

Memorandum

TO: Economic Development Authority
FROM: Tom Simonson , Assistant City Manager and Community Development Director
DATE: January 5, 2026
SUBJECT: Discussion with IAG Commercial consultants on the repurposing of city-owned Fire Station 140
ITEM NUMBER: 5a.
SECTION: GENERAL BUSINESS

REQUESTED MOTION

No formal action is required. IAG Commercial representatives will be talking with the EDA board and city council members about the process for exploring options on the re-use of Fire Station 140.

INTRODUCTION

The city has hired a professional real estate consulting firm IAG Commercial to assist with identifying and evaluating potential re-use of the city-owned Fire Station 140. IAG representatives, president Jeff LaFavre and advisor Zach Synstegaard, will be attending the board meeting on January 5 to kick-off discussion on the process and goals with the economic development authority and city council.

DISCUSSION

With the new Lake Johanna Fire Department headquarters fire station under construction in Arden Hills, the Shoreview-owned Station 140 located at 3615 Victoria Street North will be vacated by July, 2026. This provides the city with a unique and exciting opportunity to repurpose the property. To assist, the city has entered into a services agreement with IAG Commercial, a firm experienced in the commercial retail market and specializing in working with municipalities, to advise the city through the process.

Background

Here is some background information on the fire station property:

- The city acquired the 1-acre parcel within Island Lake Park from the Ramsey County back in January, 1988 for the purpose of building a new fire station to cover the south end of the service area
- Station 140 was opened later in 1988, and has undergone expansion and renovations in 2005 and 2012
- As part of the transaction to take a portion of the county park, the deed included a restriction that the land be "for public purposes only"
- Ramsey County recently confirmed in writing that the property is free and clear of any restrictions relating to the original conveyance to the city
- The city owns both the land and building

Over the past year, there has been some interest expressed by the Ramsey County Parks Department to use the building for a suburban maintenance facility, and by the Ramsey County Sheriff's Department to use the property for storage. Staff has also received some general inquiries from the private sector with interest in office space.

However, it was the consensus of the EDA and City Council that this property could be better repurposed for use(s) that would be of greater benefit as a destination/attraction for the community. The city has a special opportunity to explore exciting and creative uses that takes advantage of the location adjacent to the beautiful lake and county park, the Seven Lakes project becoming a major job center that will have upwards of a 1,000 employees, and the hundreds of apartments with plans to double in size over the next decade or so. Additionally, the site is easily accessible from all areas including the interstate, and is situated away from the Lexington Avenue corridor in an area not served by commercial retail.

City staff held a recent "brainstorming" group meeting to generate ideas on the potential re-use of the city-owned property. Suggestions included:

- restaurant that could include outdoor seating (similar to dining establishments at Como Pavilion and Minnehaha Park - perhaps in partnership with Ramsey County)
- brew pub and/or distillery
- arts and cultural center
- recreation center
- incubator/maker spaces

IAG has been engaged to work with us on assessing the property and building structure, identifying desired potential uses and evaluating the market, and review options on leasing or selling the property. engaging potential uses and users that the city may consider. A lease arrangement provides the city with greater control of the property long term. An assessment of the structure should be undertaken to determine if there are any design or code issues that could potentially impact or limit the re-use of the building.

Consulting Services

Services provided by IAG Commercial will include:

- Kickoff discussion with EDA and City Council to confirm desired outcomes, process, and identify issues
- Due diligence review of the property including structural assessment on improvements necessary for reuse requirements
- Analyze market demands and assess potential reuse options
- Complete feasibility studies to determine financial feasibility and economic benefit of agreed upon scenarios
- Develop infrastructure report on potential costs to undertake potential improvements needed

RECOMMENDATION

The process to evaluate and explore potential re-uses of Fire Station 140 will start with a discussion of the process and goals with IAG at the EDA meeting on January 5, 2026.

ATTACHMENTS

[Fire Station - City of Shoreview \(Gantt Chart\)](#)

[Notes - Initial Meeting with Staff \(12-16-25\)](#)

[Services Agreement IAG and City of Shoreview signature copy](#)

