

**City of North Plains
Urban Renewal Agency (URA) Board of Directors
Monday, July 20, 2015, Special Session
MINUTES**

1. **Call to Order:** Chair Kindel called the meeting to order at 8:00 p.m.

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

Staff present: Public Works Director/Interim City Manager Blake Boyles, City Recorder Margaret Reh

3. **CONSENT AGENDA**
 - A. Special Session Agenda Approval-July 20, 2015
 - B. Approval of minutes of 06/15/15 Special Session URA Board of Directors

Motion by Lenahan. 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**
None scheduled

7. **UNFINISHED BUSINESS:**
 - A. Discussion regarding purchasing options for Vanderzanden Property on Commercial Street

Blake presented the staff report which included funding options and a report from Finance Manager Rachael Lembo which was included in the Agenda Packet. The City Council had requested staff to report on the estimated financial burden the City would incur if the one acre piece of property on Commercial Street, east of 311th, were purchased and present it to the URA Board. It was determined that the URA has capacity to repay the loan and so does the General Fund. The report showed comparisons of other loans the City currently has.

Discussion ensued regarding the role the City would have in developing property that they may purchase. The Board also discussed the rezoning of the property and the history of the different zoning it has been through.

John Rankin, Land Use Attorney representing the Vanderzanden property, addressed the Council and introduced the land owners to the Board. Rankin presented a history of the property and the zoning changes the property has gone through. He also explained the difficulties the property owners have had in trying to sell the property historically. Discussion ensued regarding various development options-including apartments, condos, and high density single family dwellings. There was also discussion regarding the property being rezoned back to commercial which could allow for commercial development, mixed use or possibly a new city hall building. Being zoned commercial would be more in line with the vision of the community to have commercial area continue and tie Glencoe with Commercial and the downtown area. The existing zoning of R-2.5 has made this piece of property an island on the zoning map. There is a risk, if the City were to take this property on, however Hatcher feels it could be a short-term risk. It could end up being an investment to tie the property in with the original vision.

Rankin stated the asking price for the property is \$495,000 for the property. Rankin stated he had said the property could go to the city for \$475,000 as he stated in an e-mail he sent to Blake Boyles. Discussion ensued regarding fluctuations in the market and issues that arose with prior interested buyers that prevented them from moving forward with the property.

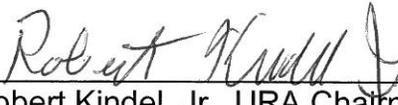
Discussion ensued regarding options the URA can take regarding this property. It can be purchased; it could be rezoned to commercial; rezoned by the property owner with the City waiving the rezoning fee; rezoned if the purchase from the city is imminent; it could be financed by a loan; a down payment with a transfer of ownership-the city could make payments to the owner until there is more money in the URA fund or it could be dropped altogether.

The Board decided they will need a work session to discuss the options that are on the table regarding this property. The URA work session has been scheduled for August 17, 2015 at 7:00 p.m. at the North Plains Senior Center to discuss options and make a decision regarding the direction the URA wants to take with the property.

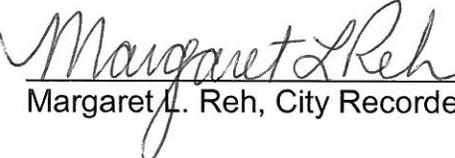
Rankin wanted the Board to know that they will be continuing to market the property while the URA are considering their options.

8. ADJOURNMENT

Chair Kindel adjourned the meeting at 8:45 p.m.



Robert Kindel, Jr., URA Chairperson



Margaret L. Reh, City Recorder

Date approved 08/17/15