



Agenda Item Report

Meeting Type: Committee of the Whole & Common Council

Meeting Date: March 3, 2026

Item Title: Discussion regarding tasking the Community Development Authority to provide a feasibility report on the development opportunities for 1149 W James Street.

Submitted By: Matt Amundson, City Administrator

Detailed Description of Subject Matter:

The property at 1149 W. James Street has been identified as a potential opportunity site for community and economic development. Its location along a primary commercial corridor makes it a strategically significant parcel for future redevelopment that could support business growth, enhance corridor aesthetics, and expand the local tax base.

At this stage, staff recommend further examination of the site's physical condition, potential uses, environmental status, ownership considerations, and funding or incentive tools that may be appropriate for redevelopment.

Staff respectfully request that the Council **direct the Community Development Authority to undertake a preliminary feasibility review** of development and redevelopment options for 1149 W. James Street. This review may include, but is not limited to:

- Site and building condition assessment
- Analysis of potential land uses
- Market feasibility considerations
- Identification of possible development partners
- Assessment of financing tools, grants, or incentives
- Recommendations for next steps

The CDA would return to the Council with findings and recommendations upon completion of its review.

Assigning the CDA to lead this feasibility exploration will provide the City with a clearer understanding of redevelopment potential at 1149 W. James Street and help determine an appropriate strategic path forward.

List all Supporting Documentation Attached:

None

Action Requested of Council:

Consider and take action to task the Community Development Authority to provide a feasibility report on the development opportunities for 1149 W James Street.