

# Virtual Community Meeting

3310 SE Three Mile Lane  
McMinnville, OR

November 17, 2020 – 6:00PM

*Presented by: KIMCO McMinnville L.P. (an affiliate of Kimco Realty Corporation)*





# MEETING FORMAT

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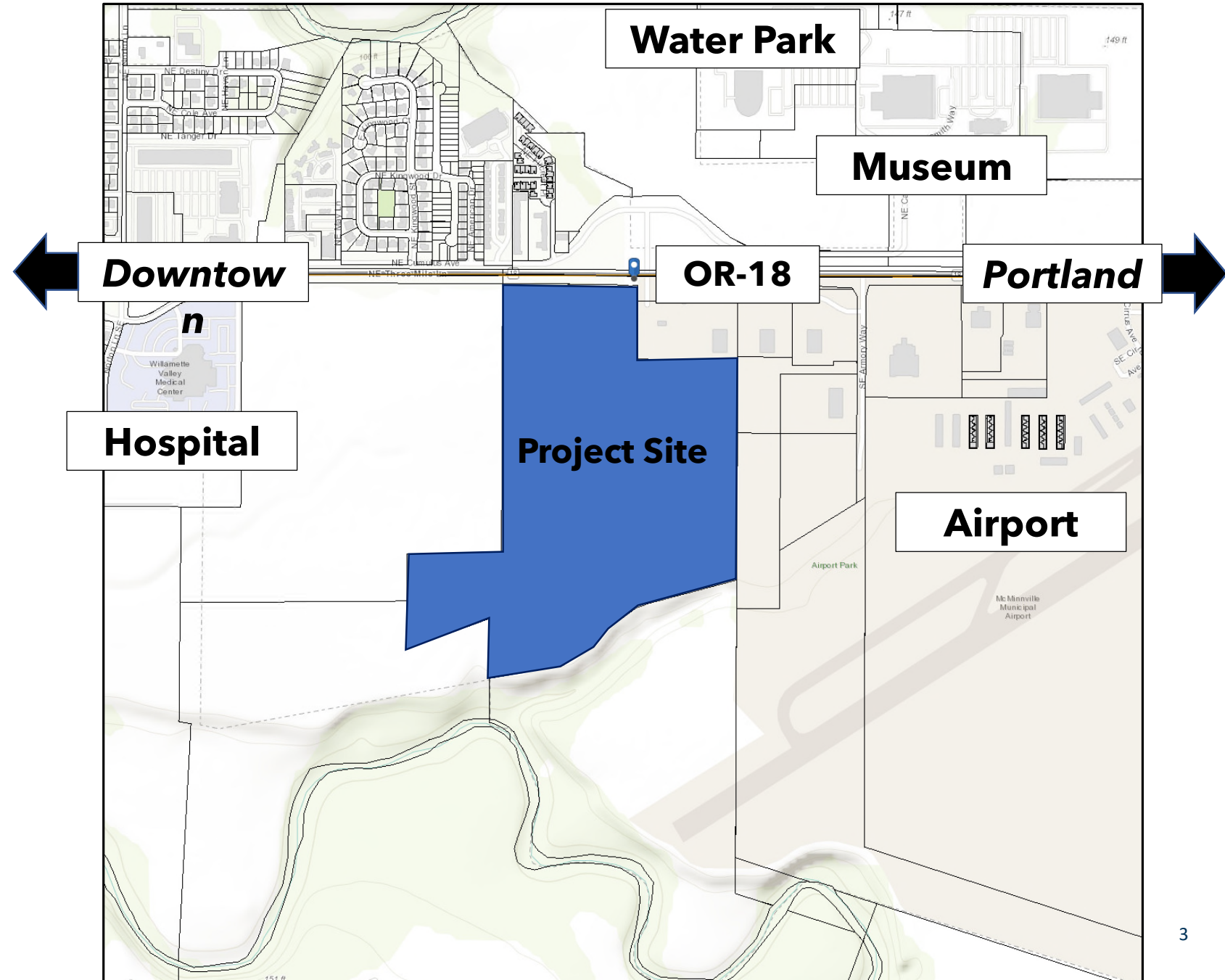
- 6:00 PM – 6:05 PM    Introductions
- 6:05 PM – 6:20 PM    Description of the Project by the Partnership
- 6:20 PM – END        Questions

