



**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 August 26, 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 NBMN.info/View-A-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. Further Discussion on Strategic Priority for Brightwood Hills Clubhouse



Agenda Section:	Work Session Item
Report Date:	08/22/2025
Meeting Date:	August 26, 2025

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Further Discussion on Strategic Priority for Brightwood Hills Clubhouse

Action Requested:

Public Hearing	Motion
Discussion	Informational

Form of Action:

Resolution	Ordinance
Contract/Agreement	N/A or Other

Votes Needed:

3 Votes	4 Votes
5 Votes	N/A

Summary Statement:

Recommendations:

Applicable Deadlines:

Community Impact:

Legislative History:	
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Strategic Priority:	Financial Sustainability	Staff Capabilities
	Economic Development	Community Engagement & Belonging
	City Assets	N/A

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

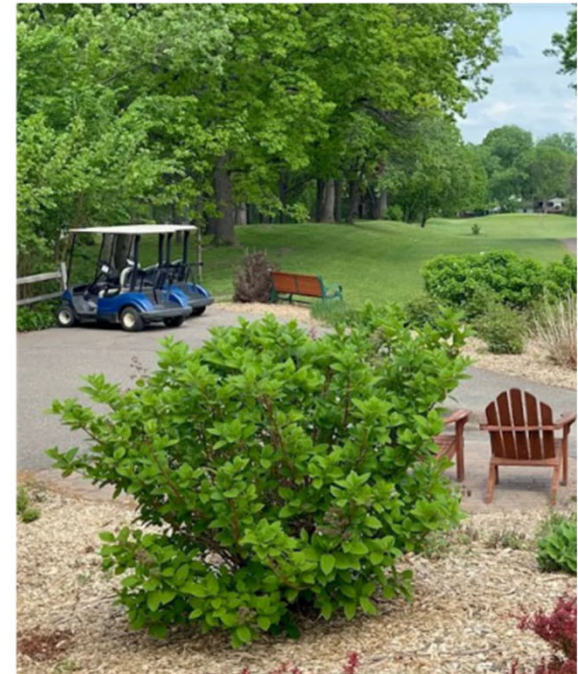
Attachments:	1.	Brightwood (reguiding)
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Brightwood Hills Clubhouse

**Re-guiding / Re-zoning
Public Private Partnership**

Craig Schlichting, Director DCAD
Ben Gozola, Assistant Director DCAD



AGENDA



1. Recap

- Facility Condition Assessment
- Vision Silver Lake Road 2040
- Comprehensive Plan
- Council Strategic Priorities

