

TO: Mayor and City Council
FROM: Matt Fulton, City Manager
DATE: February 22, 2016
SUBJECT: Discussion with YMCA about future plans



BACKGROUND INFORMATION : The West St Paul YMCA is currently undergoing a strategic planning process regarding its facility locations within the Twin Cities Market area in an effort to plan for its successful future. In October, 2014, the City and YMCA entered into a “Memorandum of Understanding” relating to a mutual interest in exploring the potential for doing a collaborative project that would include a new YMCA and City Hall. While a jointly funded community survey was completed regarding this idea, additional efforts were essentially shelved when the City Hall project needed to be deferred due to financing limitations and the YMCA commenced its strategic planning effort.

DISCUSSION : As the YMCA anticipates its future, it is timely and appropriate for YMCA representatives to discuss its future with the City Council, including any ongoing interest in exploring the idea of a collaborative project with the City. If there is interest, additional work would be necessary to define the specifics surrounding how such a partnership would be organized and financed. The logical location for such a project would be somewhere on the municipal golf course, likely at the intersection of Thompson Avenue and Oakdale St. In order to maximize any redevelopment interests on Robert Street, a land swap with the YMCA would help to maximize the City’s ability to assist with land assembly for any future economic redevelopment project that might include the YMCA site. The YMCA currently owns 9.58 acres and has an assessed market value of \$3,887,500. The YMCA is a tax-exempt organization. As the Council is aware, the City has a lease agreement with the YMCA to use a portion of the YMCA property for use by the Thompson Oaks Municipal Golf Course.

If the City Council is not interested in pursuing a collaborative project with the YMCA, the idea of a land swap is still something to discuss with the YMCA in the interest of helping the YMCA have a location to construct a future new facility.

FISCAL IMPACT N/A

		Amount
Fund:		
Department:		
Account:		

STAFF REQUEST FOR CONSIDERATION

Staff is requesting Council discussion and direction.