

1. February 10, 2025 City Council Work Session Agenda And Packet Rev.

Documents:

[FEBRUARY 10, 2025 WORK SESSION AGENDA PACKET COPY.PDF](#)
[FEBRUARY 10, 2025 WORK SESSION AGENDA.PDF](#)

City of Excelsior
Notice of Work Session
of the Excelsior City Council

NOTICE IS HEREBY GIVEN that the City Council of the City of Excelsior will hold its regular work session on Monday, February 10, 2025 at 5:30 P.M. in-person at 106 Center Street, Excelsior, MN 55331 – Entrance is located on Center Street. The agenda for the meeting is attached hereto.

Members of the public may attend the work session either in person or by joining via Zoom either online or by telephone at:

Join Zoom Meeting

<https://us02web.zoom.us/j/88526566715>

Meeting ID: 885 2656 6715

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Dial by your location

- +1 305 224 1968 US
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- +1 312 626 6799 US (Chicago)

City of Excelsior
City Council Work Session

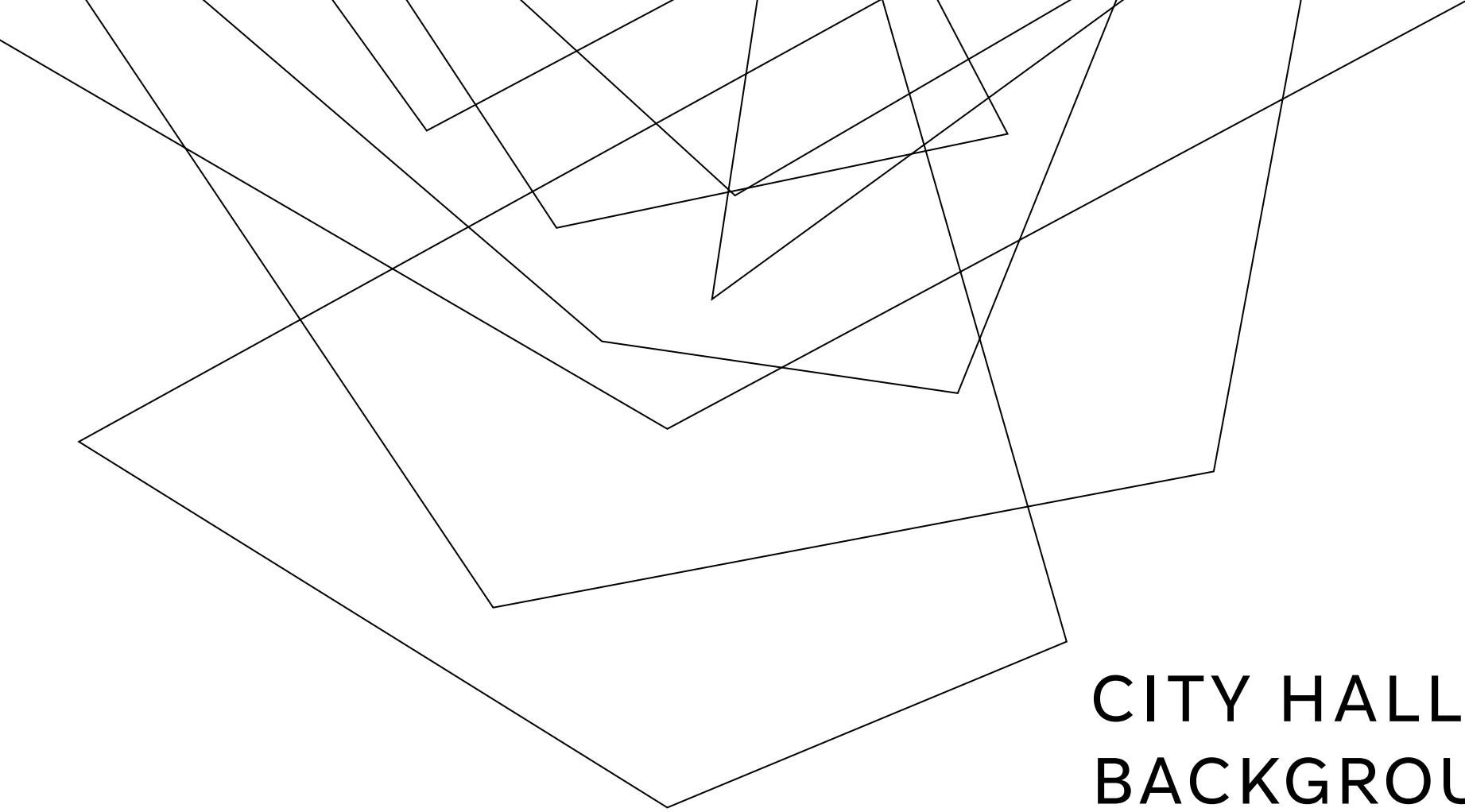
Agenda

Monday, February 10, 2025

106 Center Street, Excelsior, MN 55331 – Entrance is located on Center Street

5:30 P.M. – 6:30 P.M.

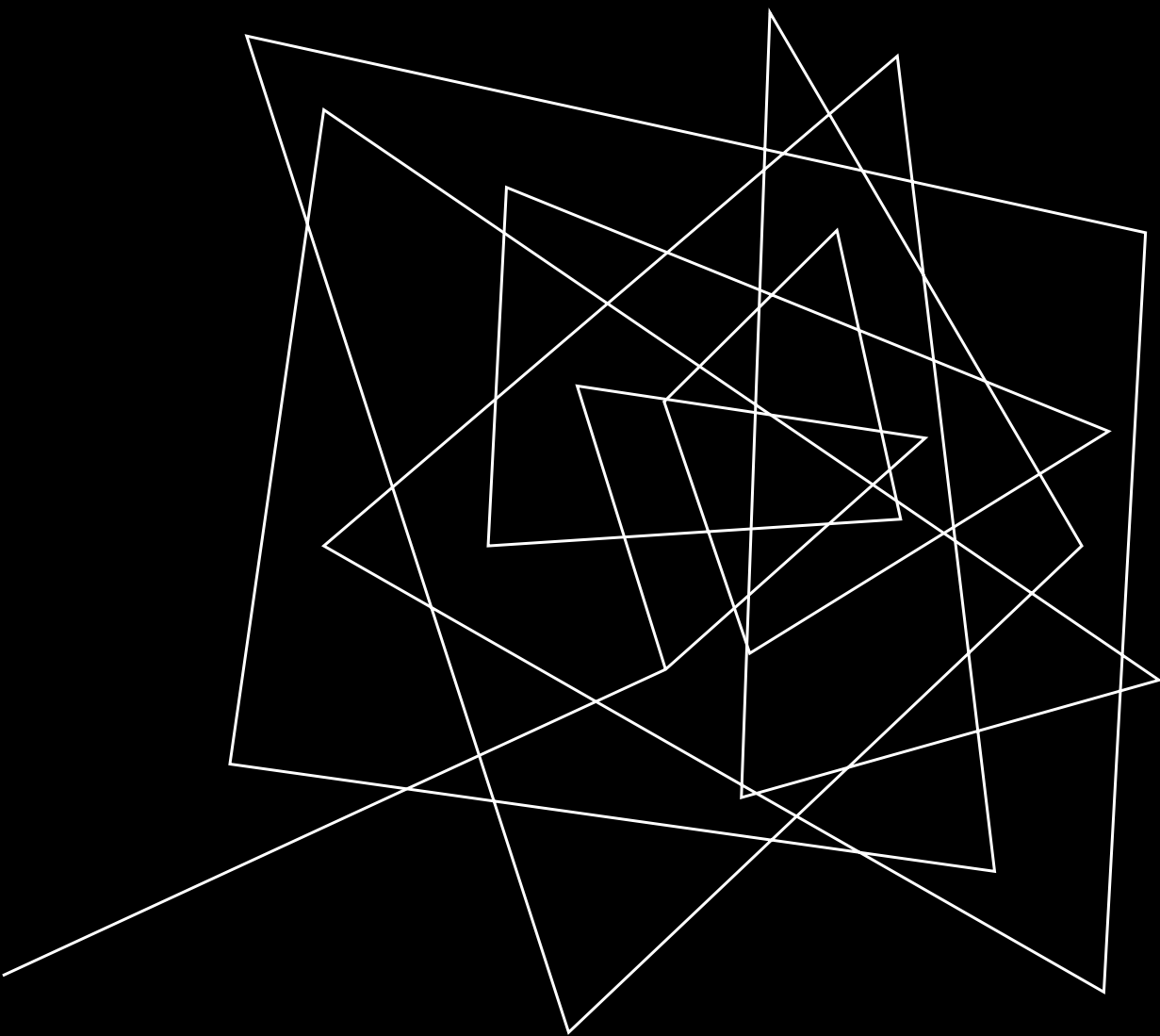
1. CALL TO ORDER/ROLL CALL
2. APPROVAL OF AGENDA
3. NEW BUSINESS
 - a. City Hall Discussion
4. ADJOURNMENT

