



**ECONOMIC DEVELOPMENT AUTHORITY**

<b>AGENDA SECTION</b>	<b>BUSINESS ITEMS</b>
<b>MEETING DATE</b>	<b>09/02/2025</b>

<b>ITEM:</b>	<b>Purchase of 4510 Taylor St NE.</b>		
<b>DEPARTMENT:</b>	Community Development	<b>BY/DATE:</b>	CD Coordinator, 08/28/2025
<b>CORE CITY STRATEGIES:</b> <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>			
<input checked="" type="checkbox"/> Community that Grows with Purpose and Equity		<input checked="" type="checkbox"/> Engaged, Effective and Forward-Thinking	
<input 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	

**BACKGROUND:**

Staff are bringing forth for consideration the purchase of real property located at 4510 Taylor St NE.

The subject property is residentially zoned (R-2A) and is the site of a one-bedroom, one-bathroom house that was built in 1946. The City’s Building Inspector recently conducted a time-of-sale inspection of the house in preparation for its sale. While communicating with the seller’s representative, the Inspector identified that the property had not yet been listed and that the seller might be open to discussing purchase options with the City. Community Development staff arranged with the seller’s representative to visit the property. During their visit, staff determined that the property would be a good fit for residential redevelopment: the house was vacant, had been subject to water damage, and would need repairs amounting to tens of thousands of dollars to make it habitable again. The cost of the necessary repairs would be disproportionate to the small size of the house, which measures only approximately 588 square feet. The property is also non-conforming with regard to parking because it does not have a garage.

Anoka County currently lists the estimated market value of the land – with no buildings – at \$86,000. The seller’s representative indicated they had received two offers above this price. After consultation with CD staff, Director Forney made an initial verbal offer of \$100,000 for purchase of the property, plus closing costs, and explained that this offer was contingent on approval by the EDA. The seller, Kirk Miller, verbally accepted this offer. The City then followed up with a written offer letter, which the seller also acknowledged.

By purchasing this residential property, the EDA would create an opportunity to engage with partners to provide a new housing unit or units on the site. Like in previous redevelopment projects, the EDA could work with a group like Better Futures to deconstruct the house for recycling and reuse of salvageable materials. The City’s Fire and Police Departments might be able to use the site for training. After demolition, the EDA could choose to work with an organization like Habitat for Humanity or with a private developer for the construction of new housing. Staff are of the opinion that the purchase and redevelopment of the property by the EDA would provide more opportunities than would be possible with private purchase and renovation of the existing structure.

Each year, the EDA budgets \$200,000 for property acquisition through Redevelopment Fund 408, specifically through the Commercial Revitalization Program. The EDA has not yet spent these funds in 2025. Staff therefore suggest that the EDA use Redevelopment Fund 408 Commercial Revitalization dollars to finance the purchase of 4510 Taylor. The purchase and redevelopment of this site are consistent with the goals of Redevelopment Fund 408, but because the property is not commercially zoned an amendment to the 2025 budget will be necessary to allocate funds for this specific site. This proposal aligns with the EDA's 2025 goal of continuing to administer the EDA's Commercial Revitalization Program to address substandard and non-conforming housing stock.

Resolution 2025-24 approves the draft purchase agreement, amends the 2025 budget, and allocates an additional \$70,000 to related site preparation costs. These related project costs include closing costs, hazardous material abatement (such as asbestos and trash removal), tree removal, and demolition. Any excess funds remaining once demolition and grading have been completed will be returned to EDA Redevelopment Fund 408.

**STAFF RECOMMENDATION:**

Community Development staff recommend that the EDA pass Resolution 2025-24 to approve purchase of the property at 4510 Taylor St NE for residential redevelopment.

**RECOMMENDED MOTION(S):**

MOTION: Move to waive the reading of Resolution 2025-24, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2025-24, a Resolution of the Columbia Heights Economic Development Authority, approving the purchase agreement between the Columbia Heights Economic Development Authority and Kirk Miller.

**ATTACHMENT(S)**

1. Resolution 2025-24
2. Draft Purchase Agreement 4510 Taylor St NE
3. Preliminary Offer Letter 4510 Taylor St NE
4. Site Map