



ECONOMIC DEVELOPMENT AUTHORITY

AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	05/05/2025

ITEM:	Discussion of Redevelopment Opportunities	
DEPARTMENT:	Community Development	BY/DATE: Mitchell Forney, 5-1-25

BACKGROUND:

At the April EDA meeting, staff had planned to provide a few business updates for discussion, but due to time constraints, those conversations were cut short. Staff would now like to bring two of those items back for general discussion to gather the EDA’s input on potential redevelopment opportunities. No formal action is requested at this time—staff are simply seeking feedback and direction.

The first item concerns the EDA-owned property at 841 49th Avenue NE. The EDA acquired this parcel in 2023 due to its severely blighted condition. Staff is interested in hearing the EDA’s thoughts on potential redevelopment options for the site. Because of its close proximity to Central Avenue, one option could be to hold the property for long-term commercial redevelopment, particularly if the adjacent Taco Bell site were to redevelop in the future. Alternatively, the EDA could conduct a request for proposals and consider selling the lot to a developer for a residential project. Possible residential uses include an affordable homeownership opportunity similar to the recent project at 4243 5th Street NE, an accessory dwelling unit (ADU) demonstration project, or the construction of a new duplex. Staff would like to know if the EDA is interested in pursuing any of these options and whether there is support for moving a redevelopment project forward in 2025.

The second item involves the property at 3932 Central Avenue NE, which is currently owned by the Anoka County Community Action Program (ACCAP). ACCAP recently contacted City staff to explore whether the City or EDA might be interested in purchasing the site. The building is experiencing worsening structural issues, and the cost to repair them is expected to be significant. ACCAP indicated that if the EDA is not interested in acquiring the site for redevelopment, they will likely place the property on the open market. Staff is seeking the EDA’s initial thoughts on whether there is interest in exploring a potential acquisition.