



STAFF REPORT

DATE: February 4, 2025

REGULAR

AGENDA ITEM: Technical Assistance Panel Discussion by Urban Land Institute (ULI) for the City owned 180 acres

Presented by: Megan Flanagan, ULI

SUBMITTED BY: Ashley Monterusso, Planner

Reviewed By: Jason Stopa, Community Development Director

BACKGROUND:

The city currently holds 180 acres of land near Ideal St. and 34th St. The city previously issued an RFP for this land but did not have success. Creating a plan to develop the City owned 180 acres to issue an RFP is a part of the 2025 EDA Workplan.

Megan Flanagan has been asked to present on the Technical Assistance Panel (TAP) offered by the Urban Land Institute. The EDA is being asked to consider whether the City should fund a study on the area as a preliminary step in developing a plan for the property.

From the ULI:

Technical Assistance Panels (TAPs) bring an unbiased, interdisciplinary and market-based perspective to your specific development/land use challenge or policy issue. TAPs provide an unbiased, interdisciplinary panel of volunteer real estate professionals who address a specific project, development or policy issue.

ULI Minnesota will assemble a panel of high-level land use and real estate professionals specifically selected for their expertise relating to the TAP assignment. Our panel can tell you what kinds of development you can realistically expect and what tools you might use to attract the development you want.

The workshop is preceded by analysis of background information provided by the sponsor, planning sessions, community interviews, and site tours. The panel's findings and recommendations are documented in a written report. Length of TAP is negotiated based on need.

Why Host a TAP?

- You could benefit from an outside private market perspective.
- Completing a TAP may provide market specifics to make the project more feasible.
- You may find it easier to secure regulatory approvals and/or attract capital, as it will have the TAP report as a reference.

ISSUE BEFORE THE COMMISSION:

EDA may wish to provide feedback or ask questions as they evaluate the benefits of a TAP for the city owned 180 acres.

ATTACHMENT:

- ULI presentations slides
- Link: [Technical Assistance Panel \(TAP\) | ULI Minnesota](#)