



MEMORANDUM

TO: MRA Board

FROM: Michael Hicks, Redevelopment Project Manager

DATE: December 4, 2025

SUBJECT: **1234 S 3rd Street W – Request to proceed without prejudice (Ward 3, URD II)**

With financing available earlier than anticipated, Mark Edgell (“Applicant”) with Edgell Building Inc. recently decided to move forward with constructing a 9-unit residential building at 1234 South 3rd Street West. Edgell Building, Inc. owns the property and the Applicant is presently waiting to hear back about the feasibility of deconstructing the vacant single-family house that currently occupies that space. The Applicant anticipates seeking reimbursement for deconstruction, if feasible, demolition of what cannot be safely deconstructed, site clearing, electric upgrades and asbestos abatement, if either are needed, and water and sewer main work in the Right of Way to serve the new, higher-density development (“Project”).

Given the next MRA Board meeting is more than a month away, the applicant is requesting a Proceed Without Prejudice for this Project. The chief driver of this request is the readiness of the labor crews the Applicant has lined up for the Project, and the need of the Applicant to factor in state prevailing wages to MRA-eligible work they would see through, if approved, in the jobs they begin between MRA’s December and January Board meetings. Approval of the Proceed Without Prejudice would therefore allow the labor crews to maintain work during an often slow holiday period.

The Applicant has stated that he understands being granted a Proceed Without Prejudice does not guarantee that the project will receive MRA funding.

RECOMMENDATION: Staff recommends that the MRA Board grant the request from Edgell Building, Inc. to Proceed Without Prejudice for the project located at 1234 South 3rd Street West, with the understanding that this does not guarantee funding for the project.