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CITY HALL BACKGROUND

FEBRUARY 10, 2025





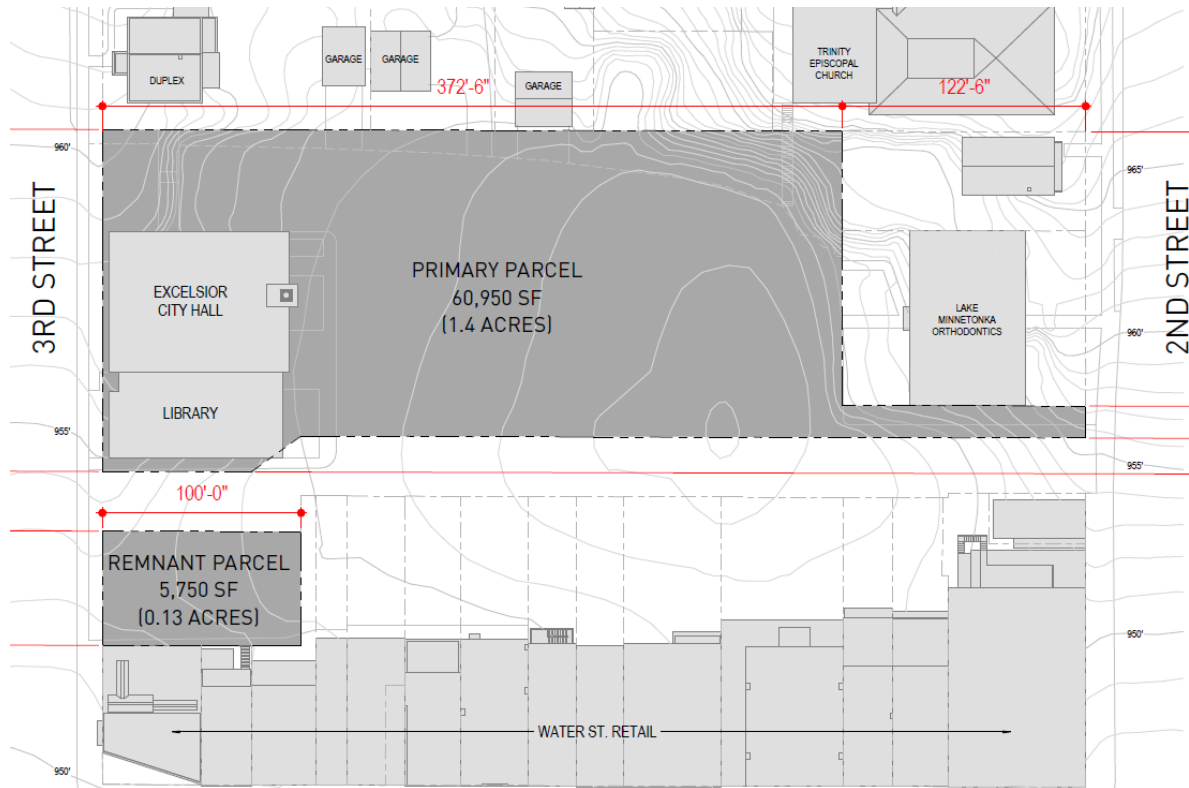
HOW DID WE GET
HERE?



