



**New Brighton City Council
Work Session Agenda
New Brighton City Hall | Council Chambers
803 Old Hwy 8 NW, New Brighton , MN 55112
5:00 PM May 27, 2025**

To participate in this meeting, members of the public may:

- **Attend the meeting in person.**
- **Watch the meeting electronically.** Tune into CTV Channel 8023 (CenturyLink) or Channel 16 (Comcast). To observe the meeting as a livestream or a webcast, visit www.newbrightonmn.gov and click on "I Want To View a Public Meeting."
- **Join the meeting electronically.** Members of the public who need to interact with our public officials about agenda items, City Administration, and matters that are otherwise of public concern to the City Council but are unable to or not comfortable attending the meeting in person, may join the meeting electronically at: <https://newbrightonmn.gov/zoom> (no app needed), by scanning the QR Code on the right, or by using their Zoom app to join and entering: Meeting ID 898 6240 2361, Passcode 867530



I. Work Session Item

1. Brightwood Hills Clubhouse - Exploring Public Private Partnership



Agenda Section:	Work Session Item
Report Date:	05/20/2025
Meeting Date:	May 27, 2025

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Brightwood Hills Clubhouse - Exploring Public Private Partnership

Action Requested:

Public Hearing	Motion
<u>Discussion X</u>	Informational

Form of Action:

Resolution	Ordinance
Contract/Agreement	<u>N/A or Other X</u>

Votes Needed:

3 Votes	4 Votes
5 Votes	<u>N/A X</u>

Summary Statement:

Recommendations:

Discuss Public Private Partnership Opportunities to Align with City Council Strategic Priority and Recommendation for Replacement of Existing Clubhouse from Facility Condition Assessment.

Applicable Deadlines:

NA

Community Impact:	Successful development of City-owned property and reduction in long-term maintenance costs for golf facilities with private investment.
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Legislative History:	
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Strategic Priority:	Financial Sustainability	Staff Capabilities
	<u>Economic Development X</u>	Community Engagement & Belonging
	City Assets	Operational Effectiveness
		N/A

Fiscal Impact:	Financial Impact: Is there a financial consideration?		<u>No X</u>	Yes \$
	Financing Sources:	Budgeted	Budget Modification	
	New Revenue	Use of Reserves	Other	

Brightwood Hills Clubhouse

Exploring Public Private Partnership

Craig Schlichting, Director DCAD
Jennifer Fink, Parks and Recreation Director
Benjamin Gozola, Assistant Director DCAD



\$2.5 million to replace

Win/Win potential

- Vitality
- Clubhouse replaced w/ non-property tax dollars
- Increase to property tax base
- Enhanced golf operations

