



CITY COUNCIL MEETING

AGENDA SECTION	CONSENT AGENDA
MEETING DATE	JUNE 8, 2026

ITEM:	Approval of Resolutions 2026-037 and 2026-038 Requesting Funds from the Anoka County HRA and Transferring Said Funds to the EDA for the Purchase of 4217 Central Ave		
Presenting Item: Aaron Chirpich, City Manager			
DEPARTMENT: Community Development		BY/DATE: Mitchell Forney / June 4, 2026	
CORE CITY STRATEGIES:			
_Community that Grows with Purpose and Equity		_Engaged, Effective and Forward-Thinking	
_High Quality Public Spaces		XResilient and Prosperous Economy	
_Safe, Accessible and Built for Everyone		_Inclusive and Connected Community	

BACKGROUND

At its June 2026 meeting, the Economic Development Authority (EDA) approved the purchase of 4217 Central Avenue NE for redevelopment purposes. The property is located along the Central Avenue corridor and represents a strategic acquisition opportunity that supports the City's long-term redevelopment and economic development goals. Staff have identified the parcel as a potential future redevelopment site that could contribute to continued investment and revitalization along the corridor.

The approved purchase price for the property is \$225,000. In addition, staff have estimated demolition, site clearance, closing costs, and other associated redevelopment expenses at approximately \$80,000. The total estimated project cost is therefore \$305,000.

Given that the EDA's 2026 commercial revitalization funding has been committed to other projects, staff recommend utilizing Anoka County Housing and Redevelopment Authority (ACHRA) levy funding to reimburse the acquisition and redevelopment costs associated with this project. The EDA will utilize available Fund 408 fund balance to complete the acquisition and fund the initial project costs. However, the City Council must formally request ACHRA funding from Anoka County in order for the City and EDA to be reimbursed for eligible expenses.

The City has successfully utilized ACHRA levy funding for previous redevelopment acquisitions, including properties along the Central Avenue corridor. This funding source allows the City to continue pursuing strategic redevelopment opportunities while preserving local redevelopment resources for future projects.

Before the Council are resolutions requesting ACHRA levy funding for the acquisition, demolition, and redevelopment costs associated with 4217 Central Avenue NE. Upon receipt of the ACHRA funds, the City will transfer the reimbursement to the EDA, restoring the Fund 408 balance utilized to bridge the project costs.

STAFF RECOMMENDATION

Staff recommend approval of the resolutions requesting up to \$305,000 in ACHRA levy funding for the acquisition, demolition, and redevelopment of 4217 Central Avenue NE and authorizing the transfer of any received funds to the Economic Development Authority to reimburse eligible project expenses.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolutions numbered 2026-037 and 2026-038, there being ample copies available to the public.

MOTION: Move to approve Resolution No. 2026-037, a resolution requesting funds from the Anoka County Housing and Redevelopment Authority to support economic development activities within the City of Columbia Heights.

MOTION: Move to approve Resolution No. 2026-38, a resolution transferring \$305,000 of ACHRA grant funds from the City of Columbia Heights to the Columbia Heights Economic Development Authority for the purchase, abatement, utility work, and demolition of 4217 Central AVE NE

ATTACHMENT(S)

1. Resolution 2026-037
2. Resolution 2026-038
3. Map of the Property