



Agenda Item Report

Meeting Type: City Council

Meeting Date: August 5, 2026

Item Title: Consider and take action regarding the feasibility study for the redevelopment of 1149 W. James St. (CDA 7/20/2026)

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter: The CDA recommends redeveloping the property as a multi-tenant retail/office/service building through an RFP process after the demolition of the building in the fall of 2026. The demand for retail/office/service land uses is high at this site and this approach is the quickest and most likely redevelopment option considered. Other options considered included the acquiring of additional properties to do a larger redevelopment project. However, the cost of acquiring properties, demolition, and unpredictability of willing sellers, made this option much less likely achievable and cost effective. The project can be funded exclusively through tax incremental financing or a combination of TIF and partial usage of the cable fund balance. Demolition is estimated to be up to \$150,000.

The report recommends an RFP be developed soon after demolition in late 2026. Currently, Police, Fire, and Public Works and Utilities have some equipment in the building. The Fire Chief shared viable options for their equipment recently. Although the temporary home of the antique fire truck is up in the air. Police have a small amount of LESO equipment and two squad cars. Their new storage home has yet to be identified. Public Works and Utilities no longer has any items stored at 1149 W. James Street.

If more time is needed to find new homes for existing items stored at 1149 W. James Street, the timeline for redevelopment can be pushed back. Ultimately, to move forward with the project, the building needs to be demolished so the site can be redeveloped to its fullest potential.

List all Supporting Documentation Attached: CDA Feasibility Study

Action Requested of Council: Take action regarding the planned future of 1149 W. James St.