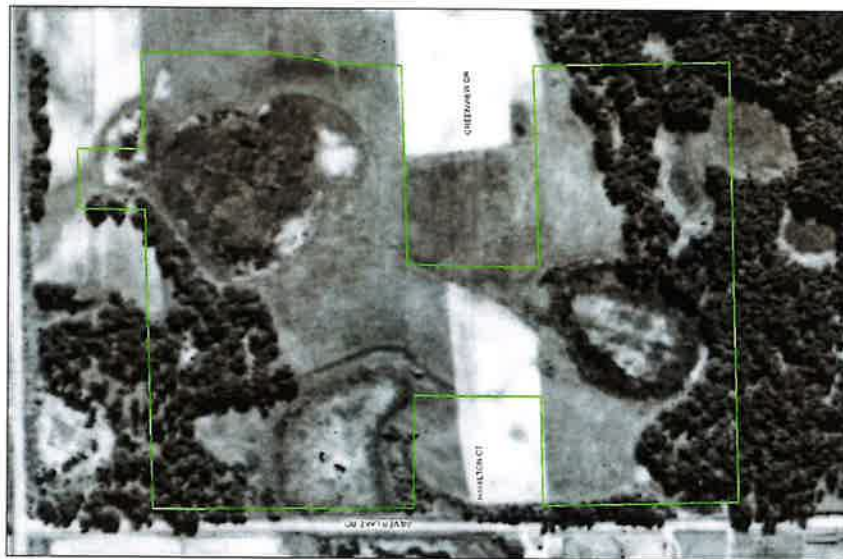
Site History

Guidance Documents

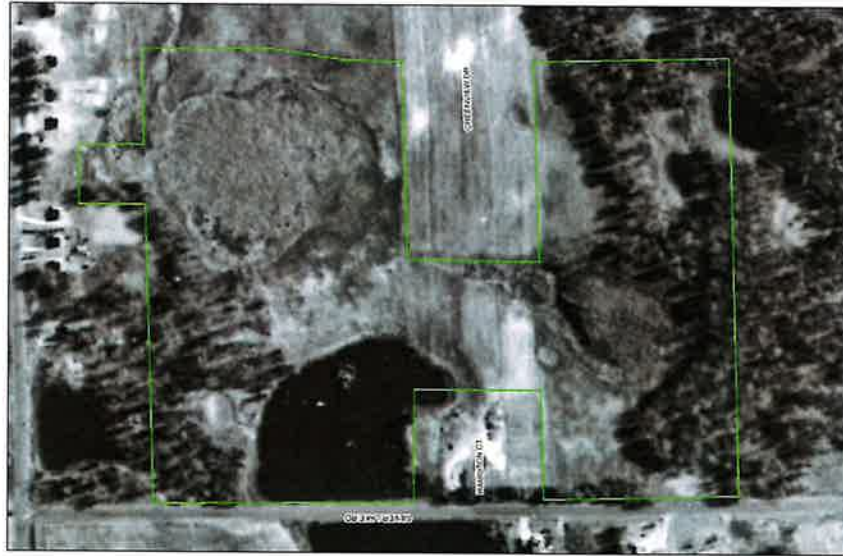
1. Facility Condition Assessment
2. Vision Silver Lake Road 2040
3. Comprehensive Plan
4. Housing Study
5. Council Strategic Priorities

