

MINUTES

McCall City Council Special Meeting Monday, March 29, 2004

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CALL TO ORDER AND ROLL CALL

Mayor Eimers called the special meeting of the McCall City Council to order at 2:42 p.m. Mayor Eimers, Council Member Bertram, and Council Member Robertson answered roll call. A quorum was present. City staff members present were Deputy City Manager and Community Development Director Lindley Kirkpatrick, and Assistant to the City Manager Tina Clark.

Council Member Eimers led in the Pledge of Allegiance

BUSINESS

AB 04-42 Sale of LID 3 Parcels

Mr. Lindley Kirkpatrick said the City has received two offers; both offers are cash value for the amount outstanding, both offers have some contingencies primarily to do their due diligence. The City has been receiving some additional interest in the properties from other realtors and developers. The staff recommends that both purchase offers be rejected and that the City market the property for an auction to occur as soon as possible; Authorize staff to negotiate, and the Mayor to sign, all necessary documents.

Mr. Ray Robnett, representing Silvertip, LLC of Boise, a prospective buyer, presented a portfolio of some of the properties he and his partner have worked on. He discussed due diligence, working with wetlands issues, rivers, mitigation, trading wetlands for good lands and trying to come up with programs that are beneficial to the community. Mr. Robnett stated that they need a little time to study the issues and asked that the City of McCall rescind its decision to take the properties to auction.

Council Member Bertram said that the City has to be in position to guarantee certain things for the property, such as is the City prepared to do a lift station, what kind of road improvements, and is there a final plat. These are things the City should check into as part of its due diligence before marketing the property and taking it to auction.

Council Member Eimers asked how long the City intends to keep the proposal process open. Mr. Kirkpatrick responded that if the City takes too long, the current offers on the table may go away. He suggested that the City publicize and market the property either on its own or through a professional.

Council Member Bertram said she doesn't have a problem advertising the property for a couple of weeks, to allow the public enough time to respond.

The Council discussed having a real estate attorney review incoming proposals, and the length of time to advertise the property. Mr. Kirkpatrick asked Mr. Robnett if two weeks was too long to reply to his proposal. Mr. Robnett said he is waiting to hear back on another proposal, but is hoping to get the one in McCall.

Council Member Robertson said that not only does the City want to take advantage of the current real estate market, but the City wants the buyer to be able to take advantage of the market. The property has technically been available, but the City has not marketed the property.

Council Member Robertson said that part of the evaluation process will be the content of what the offer is and the background of the prospective buyer.

Council Member Robertson moved that staff would provide an information packet on the properties to all the local realtors; through Moore, Smith, Buxton and Turcke select a real estate attorney to assist the Council with the selection of a buyer and negotiations with that buyer; and hold a special meeting on April 12, 2004 to consider the offers. Mayor Eimers Council Member seconded the motion. All Council Members voted aye. The motion carried.

EXECUTIVE SESSION

At 3:40 p.m., Mayor Eimers moved to go into executive session per Idaho Code 67-2345(1)(b) to consider a personnel matter. Council Member Robertson seconded the motion. Mayor Eimers, Council Member Bertram, and Council Member Robertson voted aye. The motion carried. At 5:30 p.m., Council came out of executive session.

ADJOURNMENT

Without further business, Mayor Eimers moved to adjourn. Council Member Robertson seconded the motion. All Council Members voted aye. The motion carried. The Council adjourned at 5:30 p.m.

Kirk L. Eimers, Mayor

ATTEST:

Tina Clark, Deputy City Clerk