

**City of North Plains
Urban Renewal Agency Board of Directors
March 18, 2013 Special Session
MINUTES**

1. **Call to Order:** Chair Lenahan called the meeting to order at 9:28 p.m.

2. **ROLL CALL:**

Directors present: Chair Teri Lenahan, David Hatcher, Michael Broome, Glen Warren, Robert Kindel, Jr., Michael Demagalski, Charlynn Newton

Staff present: City Manager Martha DeBry, Public Works Director Blake Boyles, Account Clerk Margaret Reh

3. **CONSENT AGENDA**

A. Regular Session Agenda Approval

B. November 19, 2012 – Special Session Minutes Approval

Motion by Demagalski, seconded by Warren to approve the Consent Agenda. The motion was approved unanimously.

4. **PUBLIC COMMENT**

There was no public comment forthcoming.

5. **OLD BUSINESS**

A. Discussion of the property at Main and Kaybern.

Chair Lenahan invited Executive Director DeBry to give the staff report. DeBry received an inquiry from the lessee of the property at Kaybern and Main Street asking if the City would be interested in selling the property. The land owner of the adjoining property behind the Pythian building is currently offering his property for sale in a separate private real estate transaction. DeBry asked for input from the URA Board as to what they would like to do with the property—sell, keep, develop. The Agency is currently receiving \$600.00 per month in rent. The Agency owes about \$90,000 and has a balloon payment on the loan due in 2014. The original stated purpose of purchase at the time of purchase was for a parking lot.

Discussion ensued. It was suggested to get an unofficial Broker's Price Opinion (BPO). Hatcher and Demagalski would be fine with selling the property as long as it was not for a loss. Lenahan wanted to explore more options for use of the property. Additional

comments by the Board included: "Part of why we don't have more business is because we don't have any buildings" and "sell it at a bargain price to someone who will do something good with it—that would add value to the community."

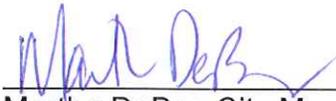
This item for discussion only; no action was taken.

B. DeBry stated as required by Budget law, the Urban Renewal Board will need to convene the URA Budget Committee along with the North Plains Budget Committee.

6. **ADJOURNMENT** - Chair Lenahan adjourned the meeting at 9:58 p.m.



Teri Lenahan, Chair



Martha DeBry, City Manager/Recorder

Date approved: _____

4/15/13