A NEW CITY HALL HAS BEEN A LONG-STANDING GOAL OF THE CITY

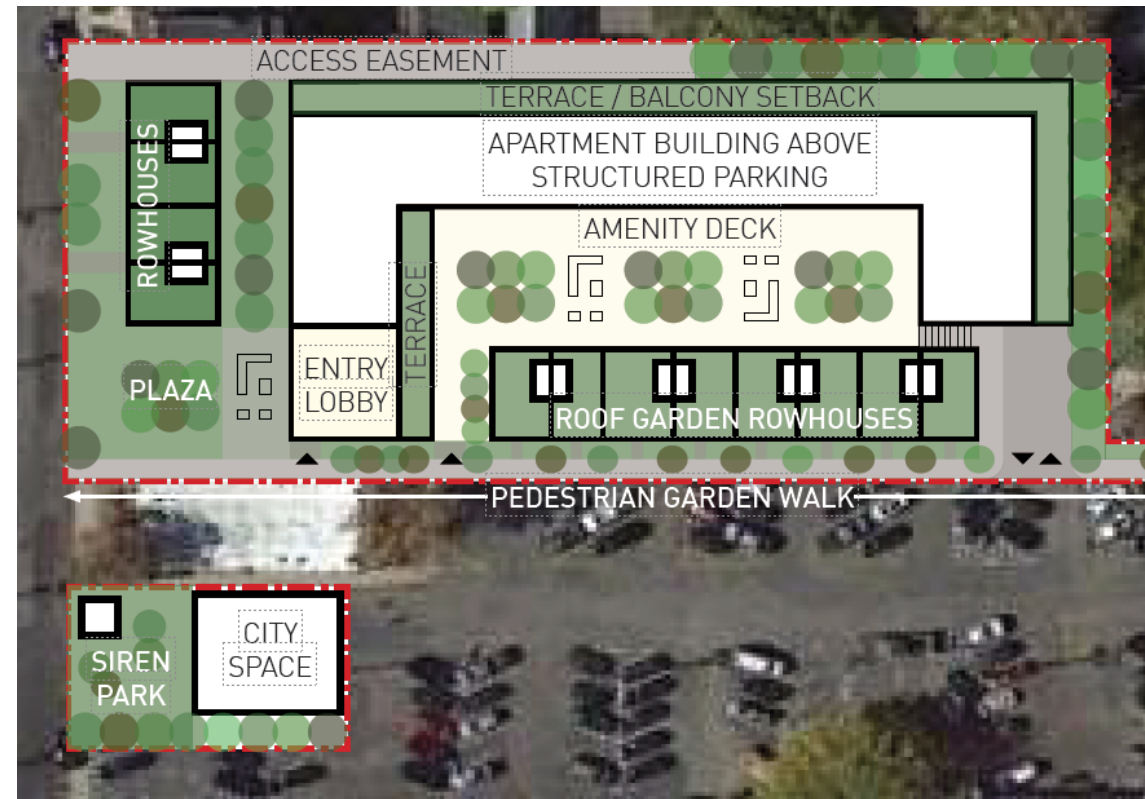
- City hall formerly located at 339 Third Street Site
- Building shared with Hennepin County library and a surface parking lot
- Building was underutilized, increased pressure to expand availability of public parking
- In 2008, the City and Hennepin County discussed the possibility of constructing a new library/city hall building – the County decided to have a standalone library with no city hall component
- City explored options for city hall between 2013-2019

RENEWED INTEREST IN REDEVELOPING THE 339 THIRD STREET SITE



- In 2021, the Council expresses a renewed interest in redeveloping the 339 Third Street property and explores the possibility of partnering with Artspace, which is an organization that develops affordable artist lofts
- The Artspace option is abandoned due to a lengthy and expensive feasibility process
- In 2022, the City issued a Request for Letters of Interest
- Red Leaf Partners is selected as the City's development partner: use to be multifamily, public parking garage, and city hall

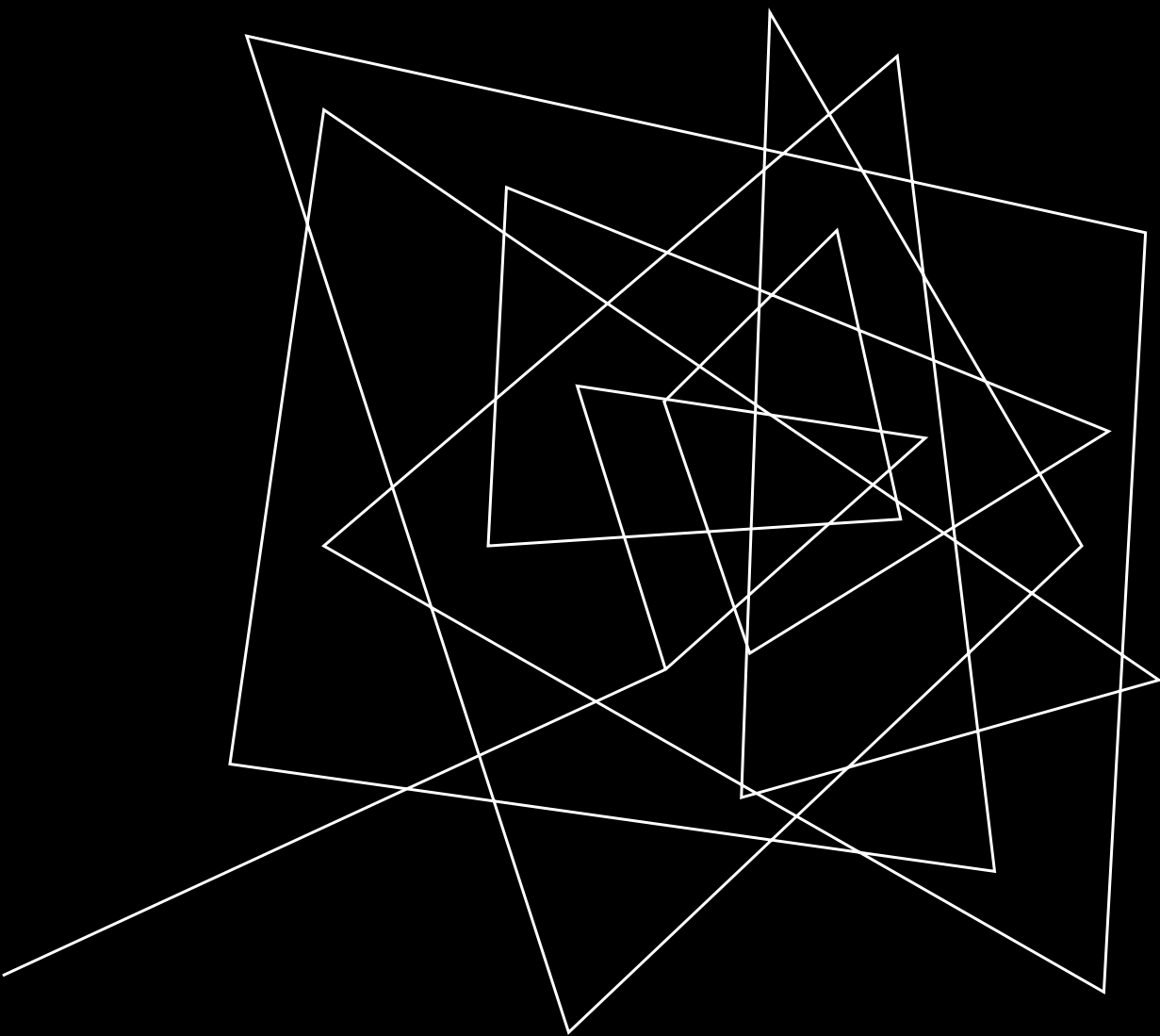
RED LEAF'S INITIAL CONCEPT PLANS INCLUDE CITY HALL AS PART OF THE REDEVELOPMENT





BY PRELIMINARY PUD APPLICATION
IT'S DETERMINED THAT THE SPACE
SLATED FOR CITY HALL PROVIDES
MORE VALUE AS A PARK





THE SEARCH FOR A NEW LOCATION

810 EXCELSIOR BOULEVARD

The City purchased the building when the South Lake Minnetonka Police Department moved to its current location.

The City sold the building to 45 North Group in 2020 and is now the River Valley Montessori School.



106 CENTER STREET

The City purchased the building in 2021

In 2024 Minnetonka Center for the Arts entered into a purchase agreement with the City and has until November 2026 to close on the property



301 WATER STREET

In 2021, the City put in an offer to purchase the property

The offer was not accepted



261 SCHOOL AVENUE

In 2022 the City submitted a Letter of Intent to purchase the property

The City and the property owner were unable to agree on a purchase price



471 THIRD STREET

The City explored purchasing the building that is connected to the Congregational Church (the space that is circled in red)

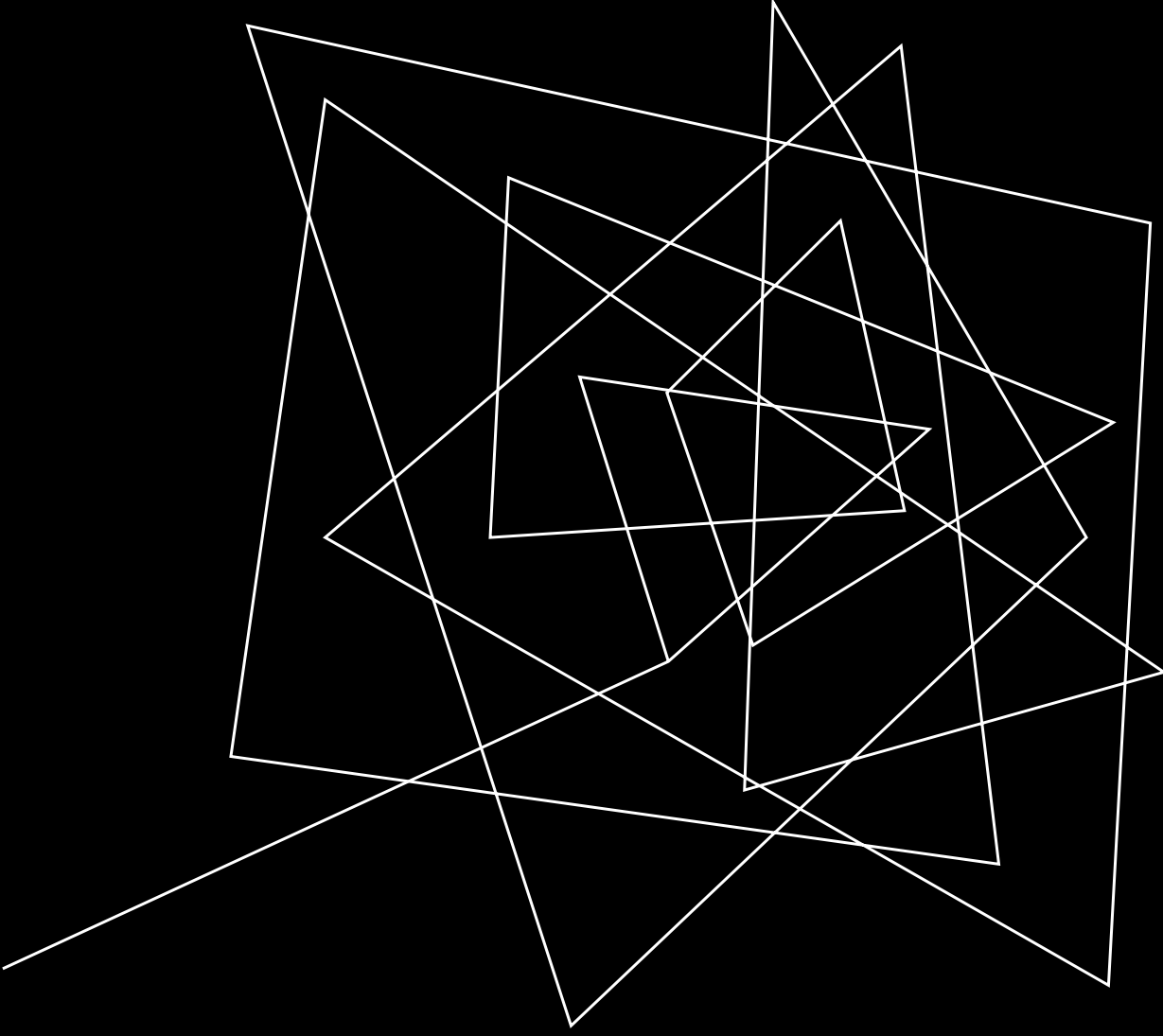
The building is now used by Mis Amigos Preschool



434 LAKE STREET

The building came on the market in 2023. The majority of the Council did not want to submit an offer for the building.





MOST RECENT
CITY HALL EFFORTS

EXPLORING
OPTIONS FOR THE
PUBLIC WORKS SITE

3 METHODS TO EXPLORE CITY HALL OPTIONS ON THE PUBLIC WORKS SITE

1. 2023 Roehrschmitt Architecture + Interiors Study

- Two concepts for city hall
- Concept A – new city hall attached to wastewater treatment plant building
- Concept B – new city hall attached to expanded public works garage

2. 2024 HCM Study

- Three phase approach
- Phase 1 – Council Chambers, Phase 2 – City Hall, and Phase 3 Public Works Building

3. 2024 Bids

- The City received one bid to stabilize the historic wastewater treatment plant building

2023 CONCEPTUAL STUDY – CONCEPT A



5,000 sq ft – new city hall building

1,000 sq ft – council chambers in the renovated wastewater treatment plant building

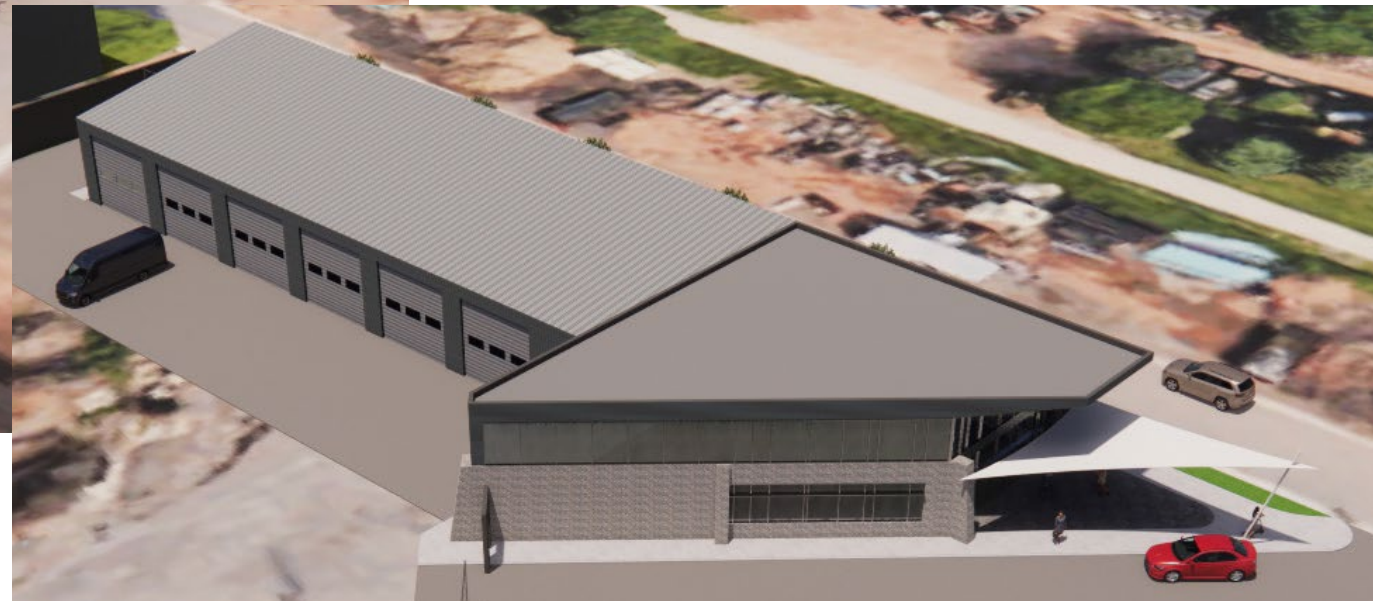
Estimated cost of \$3 million



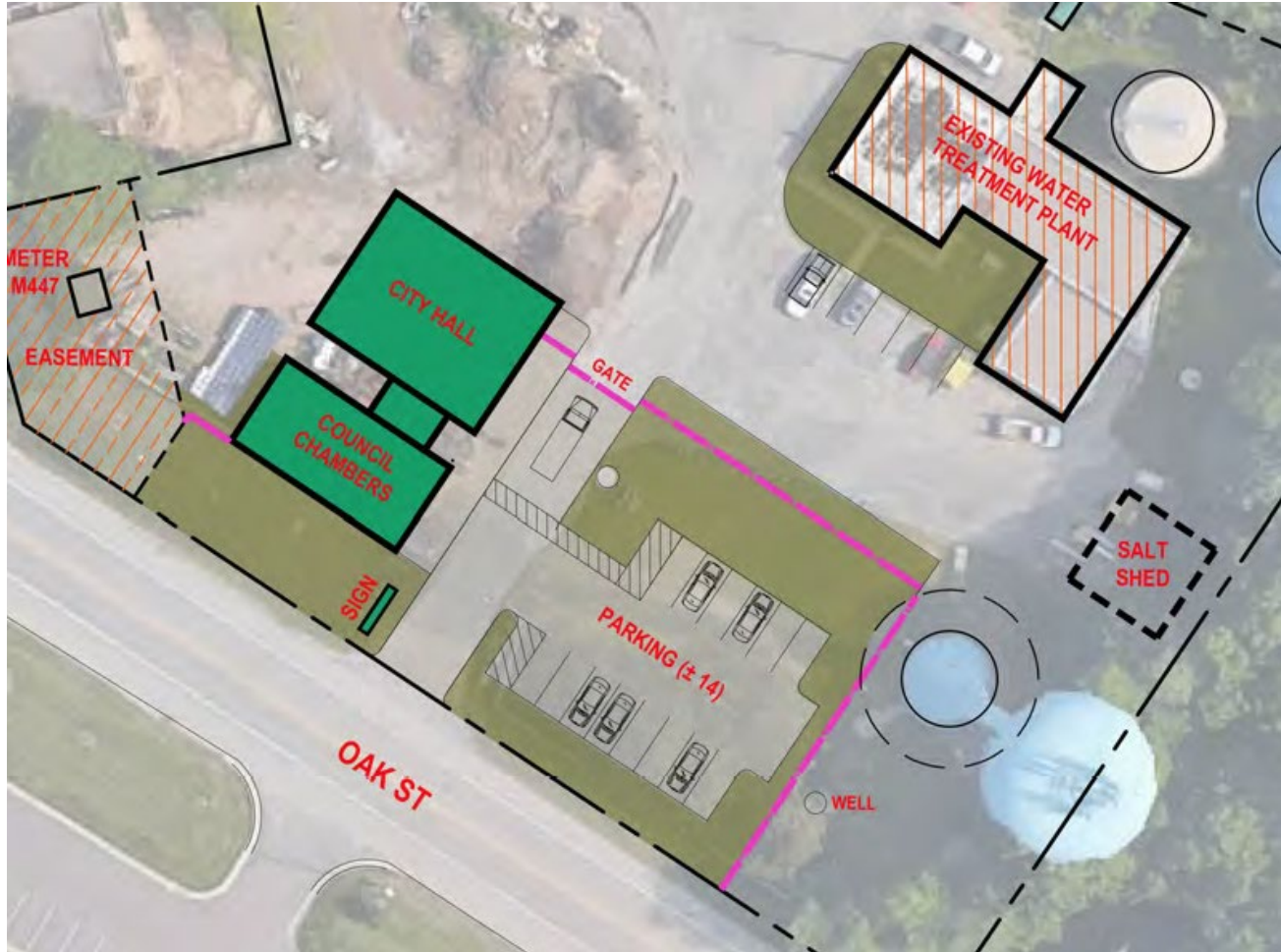
2023 CONCEPTUAL STUDY – CONCEPT B



6,000 square foot new office building
added to a public works service garage
Estimated cost of \$3.88 million



2024 FEASIBILITY STUDY – CITY HALL/COUNCIL CHAMBERS



PHASES 1 and 2

3,000 sq ft – new city hall

1,800 sq ft – council chambers in the renovated wastewater treatment plant building

Estimated cost of \$4.15-5.2 million

2024 FEASIBILITY STUDY – PUBLIC WORKS FACILITY



PHASE 3

15,125 sq ft new public works service garage

Estimated cost of \$7-8 million

2024 BIDS FOR STRUCTURAL STABILIZATION OF WASTEWATER TREATMENT PLANT BUILDING



One valid bid received for a total contract amount of \$937,270. (Recommended budget of \$1.1M with project contingencies).

Stabilization would secure and maintain the integrity of the building to prevent further deterioration.

Additional costs for retrofitting the building as a council chambers and constructing a city hall building.

ITEMS FOR CONSIDERATION

- Ownership of city hall ensures location stability and site management
- Co-locate city hall, council chambers, and storage
- Desired characteristics (parking, proximity to downtown, civic identity, etc.)
- Redevelopment of public works site or acquisition and remodel of existing building

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NEXT STEPS

What does the Council want to see in a City Hall? What's most important?

How does the Council want to proceed with finding a location for city hall?

How does the Council want to address the lease on the space that city hall is currently leasing?

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QUESTIONS AND DISCUSSION

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