



Memorandum

To: Mayor Nelson and Members of the City Council

From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

Date: February 3, 2021

Subject: 1628 County Highway 10

I received a phone call from Brian Shulson, who is part of the ownership group that owns 1628 County Highway 10. They are in the process of trying to lease the space that belonged to the former Life Prep Academy.

After the City Council's rejection of Family Promise, he presented several options of tenants and inquired as to the City's preference. I explained that I would share these with the City Council and obtain feedback from the Council to share with him.

Prospective tenants that have contacted Mr. Shulson about the space include:

1. Family Promise, which they believe is a good fit due to the current configuration of the space and aligns with their organizational values. *Will require a code amendment; per previous City Council discussion.*
2. A Mosque tenant. *Just as in the case of 8485 Plaza Blvd, parking may be an issue for any assembly space in this location.*
3. A voluntary chemical treatment program. Individuals would be able to stay for 60-90 days after they go through treatment teaching them how to reintegrate back into their living situation. *Would need to explore if a code amendment would be required – if it falls under the classification of a boarding house, it may only require a conditional use permit.*
4. An adult-oriented business. *While allowed as a conditional use in the C-1 zoning district, this site would not be an eligible location as any sexually oriented business must be located "at least 500 feet from any structure containing any public or private school, church, licensed day care center, public library, park or municipal building. This property is next door to a licensed daycare (Little Bees). This was communicated to the building owner.*

The space is set up in a dorm configuration from the previous boarding school, which has sparked interest from Family Promise and the chemical treatment program.

There was nothing in the call that would be determined as a threat. Rather, it was a genuine statement that they need to lease the space and that these were the prospective tenants that approached them.

Staff is seeking guidance from the City Council on how to proceed. If you have any questions, please don't hesitate to contact me at 763-784-6491.