2. Re-guiding/Re-zoning

3. Ownership/redevelopment

4. Next Steps

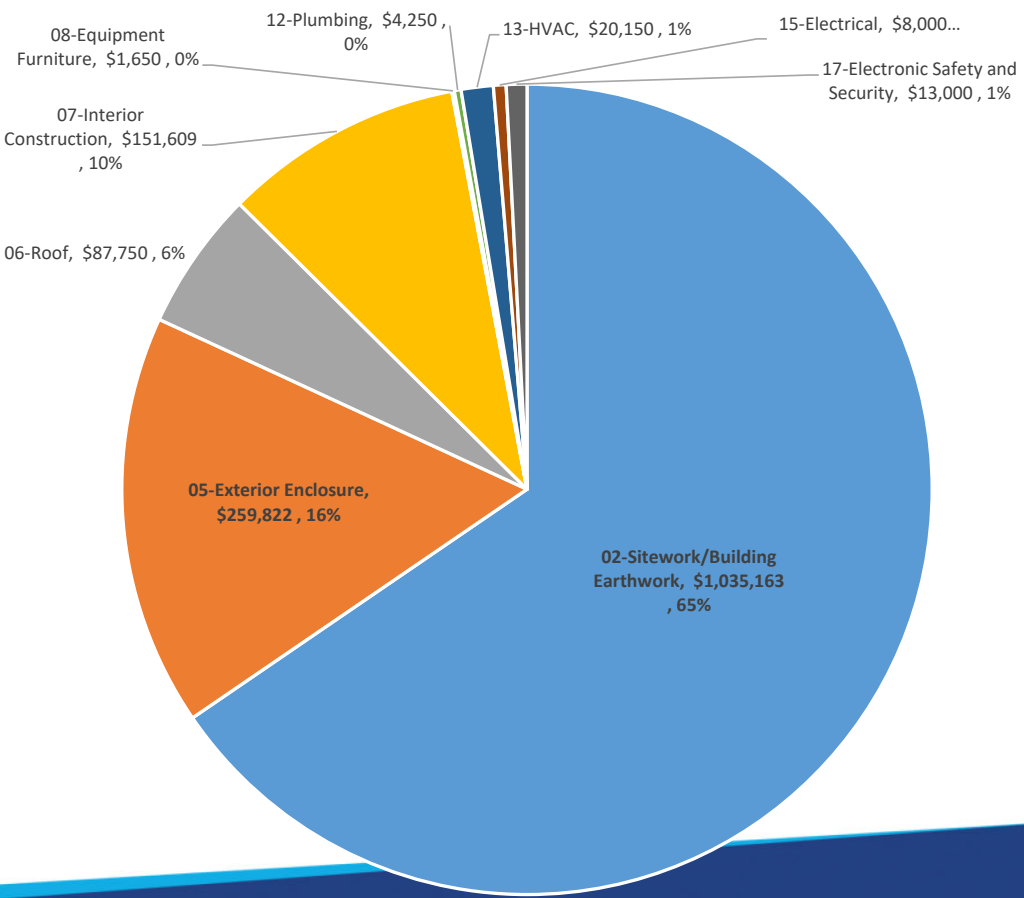
- Proposed Development Process



FACILITY CONDITION ASSESSMENT

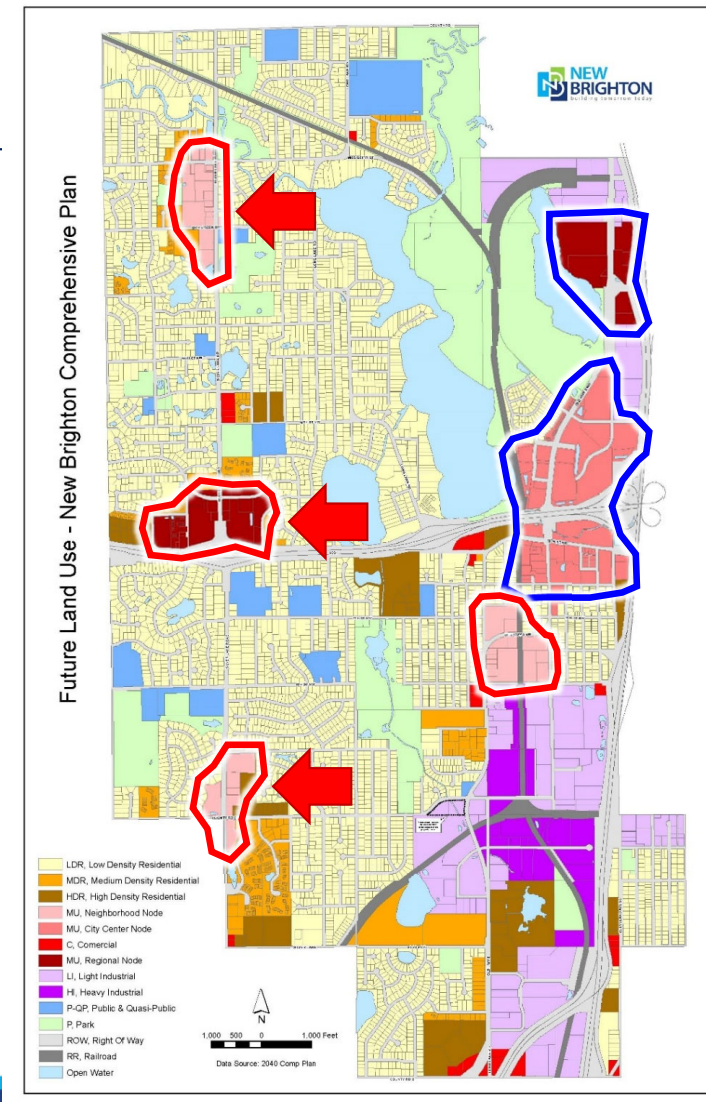


Facility List	Original Construction Year	Facility SF	Pres. Day Repl. Costs	Building Repl. Cost	10-Year DM Costs	FCI
Brightwood Hills Clubhouse	2000	4,300	\$ 600	\$2,580,000	\$1,581,394	0.5024



