Frequently Asked Questions
Potential Future Redevelopment of Former Mission Mall Site
October 2026

Q: What can you tell us about the potential new developer?

A: The R.H. Johnson Company has entered into an agreement to acquire the former Mission Mall site once the current foreclosure proceedings have concluded. R.H. Johnson does not yet own the property and is currently completing its due diligence. The City is encouraged that a local development team is interested in making a significant investment in Mission, but there is still considerable work ahead.

Q: Who is The R.H. Johnson Company?

A: The R.H. Johnson Company was founded in 1992 and manages and leases numerous retail properties in the Midwest, including power centers, grocery-anchored suburban properties, single-tenant buildings and mixed-use projects.

Q: What is happening now?

A: R.H. Johnson is conducting due diligence and working with City staff to better understand the site's infrastructure, development requirements, approval processes and other considerations that could shape a future proposal. Their development team has also reviewed the property's redevelopment history and had preliminary conversations with City staff and members of the Governing Body focused on the City's long-term goals and expectations for the property, but no development proposal has been submitted.

Q: Who is responsible for the condition of the property today?

A: Until the foreclosure process is finalized and an ownership transfer is completed, R.H. Johnson is not responsible for the current condition, maintenance or appearance of the property. The existing ownership remains responsible for the property until the transaction officially closes. Until that time, the City will continue to issue citations and abate where appropriate, charging those costs back to the current property owner.

Q: Is this a positive development for the site?

A: We are encouraged to have a serious local development team working toward acquiring a property that has struggled for nearly two decades. Having a developer with local roots and familiarity with the community can be an advantage as they evaluate the site and its potential. At the same time, any future proposal will be evaluated on its own merits through the normal public process. We recognize that the community has heard promising news about this

property before. There will be plenty of time to evaluate an actual proposal if and when one is submitted.

Q: Has the City told the developer what it wants to see?

A: The City has shared its long-term goals and expectations for the property, as well as relevant history and background. R.H. Johnson has indicated that it wants to understand those expectations before determining what it believes belongs on the site, and the City appreciates that approach. The work happening now gives the development team an opportunity to better understand Mission and the property before bringing forward a formal proposal.

Q: Will the public have a chance to weigh in?

A: Absolutely! Any future development proposal will proceed through the applicable City review and public approval processes. There will be opportunities for residents, businesses and other stakeholders to review and provide input on a proposal.

Q: Has the City committed to incentives or approvals?

A: No. The City has made no commitment regarding incentives, zoning approvals or a development agreement. R.H. Johnson has indicated that it anticipates requesting economic development incentives as part of a future project, but no specific incentive request has been made. Any future request will be evaluated based on the specific project proposed, its financial feasibility, the public benefits provided, the financial return and risk to the City, and appropriate protections for Mission taxpayers. Any future incentive request will proceed through the applicable public review and approval process.

Q: Why should this effort be viewed differently from previous redevelopment attempts?

A: We understand the skepticism. The community has heard promising news about this property before. At this stage, the important news is that a local team has entered into an agreement to acquire the property and is conducting due diligence. The City is focused on the work in front of us rather than making promises about an outcome. If a proposal is submitted, the community will have an opportunity to evaluate the plans, financing, public benefits and protections for the City.