Proposed Development Process

Brightwood Hills Golf Course - 1940

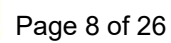


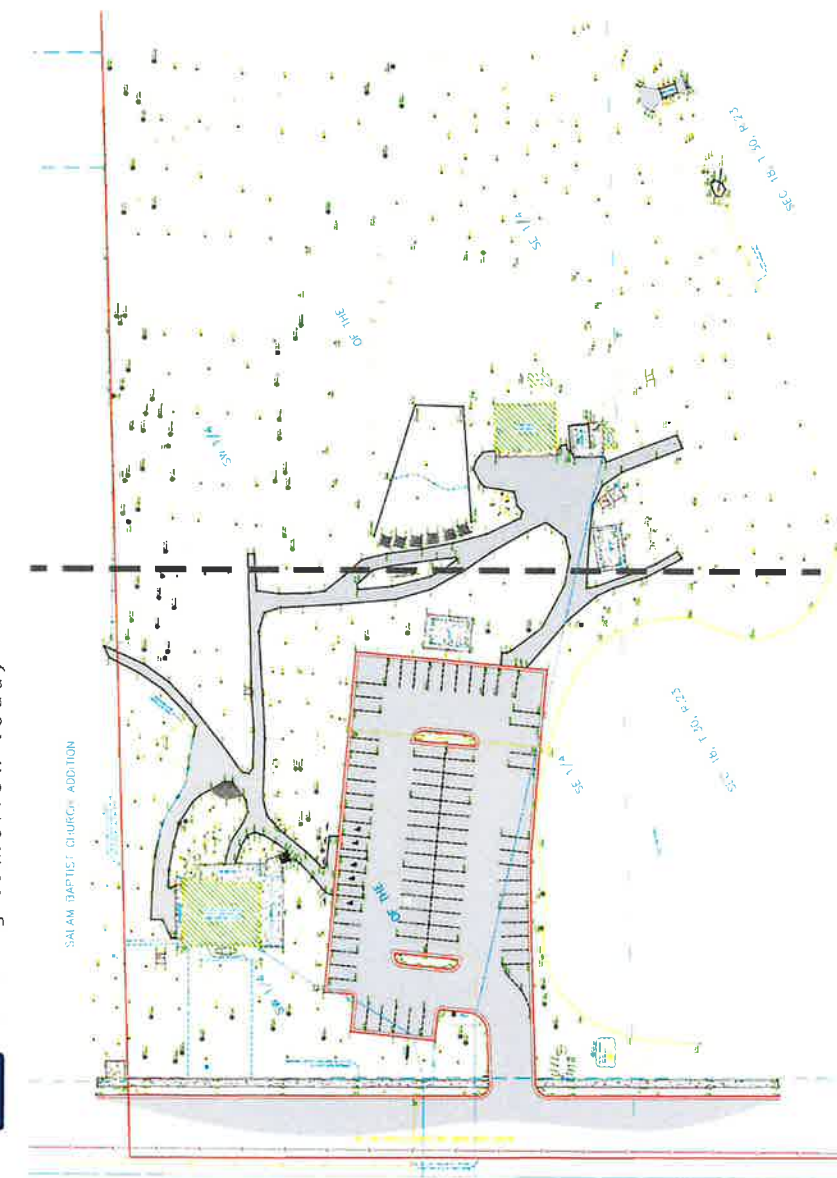
Brightwood Hills Golf Course - 1953



Brightwood Hills Golf Course - 1974







Brightwood Hills Golf Course

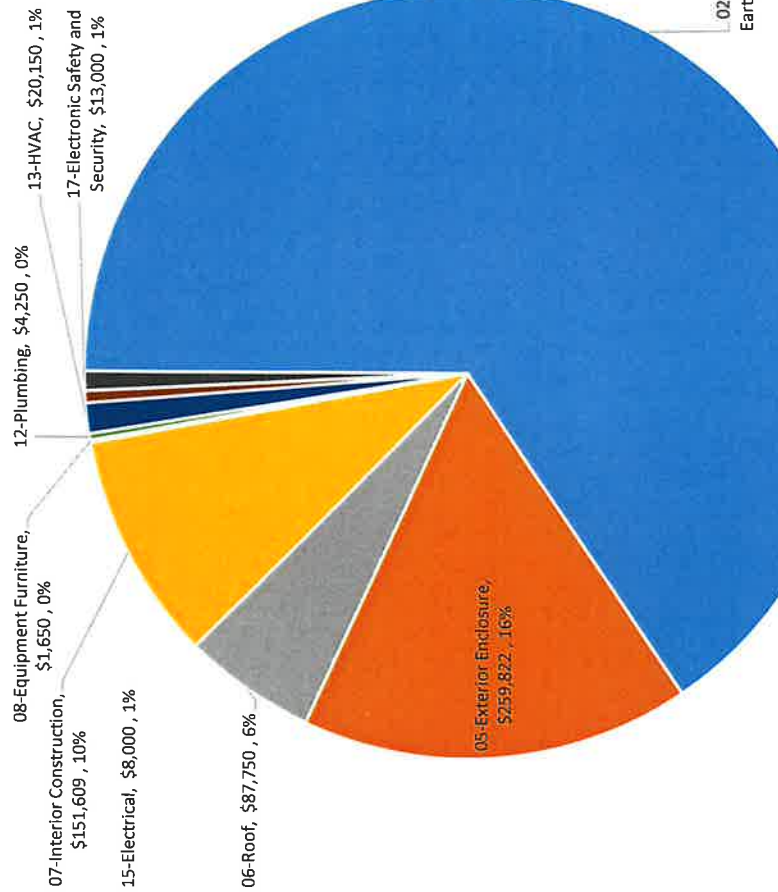
1st Guiding Document

Facility Condition Assessment

Not done as a part of parks comp plan
(no facility analysis was)

Facility Condition Assessment

Facility List	Original Construction Year	Facility SF	Pres. Day Repl. Costs	Building Repl. Cost	10-Year DM Costs	FCI
Brightwood Hills Clubhouse	2000	4,300	\$ 600	\$ 2,580,000	\$ 1,581,394	0.5024



Facility Condition Assessment

- 02-Sitework/Building Earthwork:

- Parking lot has major drainage issues. Redesign of drainage system and full depth asphalt replacement recommended.
- Cart/Walking paths are not ADA compliant; areas are too steep. Asphalt needs mill & overlay



Facility Condition Assessment

• 05-Exterior Enclosure:

- Cedar siding needs repair and be treated or replaced.
- Caulking and repairs to extruded polystyrene around perimeter of building to ensure building is watertight
- Caulk windows, recommend replacement within the next 10 years
- Exterior doors recommend maintenance and eventual replacement in the next 10 years

• 06-Roof:

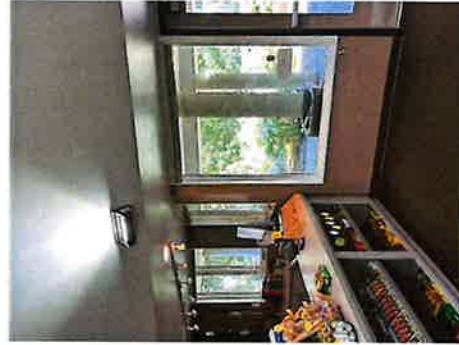
- Asphalt shingles damaged and no longer manufactured. Roof replacement needed.
- Evidence of water staining on rear elevation, grading improvements may be needed to keep water away from building.



Facility Condition Assessment

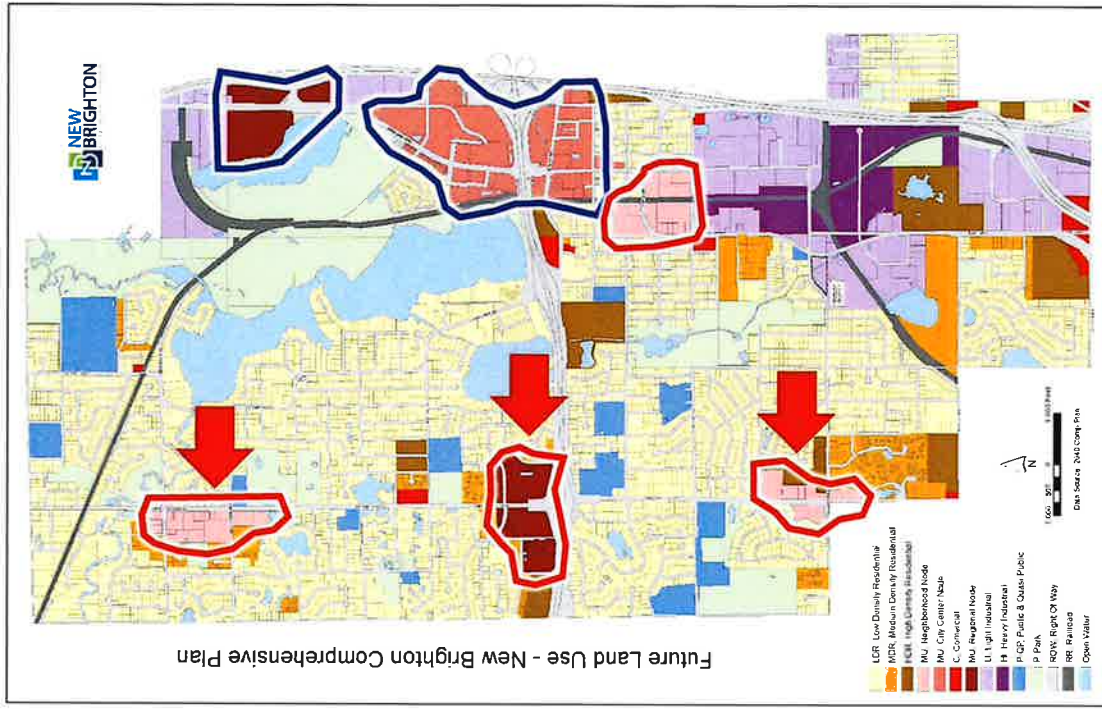
• 07-Interior Construction:

- Maintenance garage - walls have potential biological growth on lower portion of drywall. Recommend testing of growth. Recommendation is to excavate and add drain tile around exterior perimeter of facility to direct water away from building.
- Interior finishes are not critical, could be pushed out of 10-year plan.



Vision Silver Lake Road 2040

- Two **EXISTING** Mixed Used Nodes retained
- Four **NEW** Mixed Use Nodes identified



Vision Silver Lake Road 2040

FUTURE LAND USE MAP



ZONING MAP



Engagement Themes

Please give a brief description of why your top elements are important to you and how you feel about the Silver Lake Road focus areas?



Are there any other elements that are important to you that we should know?



Engagement Themes

Housing

- Height vary by location
- Place over other uses

Retail/services/restuarant

- Options for more local business

Parking

- Building closer to road/parking behind
- Shared/reduced/covered parking areas

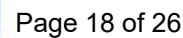
Aesthetics

- Quality materials
- Landscaping

Infrastructure

- Ped/bike connections
- Safety of Silver Lake Road

- New mixed use buildings with housing
- New commercial buildings
- Outdoor dining
- Golf course changes
- Expanded roadway network
- Expanded walk/bike facilities
- More trees



2040 Comp Plan Visions & Goals

CITY OF NEW BRIGHTON
COMPREHENSIVE PLAN
UPDATE

JULY 2019

New 2040
Brighton

CREATE A SENSE
OF PLACE & THE
"FEELING" OF
COMMUNITY



MAINTAIN
A HEALTHY
BUSINESS
ENVIRONMENT



STRENGTHEN
COMMUNITY
CONNECTIONS



PROVIDE A
DIVERSE STOCK
OF WELL
MAINTAINED
HOUSING



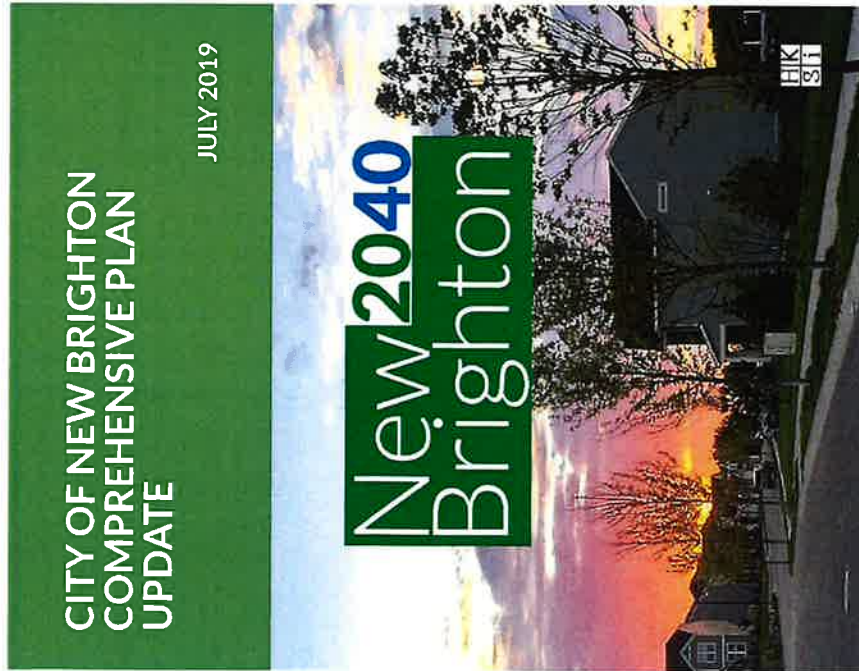
CREATE PLACES
FOR THE
COMMUNITY
TO GATHER &
INTERACT



