



CITY COUNCIL WORK SESSION MEETING

AGENDA SECTION	WORK SESSION
MEETING DATE	JULY 6, 2026

ITEM:	Yellow Tree Introduction and Development Update. (30 Minutes)		
Presenting Item: Mitchell Forney, Community Development Director			
DEPARTMENT: Community Development		BY/DATE: Mitchell Forney / June 30, 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

Yellow Tree Introduction

Before the Council this evening is an introductory discussion with Yellow Tree, a developer that has expressed interest in redeveloping the approximately 12-acre former Medtronic campus. The property remains under private ownership and is currently being marketed for redevelopment. Yellow Tree has approached City staff with an interest in partnering with the City to transform the site. The purpose of tonight's work session is for Yellow Tree to introduce its team, share its experience with similar redevelopment projects, and present a high-level vision for the site. The concepts presented are preliminary and intended to begin a conversation with the City Council regarding whether the developer's vision aligns with the City's goals, the Comprehensive Plan, and the community's expectations for this important redevelopment site.

As with most large-scale redevelopment projects, the discussion will also include the potential need for public participation and redevelopment assistance. Staff believe it is important to begin these conversations early to understand the Council's priorities and level of interest before additional resources are invested into project planning and due diligence.

An important component of the discussion will also be the regional stormwater improvements currently being evaluated by the City and the Minnesota Department of Transportation (MnDOT). Preliminary concepts include a regional stormwater facility on the southern portion of the property that could serve both the redevelopment and broader watershed needs. As planning continues, the City will need to balance the objectives of the developer, MnDOT, and the City's long-term environmental goals, including opportunities to improve water quality within Sullivan Lake while creating a successful redevelopment project.

This work session is intended to provide an opportunity for discussion, ask questions, and provide general direction to staff and the developer as planning efforts continue.

4300 Central Update

Staff also wanted to take a few moments this evening to provide the Council with a brief update on the 4300 Central Avenue redevelopment project. Since the approval of the bond restructuring and Development

Assistance Agreement, Alatus has continued moving the project forward. The development team has secured a financing partner and is currently completing a market study for the proposed senior housing component of the development. In addition, Alatus has issued a request for proposals (RFP) for engineering services to begin detailed site design and preparation of the Environmental Assessment Worksheet (EAW).

One significant item that has emerged through the Mississippi Watershed Management Organization (MWMO) feasibility study is that Jackson Pond is designated as a FEMA spillway. As a result, any modifications to the pond or surrounding area will require additional coordination and evaluation to ensure compliance with FEMA floodplain regulations. Recent updates to the regional flood mapping may also influence portions of the site layout and how the development integrates with future floodplain conditions.

While this does not represent a roadblock to the project, it will require the City, Alatus, MWMO, and other agency partners to carefully evaluate the sequencing of the redevelopment and the long-term vision for Jackson Pond. All parties remain committed to transforming the pond into a community amenity while ensuring that any improvements meet applicable floodplain requirements and support the overall redevelopment of the site. Staff will continue to update the Council as these discussions progress and additional information becomes available.

Requested Council Action/ Discussion Topics / Key Questions
Staff are seeking Council feedback on the developer's preliminary vision and redevelopment concepts for the Medtronic site. Specifically, staff are looking for general direction on whether the proposed vision aligns with the Council's goals and whether the Council is supportive of the developer continuing to invest time and resources into the project. Staff also request feedback regarding the Council's willingness to consider future public-private partnerships and potential redevelopment assistance should the project continue to advance
Regarding 4300 Central Staff are not seeking any specific feedback.

ATTACHMENT(S)