# PROJECT LOCATION

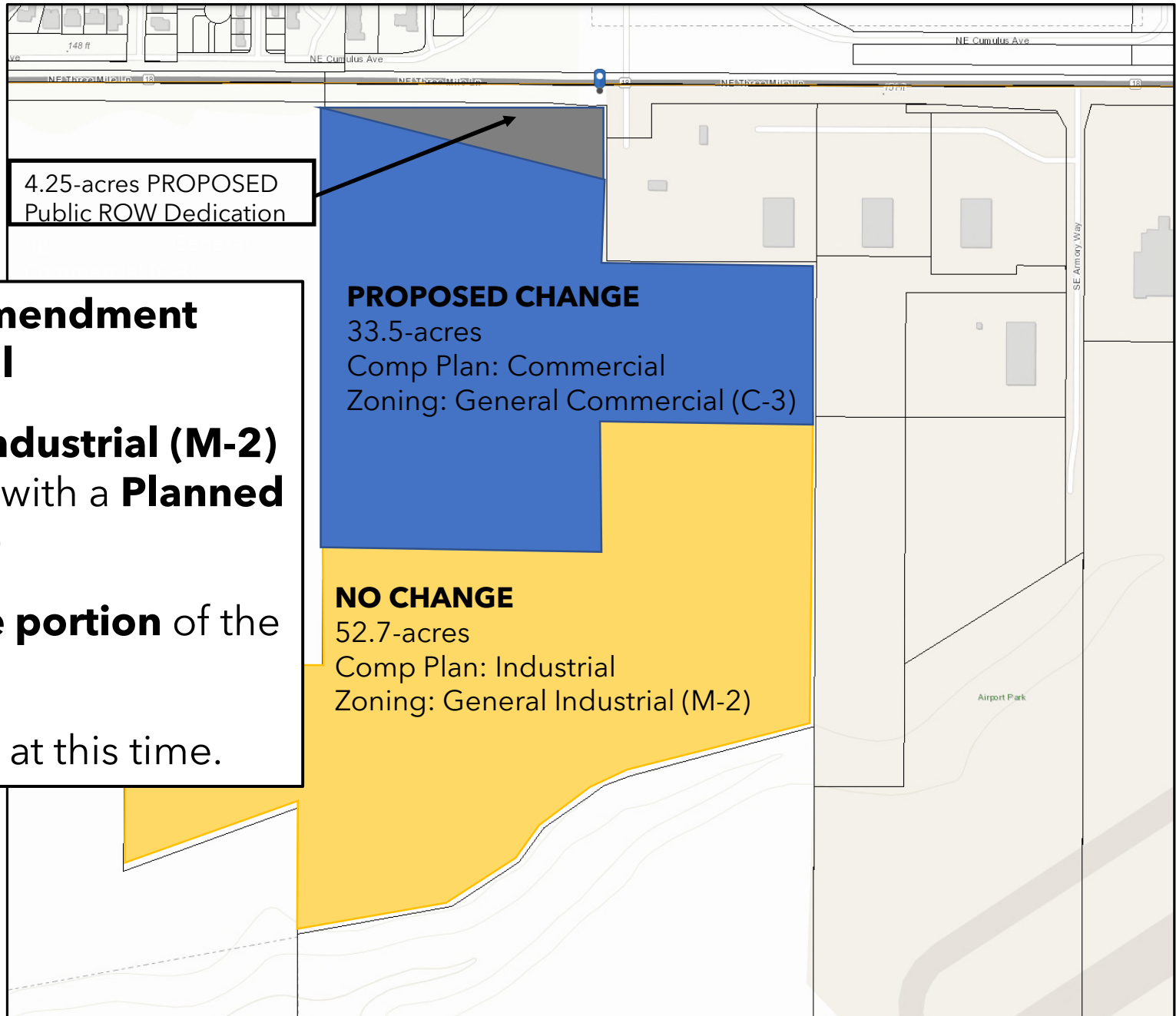
3310 SE Three Mile Lane  
McMinnville, OR 97128

Tax Lot ID: R4426 00700

Lot size: 90.45 acres



# PROJECT PROPOSAL



- **Comprehensive Plan Map Amendment** from **Industrial** to **Commercial**
- **Zone Change** from **General Industrial (M-2)** to **General Commercial (C-3)** with a **Planned Development Overlay (PDO)**
- Applies to **northern 33.5-acre portion** of the site along State Highway 18
- **No development** is proposed at this time.