CELEBRATE
PARKS AS
NEIGHBORHOOD
ACTIVITY
CENTERS



CREATE &
MAINTAIN
STREETS THAT
ARE SAFE,
COMFORTABLE,
& ATTRACTIVE
TO ALL USERS



Housing Study 2023

Provide Diverse/Well Maintained Housing Stock

Production Strategies

Market Rate Apartment Development

Affordable Units in Market Rate Developments

Accessory Dwelling Units

Affordable Apartment Development

Senior Cooperative Development

Preservation Strategies

Naturally Occurring Affordable Housing

Rental Housing Licensing, Oversight

Land Trust Homes

Manufactured Home Parks

Home Maintenance, Rehabilitation

Capacity Building Strategy

Financial Resources for Housing



New Brighton Housing Study

May, 2023

Public Private Partnership
for Golf Clubhouse



Golf Operations Needs/Wants

Must-Haves

Best practice for continued successful golf operations:

- **Storage:**
 - Secure storage for at least 20 golf carts.
 - Additional equipment storage (mowers, course maintenance tools).
 - Storage for pro shop inventory and food/beverage stock.
- **Club Maintenance Area:**
 - Space for a golf ball cleaning machine and ice machine.
 - Workshop area for club repairs (regripping, etc.).
- **Pro Shop / Retail Space:**
 - Dedicated area for retail sales and guest check-in.
- **Restrooms:**
 - Accessible and adequate for both daily operations and tournament use.
- **Community / Gathering Space:**
 - Room for league kickoffs, events, and small rentals (can be integrated with apartment amenities if shared appropriately).
- **Office Space:**
 - Private office for the Golf Course Manager.
 - Separate work area or desk for the maintenance lead.
- **Parking:**
 - At least 60 parking spots to maintain current usage levels.
- **IT/Utility Closet:**
 - Secure, climate-controlled space for networking and facility tech.

Nice-to-Haves / High Priorities for Future Success

These are not essential, but strongly preferred to enhance operations and customer experience:

- **Golf Simulator:**
 - Space for a simulator to provide year-round activity and revenue potential.
- **Food and Beverage Service:**
 - Minimum: space to sell snacks, soda, and chips.
 - Ideally: a restaurant or bar (able to serve alcohol stronger than 3.2 beer).
 - If no restaurant: a mid-level kitchen or prep area for expanded offerings.
- **Outdoor Gathering Space:**
 - Covered picnic shelter or outdoor gathering area near clubhouse.
- **Practice Areas:**
 - Dedicated space for a putting green.
 - Space for a small driving range or warm-up area.

Rendering



Golf Operations Needs/Wants

Pro Shop



Outdoor patio/lawn activities/putting green



Golf Simulator



Covered Parking



Options

(Minimum 2 stories, Max 4)



Mixed Use near 694 allowed 6 stories
Exchange Apartments (\$27M, \$460,000 taxes 2025)

- ☐ Housing
 - ☐ Market Rate
 - ☐ Affordable (workforce/senior)
 - ☐ Coop or Condos
- ☐ Retail
 - ☐ Restaurant
 - ☐ Commercial
 - ☐ Entertainment
- ☐ Public Space
 - ☐ Community Room
 - ☐ Banquet Hall
 - ☒ Other (golf club house, cart storage)

Next Steps

- Rezone Property (see handout)
- Gather Data to Inform Site Development
 - TIF
 - Survey
 - Soil Borings
 - Traffic/Utility Needs
- Create Public Private Partnership
 - Informally meet with developers (not an RFP, get a lot of ideas)
 - Interested developers submit concepts
 - Meet with EDC, PREC, and Council to identify partner
- Engagement and Land Use Application Process



Council Consideration

- Direction on Desired Options
- Questions on Proposal Process
- Engagement Consideration
- Discussion

