



## Council Committee Memorandum

**TO:** Joint Council Committee  
**THROUGH:** Tim Murray, City Administrator  
Deanna Kuennen, Comm. and Econ. Dev. Director  
**FROM:** Kim Clausen, Community Development Coordinator  
**MEETING DATE:** June 18, 2019  
**SUBJECT:** Redevelopment of Former Mayo Clinic Site at Erblang Ave. and Hwy 60 E (924 1<sup>st</sup> St. NE)

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### Background:

At the April 23 Joint Committee meeting, Nate Stencil, Stencil Group, presented information on the potential redevelopment of the former Mayo Clinic site at 924 1<sup>st</sup> St NE. Preliminary plans called for an 82-unit apartment complex with 121 surface parking stalls. Based on feedback from the Council, Stencil revised the plans to include underground parking, which resulted in an increase to 89 units, with four stories of residential units over the underground garage. Stencil held a voluntary neighborhood meeting on May 21 to obtain feedback from neighbors. Several neighbors attended the meeting and expressed concerns about:

- Height
- Number of units
- Traffic
- Light pollution
- Building design
- Parking issues at the adjacent assisted living facility
- Affect on property values

Based on this feedback, Stencil is working to reduce the number of units and stories of the building. Prior to applying for business assistance, likely in the form of Tax Increment Financing (TIF), Stencil would like to determine Council support for such an application. Stencil will provide updated plans at the meeting.

### Recommendation:

Council is asked to provide feedback on support for the required financial assistance.



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PRIME PROPERTIES LLC  
 924 1ST ST NE  
 1.9 Acres Value \$309200

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