## PROJECT DETAILS

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- Process and approvals required
- Community benefits
- Traffic impacts and improvements
- Future approvals required before development

# CONCLUSION

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- Q&A
- Contact **Sam Knutson** with any questions offline by e-mail at [sknutson@kimcorealty.com](mailto:sknutson@kimcorealty.com) or by phone at **(650) 757-2022**

## Attachment 8

# NOTICE OF NEIGHBORHOOD MEETING

**ADDRESS:** 3310 NE Three Mile Lane, McMinnville, OR 97128 (Tax Lot ID: 172164)

### PROPOSAL:

- Comprehensive Plan Map Amendment from Industrial to Commercial;
- Zone Change from General Industrial (M-2) to General Commercial (C-3);
- Applies to northern 33.5-acre portion of the site along State Highway 18; and
- No development is proposed at this time.

### APPLICANT CONTACT:

- Name: Kimco McMinnville, LLC (Sam Knutson)
- Email: [sknutson@kimcorealty.com](mailto:sknutson@kimcorealty.com)
- Phone: (650) 757-2022

### VIRTUAL MEETING INFORMATION

**DATE AND TIME:** November 19, 2020 at 6:00PM

**BY PHONE:** (669) 900-6833 (Meeting ID# 923 4575 3326 and Password# 284715)

### BY VIDEO CONFERENCE:

<https://kimcorealty.zoom.us/j/92345753326?pwd=cmhMTEFHM2NRWXNkUVlwV1JEMzJ2Zz09>

*\*Please contact Sam Knutson by e-mail or phone beforehand to receive the above weblink by e-mail.*

# Attachment 8

## NOTICE OF NEIGHBORHOOD MEETING

**DATE AND TIME:** November 19, 2020 at 6:00 PM

**LOCATION:** Due to the ongoing COVID-19 pandemic, this Neighborhood Meeting will be held virtually with options to join online and by phone. **Please contact Sam Knutson (info below) to receive a direct link by e-mail.**

- Join Zoom Meeting by Video Conference at:  
<https://kimcorealty.zoom.us/j/92345753326?pwd=cmhMTEFHM2NRWXNkUVlwV1JEMzJ2Zz09>
- Telephone option: **(669) 900-6833** Meeting ID: **923 4575 3326** Passcode: **284715**

**PROPOSAL:** Comprehensive Plan Map Amendment (from Industrial to Commercial) and Zone Change (from General Industrial (M-2) to General Commercial (C-3)) for the northern 33.5-acre portion of the site. No development is proposed at this time.

- Property Address: 3310 NE Three Mile Lane, McMinnville, Oregon 97128
- Tax Lot ID Number: 172164
- Applicant: Kimco McMinnville, LLC
- Land Use Process: The proposal requires approval of a Comprehensive Plan Map Amendment and Zone Change under McMinnville Code Section 17.74.020

**MEETING PURPOSE:** We invite neighbors to attend this Neighborhood Meeting to begin a conversation about the proposal described above.

At a minimum the Neighborhood Meeting will provide the following:

- Opportunity for attendees to view the proposed map amendments
- Description of major elements of proposal
- Opportunity for attendees to speak and ask questions at the meeting. This is a time for attendees to identify any issues that they believe should be addressed.

### TENTATIVE MEETING SCHEDULE:

Our tentative meeting schedule is as follows:

- 6:00 PM – 6:05 PM Introductions
- 6:05 PM – 6:20 PM Description of the Project by the Applicant
- 6:20 PM – END Opportunity for attendees to ask questions and offer feedback on the Proposal