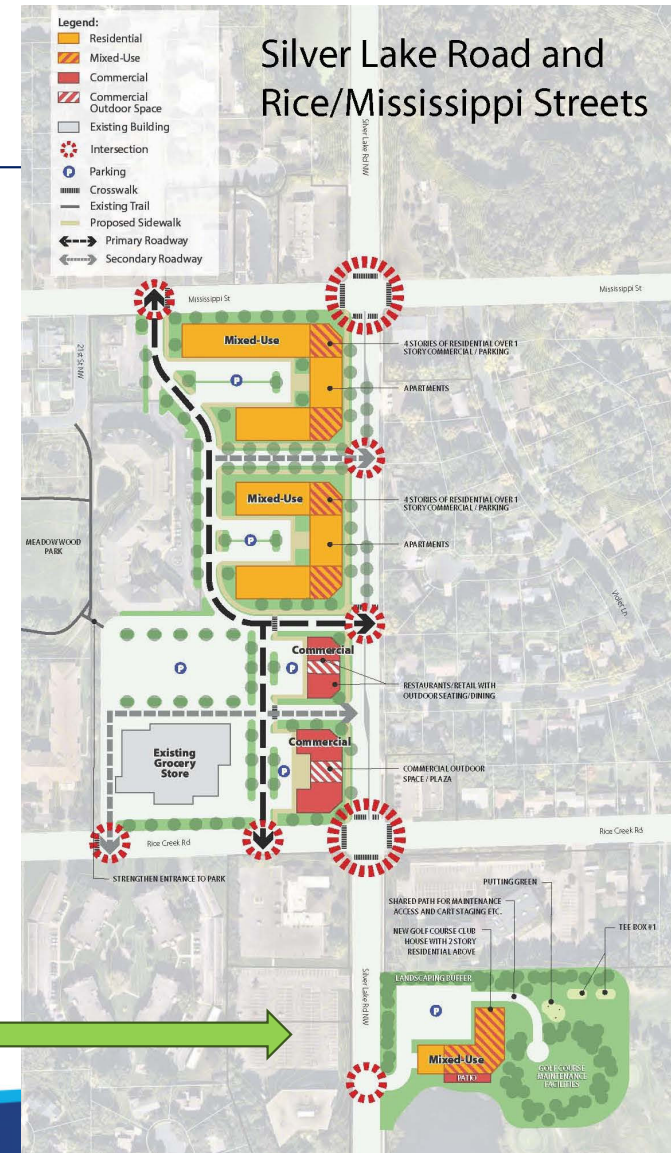
VISION SILVER LAKE ROAD 2040

- Study to create new mixed use zoning standards by specifically examining mixed use nodes along Silver Lake Road
- Significant public input sought
- Conceptual developments under new zoning explored
- Golf course was specifically included in case these proposed changes became necessary



RICE & MISSISSIPPI CONCEPT (2021)

- 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 VISION & GOALS





Public Private Partnership
for Golf Clubhouse





Step 1: Q & A Webpage Creation -- ensure answers are available as soon as notices are received



QR Code on mailing will take residents directly to the webpage

Staff contact information (email & phone) will be prominently featured

The Future of Brightwood Hills Clubhouse

The Brightwood Hills Golf Course is a beloved and important fixture within the City of New Brighton as it offers residents and visitors the opportunity to enjoy executive level golf in the heart of New Brighton. The course's continued success and viability are of paramount importance. A recent study that examined several municipal buildings concluded that our facilities are largely in good to great condition. However, the Brightwood Hills Clubhouse needs substantial repairs and improvements over the next few years. The estimated cost for immediate repairs and improvements is substantial, and the replacement of the building appears to be a better long-term financial decision than repairs. In light of these new facts, the city created a strategic priority to rebuild the clubhouse by exploring a public/private partnership to address this physical & financial problem.

