)
[AUGUST 16, 2021 WORK SESSION PACKET.PDF](#)

City of Excelsior
Notice of City Council Work Session
of the Excelsior City Council

NOTICE IS HEREBY GIVEN that the City Council of the City of Excelsior will hold its Work Session on Monday, August 2, 2021 at 5:30 P.M. at the Excelsior City Council Chambers (339 Third Street, Excelsior, MN 55331). The Excelsior City Council Chamber has a capacity limit of 20 people to accommodate social distancing. If the capacity exceeds 20 people, members of the public may attend via Zoom.

Members of the public may attend the work session by joining via Zoom either online or by telephone at:

Join Zoom Meeting

<https://us02web.zoom.us/j/87684017356>

Meeting ID: 876 8401 7356

Dial by your location

+1 301 715 8592 US

+1 312 626 6799 US (Chicago)

Meeting ID: 876 8401 7356

City of Excelsior
City Council Work Session

Agenda

Monday, August 16, 2021

5:30 P.M.

(Please Note: Times Listed Are Approximate)

1. Call to Order/Roll Call
2. Agenda Approval
3. 106 Center Street
4. Adjournment

Note: The purpose of a Work Session is for the Council to discuss matters informally and in greater detail than is allowed at formal Council meetings. All meetings of the Council including Work Sessions will be open to the public. While the privilege of participating in these discussions is generally limited to the Council, staff, and consultants, the Mayor may open a discussion from the floor.

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MEMORANDUM

Work Session Item 3

Re: 106 Center Street

Date: August 16, 2021

To: City Council

From: Kristi Luger, City Manager

Throughout the course of discussions related to 106 Center Street, the Council has brainstormed various options for the site. Those options include:

- Convert the building into City Hall with or without a portion of the parking lot subdivided for a residential lot
- Subdivide the property into six townhomes at approximately 2,000 square feet each
- Subdivide the property into three single-family lots
- Convert the building into condominiums with or without an addition for more units (number of units yet to be determined)
- Create a tiny home community (number of units yet to be determined)
- Sell the property with a specific use that is detailed in an agreement with a developer
- Sell the property without conditions

The purpose of the work session is to have the Council review the options and provide direction on which options the Council is interested in further exploring. The selected options will then be forwarded to BKV for additional analysis and more detailed plans.

While the Council is evaluating potential uses for the site, the Heritage Preservation Commission (HPC) is continuing to proceed with the historic designation process for the building. The deadline for forwarding a recommendation to the Council is September 15th. Staff is anticipating that the Council will be reviewing the HPC recommendation at one of their October meetings. Of course, if the property is designated it may limit some of the options listed above.

As part of the discussion, the Council may also be interested in how the timing of the 106 Center Street property potentially relates to 339 Third Street and 810 Excelsior Boulevard, the other two properties owned by the City. A tentative timeline on how all three properties could be developed over the next year is included in the packet.

Requested Council Direction

The Council should select which options they want BKV to further analyze.

City-Owned Property Transactions Timeline – DRAFT (as of 08-16-21)

	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct
106 Center Street <i>Based on BKV Timeline</i>	Evaluate options and close on the property <i>Spend \$1,275,000</i>	Proceed to the planning phase for whatever option is selected			Create construction drawings (if building is reused)		Construction						Building is ready for occupancy		
339 Third Street <i>Assumes Artspace Project</i>		If Hennepin County grant is awarded, complete preliminary feasibility study (Step 1: 3-5 months)		Apply for Met Council grant for arts market study		If Met Council grant is awarded, complete arts market study (Step 2: 6 months)			Project location and size is determined (Step 3: 3-6 months)			October 2022 – Artspace completes project design and financial modeling (Step 4: 12+ months) October 2023 – Artspace closes on a property and begins construction (Step 5: 4-6 months) February 2024 – Project is completed and ready for occupancy (Step 6: 6-10 months)			
810 Excelsior Boulevard	Applying for various grants to complete environmental work				If grant is awarded, complete environmental cleanup work		Close on the property <i>Receive \$1,200,000</i>								