

Concordia Property Townhall Meeting

December 15, 2022



Fact Sheet

Transparency

City Council was briefed months ago and gave the Mayor permission to negotiate with Concordia to acquire the property. Once the Church approved the sale of the property, the final agreement was put before City Council as with any purchase.

The City also notified neighbors to the West and Northwest of the property about the potential acquisition to invite them to a meeting to hear about the City's vision for the property before rumors circulated. Those property owners were also approached to see if they would be interested in selling any of their land for this development.

Eminent Domain

The City will **NOT** utilize eminent domain to purchase anyone's property for this project, as the Mayor stated in his letter on December 8, 2022.

Due Diligence

Signing the purchase agreement allows the City to move forward with necessary due diligence. The due diligence period is 60-days and the city's consultants will be conducting typical due diligence, such as a Phase I ESA, Preliminary Wetlands report and an ALTA Survey. There are outside firms providing this information.

Process

The City will partner with a developer whose vision for the site aligns with the City's, then sell the property to the development entity. The developer would then be responsible the installation of all the infrastructure (roads, sidewalks, utilities, etc.) The City would recoup its cost for the land acquisition. A developer has not been identified.

Number of Homes

Until a developer is identified and a site plan agreed to it's premature to determine the number of potential homes on the site.

Access

The city has access from Stone Road. Once a developer has plans for the property, a Site-Distance study may be required to ensure property visibility is maintained on Stone Road. The City is also working with Concordia to gain access across Church property to provide a second access point.

Stormwater

Under today's development standards (which were not in place during much of the City's development), stormwater must be managed onsite as to not impact adjoining properties. Developing this property may improve stormwater runoff downstream.

Trees

All environmental regulations will be adhered to. Until a developer has been identified and their plans approved by Planning Commission the City doesn't know how many trees will be lost. The City will require tree plants onsite and will work with a developer to save as many healthy, mature trees as possible.

Downtown – Old Middle School Property

The vision for the Old Middle School Property is for more vertical (think non-attached Townhouse) style housing, not meeting the needs of those wishing to age in the City.

Senior Services

The City provides a large number of services to the senior population to keep them in their homes such as taking them to doctor's appointments, senior snowplowing, LifeLine, etc. However, this style of housing provides an option for exterior maintenance that would be handled by a Home Owners Association.

Cost/Profit

The City will acquire the land for \$475,000 (approximately \$26,000 per acre) and will sell the land to a developer.

Vote

The vision for this property IS NOT multifamily housing, which is specifically prohibited in the City Charter, and requires voter approval. Any developer could buy this land and develop a single-family subdivision and as long as it meets City Code, leaving the community little ability to shape the property's future.

Why sell to the City?

Concordia Lutheran Church has been approached by individuals/developers about acquiring their unused property. However, the Church decided to sell the property to the City, because the City and Church's visions for the use of the property aligned.

Schools

As of today, the land is owned by a church and not paying any property taxes. Property taxes are the largest funding source for the Independence Local Schools. Once this land is sold to a private developer and developed, the land will become taxable, and therefore paying taxes to the Independence Local Schools. Despite the number of homes built over the recent years, there has not been a large increase in enrollment nor reached the peak levels of the late 1970s.

Approval Process

- City close of property (60-days)
- City would work to vet a suitable Developer
- Developer would work with the City, propose a plan for the property
- Engage the community
- Development agreement and purchase agreement drafted and approved by Council
- Preliminary plans presented to Planning Commission
- Preliminary plans approved by Board of Zoning Appeals for any variances required
- Architectural Review Board approves each structure