The following questions & answers are intended to address the most common inquiries or statements we anticipate about this effort.

FAQ

What is the City proposing for the Brightwood Hills Clubhouse?

A recent facilities study has indicated the cost to maintain and improve the current clubhouse structure is economically unsustainable. To safeguard long-term success of the golf course and to ensure taxpayer dollars are invested wisely, the city is currently exploring a public/private partnership to replace the clubhouse. The ground floor of the new building would consist of the new clubhouse, community spaces, and ideally a community amenity such as a restaurant, while upper levels (up to a fourth story) would consist of residential dwelling units. This approach would reduce reliance on property taxes for the needed investment while supporting a community amenity and vitality in the area.

What does the City mean by a "public/private partnership?"

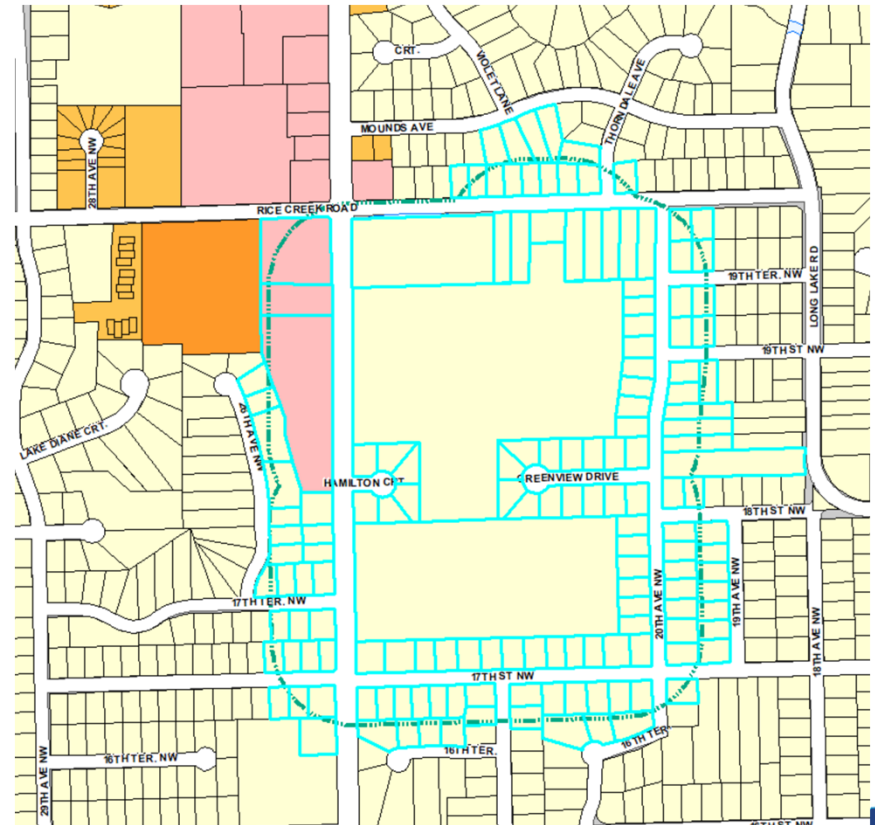
Developers throughout the Twin Cities view New Brighton as a great place for their next project given our proximity to both Minneapolis and St. Paul. Their biggest challenge to working in our community is opportunity. With this project, the City can create a new opportunity and sell development rights to build 2nd, 3rd, and 4th story residential units above a new clubhouse. Proceeds from such an arrangement would be used to offset the costs for a 1st floor clubhouse and needed golf course amenities. The New Brighton Exchange and Midtown Village are two recent examples of extremely successful, City-driven development projects that resulted in win-win outcomes for all parties involved. If the right development partner can be identified, this project can become the next example in the City's track record of success.

PUBLIC PROCESS



Step 1: Q & A Webpage Creation -- ensure answers are available as soon as notices are received

Step 2: Public Hearing Notice Sent Out





PUBLIC PROCESS

Step 1: Q & A Webpage Creation -- ensure answers are available as soon as notices are received

Step 2: Public Hearing Notice Sent Out

Step 3: Adjacent Jurisdiction Review
Initiation or Waiver

Jurisdiction Type	Jurisdiction Name
Adjacent Community	Arden Hills;
Adjacent Community	Columbia Heights;
Adjacent Community	Fridley;
Adjacent Community	Mounds View;
Adjacent Community	Roseville;
Adjacent Community	St. Anthony;
Adjacent Community	Anoka County;
Adjacent Community	Hennepin County;
Adjacent Community	Ramsey County;
School District	282; St. Anthony-New Brighton
School District	621; Mounds View
Watershed Management Organization	Mississippi River Watershed Management Organization;
Watershed Management Organization	Rice Creek Watershed District;
Regional Park Implementing Agency	Ramsey County;
State Agency	First Transit East Area;
State Agency	MnDOT;
State Agency	MnDNR;

PUBLIC PROCESS



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Step 4: Public Hearing on **CONDITIONAL** changes

Step 5: Conditional approval will create the development opportunity

Anticipated Conditions:

- Changes only occur if a development is approved
- Changes will only be applicable to the clubhouse development area
- Golf course will maintain its current guidance & zoning

Win/Win potential

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





NEXT STEPS

Gathering data to inform site development

- TIF (eligible as a Redevelopment District – substandard building
- Survey
- Soil Borings
- Phase I environmental study
- Traffic/Utility needs

Create Public Private Partnership

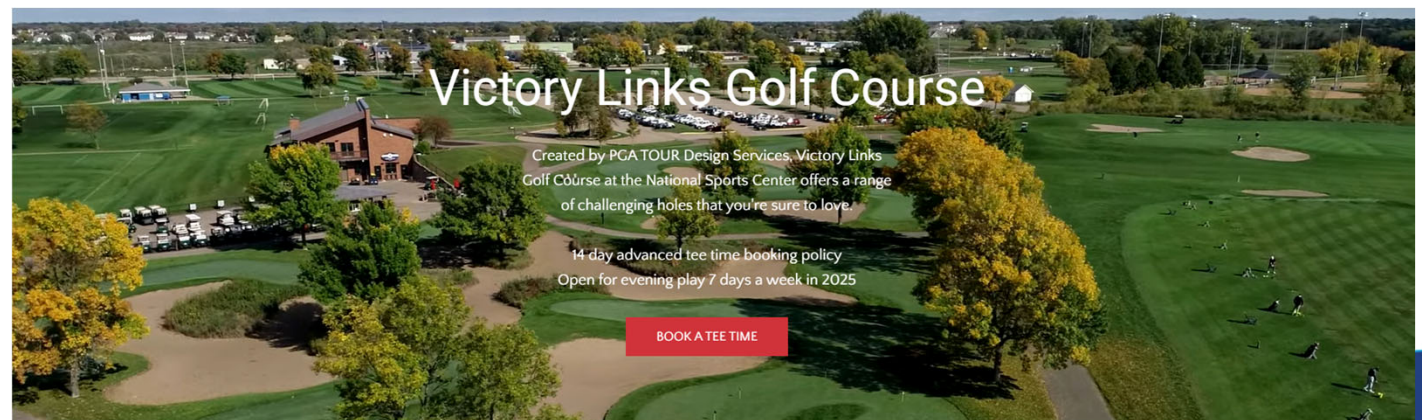
- Informally meet with developers (not an RFP, get a lot of ideas)
- Interested developers submit concepts
- Meet with EDC, PREC, and Council to identify the ideal partner

Engagement and Land Use Application Process

TYPES OF OWNERSHIP



- City owns land, and issues long term lease
- Metropolitan Airport Commission does this in Blaine



TYPES OF OWNERSHIP



- Columbia Heights City Hall/Apartment combo (A latus)

COMMON INTEREST COMMUNITY PLAT (CIC PLAT)

Council Consideration

- Additional Direction to Staff?
- Discussion

