



ECONOMIC DEVELOPMENT AUTHORITY

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| AGENDA SECTION | BUSINESS ITEMS |
| MEETING DATE | 08/04/2025 |

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| ITEM: | Central Avenue Pass-through Purchase Discussion. | | |
| DEPARTMENT: Community Development | BY/DATE: CD Coordinator, 07/30/2025 | | |
| <p>CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i></p> <p> <input type="checkbox"/> Community that Grows with Purpose and Equity <input type="checkbox"/> Engaged, Effective and Forward-Thinking <input checked="" type="checkbox"/> High Quality Public Spaces <input type="checkbox"/> Resilient and Prosperous Economy <input checked="" type="checkbox"/> Safe, Accessible and Built for Everyone <input type="checkbox"/> Inclusive and Connected Community </p> | | | |

BACKGROUND:

At the direction of the EDA, Community Development staff contacted the owner of the property at 4024-4026 Central Avenue NE to discuss the pedestrian pass-through on the south side of the property.

For many years, the City has provided maintenance services for this pedestrian walkway leading from Central Ave in the east to the alley and the Van Buren Ramp in the west, even though it is private property. The City maintains the lighting mounted on the south wall of the 4024-4026 building and provides snow removal in the winter.

After discussion with Community Development staff, the property owner expressed an interest in selling the pass-through portion of the property to the City. Ideally, they would like to complete the sale this fall. If the EDA were to purchase the pass-through, it would clarify liability in the event of an accident, ensure that the path remains open to public pedestrian use in the event of change of building ownership, and potentially provide opportunities for placemaking, improved security, and public art in the Central Business District.

The property owner granted permission for the City to have the property surveyed in order to confirm the exact dimensions of the area. The survey has been included in the packet.

If the EDA were to purchase this property, it could do so using EDA Redevelopment Fund 408. This fund currently holds approximately \$510,000 in pooled funds unassigned to specific EDA programs or expenditures.

STAFF RECOMMENDATION:

Community Development staff recommend that the EDA decide whether it would like to put forward an offer to purchase a portion of the property at 4024-4026 Central Ave NE (the pass-through), and if yes, that it define a price for said offer.

ATTACHMENT(S)

- 1. 4024-4026 Central Ave NE Survey**