

CITY OF LYNDEN

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: July 18, 2011

AGENDA ITEM: The Delft Square Project		AGENDA SECTION: New Business
PREPARED BY: Amy Harksell, AICP Planning Director	COUNCIL REVIEW: <input type="checkbox"/> Finance <input type="checkbox"/> Public Safety <input type="checkbox"/> Parks <input type="checkbox"/> Public Works <input checked="" type="checkbox"/> Comm. Dev	AGENDA NO.: IV. D
ATTACHMENTS: Narrative project description, design concept plans	LEGAL REVIEW COMPLETED: <input type="checkbox"/> Yes <input type="checkbox"/> Needed <input type="checkbox"/> Not Needed	APPROVED BY:

More than a year ago, ideas started to circulate about what could be done to revitalize the downtown. Delft Square, the Dutch Village Mall and the old City Hall building are all in need of re-development. It was evident that purely private investment was not going to accomplish the task and that the existing downtown businesses and property owners were reluctant to take on a large task without encouragement.

In early February of this year, those ideas started to coalesce and the Mayor, Planning Director, Chamber Director and others started to meet to develop the project concept being presented at the Council meeting. The Community Development Committee has been kept abreast of the plans and project’s momentum. While the idea for forming a Public Development Authority to do the project has been forefront for most of the process, it has been determined that would not be the most effective use of city funds to make the project happen.

At the Community Development Committee meeting on July 13 (Councilor Burns was absent), it was agreed to make the following recommendation:

1. Enter into a purchase and sale agreement with the current property owner for all or part of the building. The sale would be contingent on finding appropriate development partners and appropriate funding sources.
2. Complete the cost estimates for the basic redevelopment of the building and a “menu” of options for Council and development partners to consider.
3. Develop a request for proposals for development partners for the upper floors and basement.
4. Initiate more detailed design for the ground floor market area.

The City Council may chose to go into Executive Session to discuss the recommendations.

RECOMMENDED ACTION: Motion to accept the Community Development Committee’s recommendations 1-4 as listed above
COUNCIL ACTION: