

Memorandum

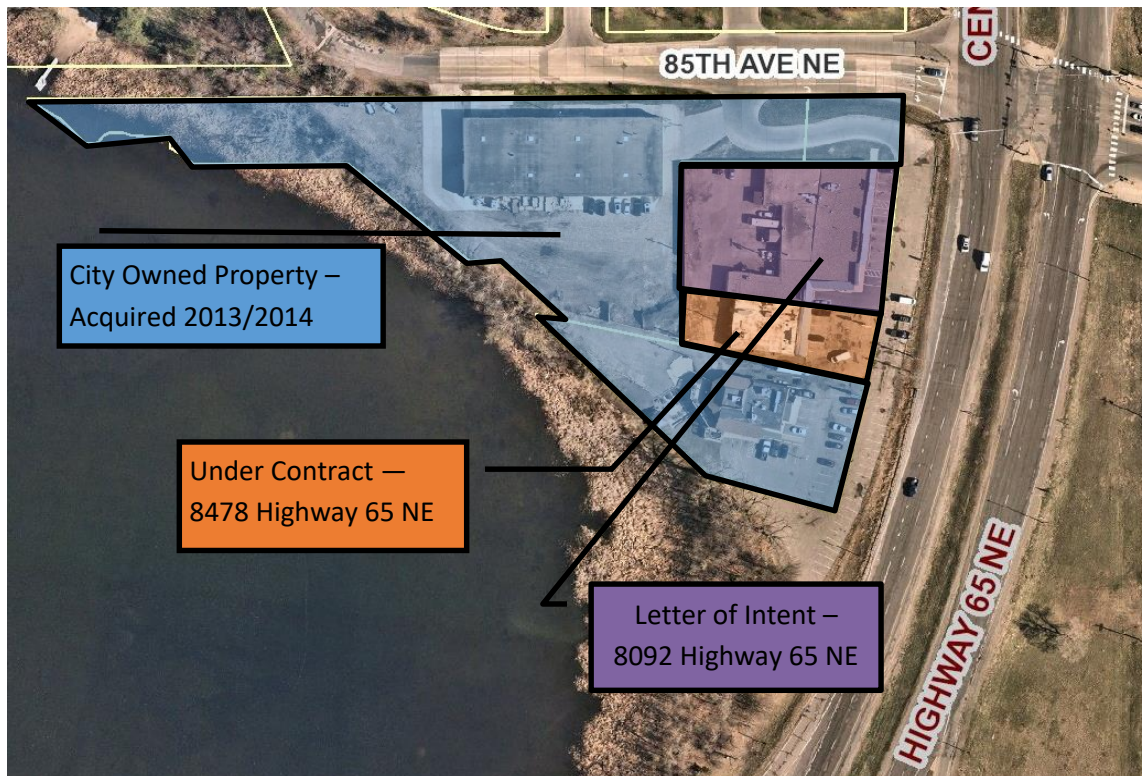
To: Chair Hansen and Members of the City Council

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

Date: September 17, 2024

Subject: Potential Purchases of 8076 Highway 65 and 8092 Highway 65 NE

The Spring Lake Park City Council is considering the acquisition of properties at 8076 Highway 65 NE and 8092 Highway 65 NE to complete the redevelopment area outlined in our long-term vision for the community. As part of this process, Minnesota State Law, specifically Minnesota Statutes, Section 462.356, provides the Planning Commission with an opportunity to determine if the proposed property acquisitions are in conformance with the City's Comprehensive Plan.



Purpose of Acquisitions:

Acquiring these properties aligns with the goals and policies set forth in the City's 2040 Comprehensive Plan. The plan emphasizes the importance of redevelopment in certain areas to enhance the City's economic base, increase the tax base, and improve the overall quality of life for

residents. These properties are located on the southwest corner of the intersection of Highway 65 and 85th Avenue NE, which the City Council has identified for potential redevelopment.

The acquisition will be financed using a combination of funds from the City's HRA Excess Fund, designated for economic development purposes, and funding from the Anoka County Housing and Redevelopment Authority.

Statutory Requirement:

According to Minnesota Statutes, Section 462.356, Subdivision 2, before a city acquires real property, the Planning Commission must have the opportunity to review the proposal to determine if it is in substantial compliance with the city's Comprehensive Plan. This statute ensures that any property acquisition aligns with the city's long-term planning goals and objectives.

Conformance with the Comprehensive Plan:

The Comprehensive Plan encourages the redevelopment of under-utilized properties to achieve the highest and best use, eliminate blight, and increase the tax base while mitigating impacts on surrounding land uses. The acquisition of 8076 and 8092 Highway 65 NE aligns with this objective by:

1. *Supporting Economic Development:* These properties are located in areas identified for commercial and mixed-use development, as outlined in Chapter 2 of the Comprehensive Plan. The acquisitions will enable the City to guide future development in a way that supports local businesses and employment opportunities.
2. *Enhancing the Community's Tax Base:* By facilitating redevelopment, these acquisitions have the potential to contribute significantly to the City's tax base, which can, in turn, reduce the tax burden on residential properties.
3. *Redevelopment Potential:* The properties are in a highly visible and accessible location, making them ideal candidates for redevelopment. Their acquisition would allow for the assembly of parcels that can be redeveloped in a manner consistent with the City's vision for a more vibrant, economically diverse community.

Review Process:

We have attached a copy of the 2040 Comprehensive Plan to assist in your review of these potential acquisitions. Please assess the conformance of these purchases with the Comprehensive Plan, specifically considering the goals of land use and economic development outlined in Chapter 2. Your determination, as required by Minnesota Statutes, Section 462.356, will play a crucial role in guiding the City Council's decision-making process regarding these acquisitions.

The proposed acquisitions of 8076 Highway 65 NE and 8092 Highway 65 NE represent an opportunity for the City to advance its redevelopment goals and support the long-term vision outlined in the Comprehensive Plan.

If you have any questions, please do not hesitate to contact me at 763-784-6491.