

**City of North Plains
Urban Renewal Agency (URA) Board of Directors
Monday, June 1, 2015, Special Session
MINUTES**

1. **Call to Order:** Chair Kindel called the meeting to order at 7:55 p.m.

 2. **ROLL CALL:**
Directors present:
Chair Robert Kindel, Jr., Directors: David Hatcher, Teri Lenahan, Charlynn Newton, Sherrie Simmons, Scott Whitehead

Absent: Sandi King

Staff present: City Manager Blake Boyles, Police Chief Bill Snyder, Library Director Debra Brodie, City Recorder Margaret Reh

 3. **CONSENT AGENDA**
 - A. Regular Session Agenda Approval
 - B. Approval of minutes of 04/06/15 Special Session URA Board of Directors
- Motion by Hatcher. Seconded by Simmons to approve the Consent Agenda. The motion was approved unanimously.
4. **PUBLIC COMMENT**
None were forthcoming

 5. **PUBLIC HEARING:**
None Scheduled

 6. **NEW BUSINESS:**
 - A. Discussion of options for Vanderzanden Property at 30933 NW Commercial Street

Boyles stated this property was a topic brought up during the City Council's goal discussion regarding the acquisition of property. Boyle invited the property owners to attend this meeting to be able to answer any questions the Board may have. Rodney Linz and Frank Vanderzanden appeared before the URA Board. As of this date, this property is proposed to be developed with 15 residential lots. It is possible for the URA Board to purchase the property and rezone it back to commercial and change the zone map to reflect this change. As of this date the property is listed for \$499,000. In conversations that Boyles has had with John Rankin, a price of \$450,000 was discussed. An appraisal was completed last year and was submitted to the City Council. That appraisal was part of the URA Board's Agenda Packet for this meeting. Discussion ensued.

Lenahan inquired of the funds that are available for this type of purchase. Blake stated he had Finance Director Rachael Lembo produce the URA agency's opening fund balance and received some ideas as to what it will look like as of July 1. Chair Kindel suggested they move on to the next item of discussion on the agenda as long as they are talking about

funding ideas.

B. Discuss of funding options for City Council goals

The URA budget currently has \$310,915 with a \$250,000 contingency in the URA fund. There could be \$450,000 available in a very short time. Discussion continued regarding options for funding property purchases and where revenues will be coming in from.

The topic of discussion migrated back to the Vanderzanden property. It was mentioned that the property east of the Vanderzanden property is zoned commercial already. This could end up being a complete stretch of commercial property along Commercial Street. This could be an ideal location for mixed use. Discussion ensued.

Kindel stated to Vanderzanden that the URA Board needs a little more time to work some numbers before moving forward with committing to this purchase.

Boyles will work with Lembo to report on the options for the possible purchasing of this property and/or other property. Boyles will have Lembo present any information that Boyles and Lembo are able to prepare prior to the June 15 meeting, which Boyles is not able to attend. Lembo and Boyles will present a fully prepared report at a special URA session on July 6, 2015 after the City Council meeting scheduled for that night.

Boyles stated he would work with Lembo to come up with projected costs and guestimates for the other City Council goals which include: 1.) the four corner project at Glencoe and Commercial Street; 2.) the mural project in the downtown area; 3.) the parking lot on Kaybern. He will have Lembo work on how we could use this URA budget to fund the project. They will investigate if it would work to use all the URA funds, or a portion of the URA funds and take out a loan for the balance.

Boyles also mentioned he met with Woofter Architecture regarding the Jessie Mays project. Hatcher stated he would like to see Woofter first focus on the project at the four corners of Commercial and Glencoe. Hatcher stated there is a more immediate need for completing the four corner project. The Parks Board is working on gathering a group that could possible include a mix of Parks Board members, Chamber of Commerce members, Garden Club members and the Library Boards members that could give input to the design of the Jessie Mays project. Discussion ensued.

7. UNFINISHED BUSINESS:

None Scheduled

8. ADJOURNMENT

Chair Kindel adjourned the meeting at 8:30 p.m.



Robert Kindel, Jr., URA Chairperson



Margaret L. Reh, City Recorder

Date approved 06/15/2015