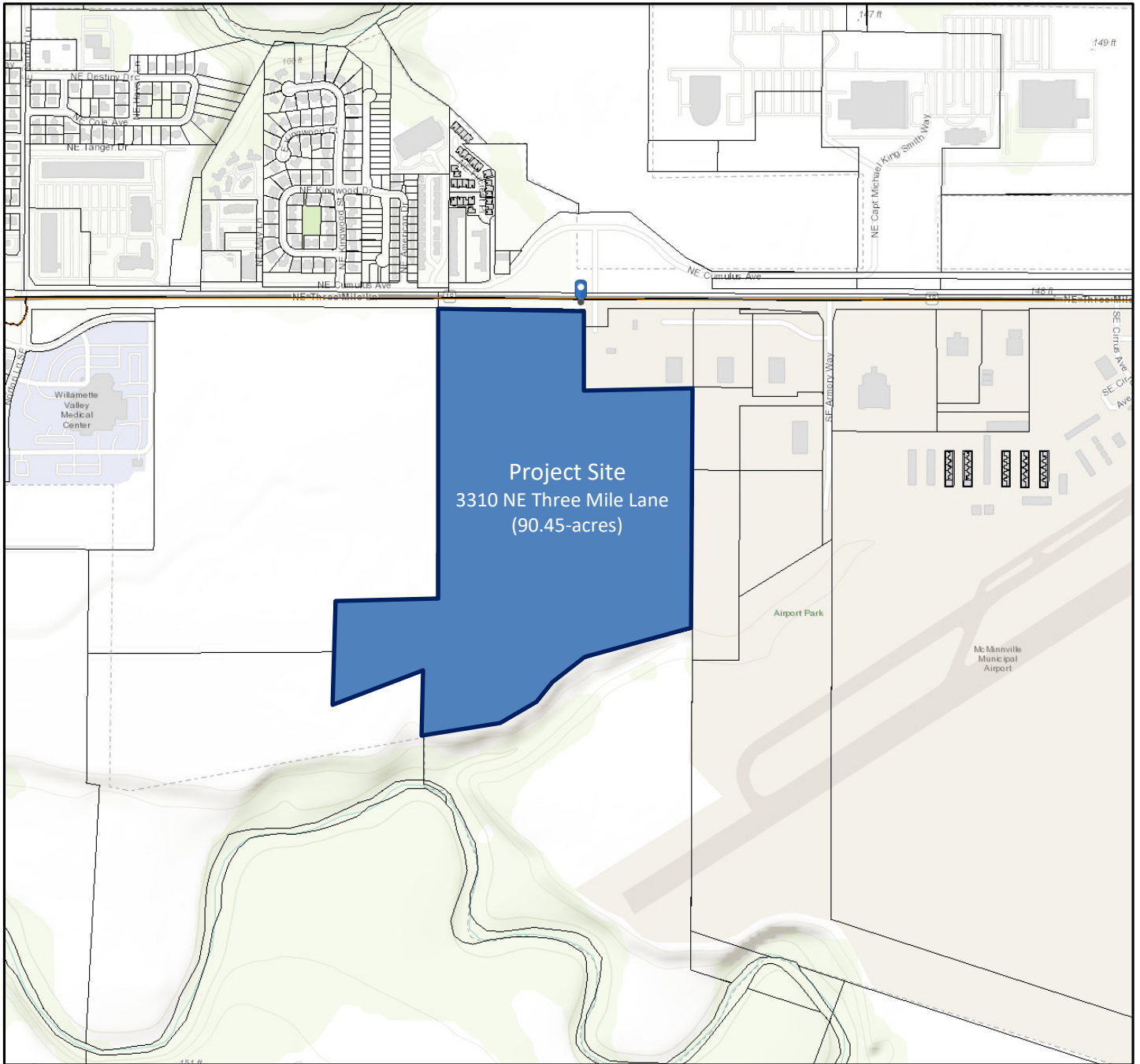
### MEETING CONTACT INFORMATION:

If you have questions about the meeting, please contact us at:

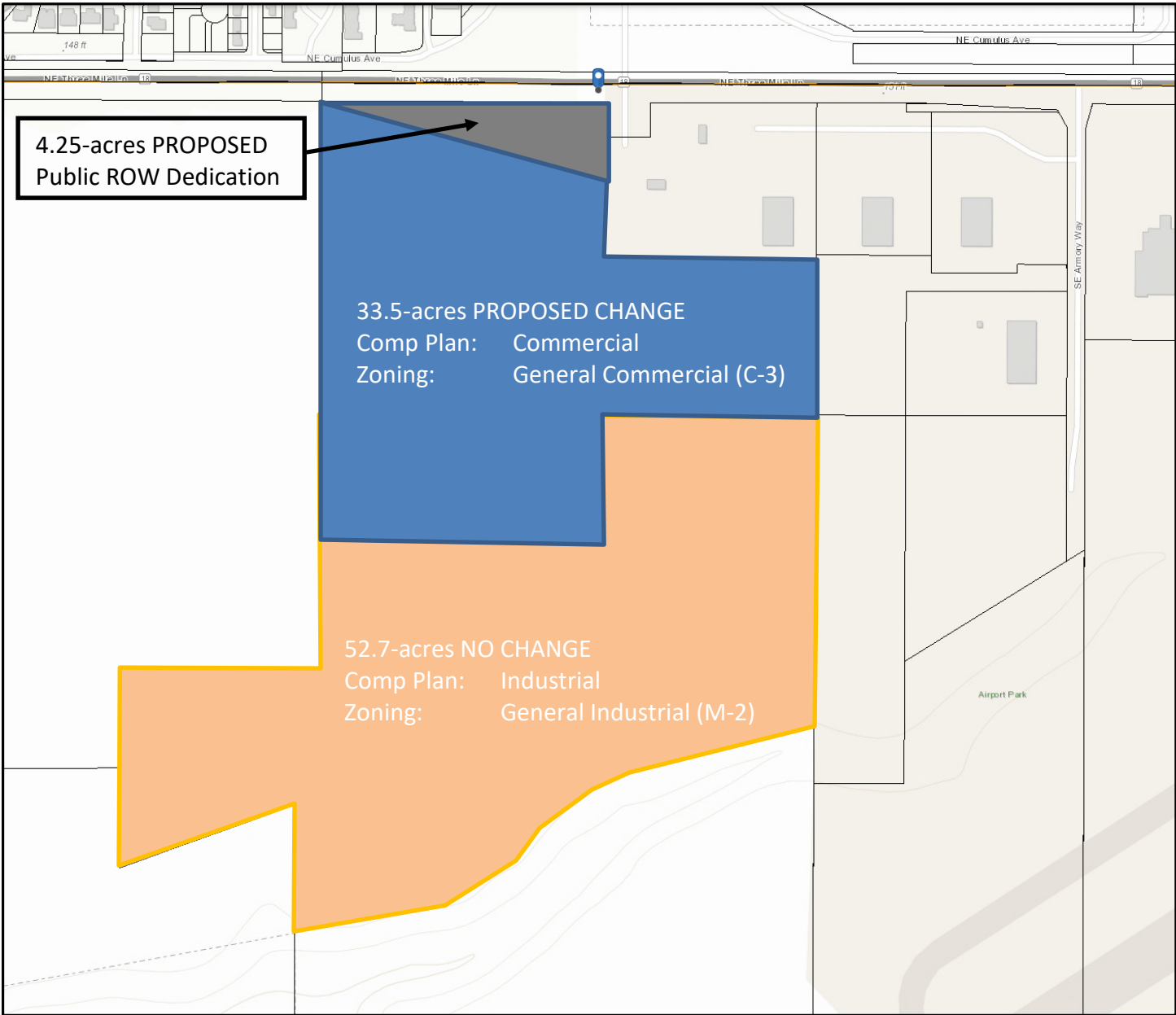
- Name: Sam Knutson
- Email: [sknutson@kimcorealty.com](mailto:sknutson@kimcorealty.com)
- Phone: (650) 757-2022



# Property Location



# Proposed Map Amendments



\*Please note all boundary lines are approximate.

# Attachment 8

## Neighborhood Meeting - Mailing List

Map No.	Site Address	Tax Lot	Owner
0	3133 NE THREE MILE LN	R4422DD00101	KRE TIGER PARKLAND LLC
1	112 NE AMERICAN DR	R4422DD00215	SMITH RANDAL L
2	100 NE AMERICAN DR	R4422DD00216	LEWIS MATTHEW
3		R4422DD00217	CRAFTSMAN LANDING HOMEOWNERS
4		R4422DD00218	CRAFTSMAN LANDING HOMEOWNERS
5	107 NE AMERICAN DR	R4422DD00219	MANNING RON
6	3255 NE CUMULUS AVE	R4423 01000	WORLD FUEL SERVICES INC
7	3215 NE CUMULUS AVE	R4423 01100	WITTROCK BONNIE LEE TRUST
8	213 NE FIRCREST DR	R4423 01201	NHI-REIT OF OREGON LLC
9	219 NE FIRCREST DR	R4423 01203	NHI-REIT OF OREGON LLC
10	0 SE AIRPORT RD	R4426 00201	MCMINNVILLE CITY OF
11	3470 SE THREE MILE LN	R4426 00300	JACKSON FAMILY WINES INC
12	173 SE ARMORY WAY	R4426 00400	JACKSON FAMILY WINES INC
13		R4426 00500	MCMINNVILLE CITY OF
14	3330 SE THREE MILE LN	R4426 00600	3330 TML LLC
15	3310 SE THREE MILE LN	R4426 00700	KIMCO MCMINNVILLE LLC
16		R4426 00701	MCMINNVILLE CITY OF
17		R4426 00701	MCMINNVILLE CITY OF
18		R4427 00100	DRS LAND LLC
19	3030 SE THREE MILE LN	R4427 00200	DRS LAND LLC
20	7725 SE BOOTH BEND RD	R4427 02000	CRUICKSHANK BRIAN J CITY OF MCMINNVILLE

<b>Attn:</b>	<b>Mailing Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
	19119 N CREEK PKWY	BOTHELL	WA	98011
	29661 NE PUTNAM RD	NEWBERG	OR	97132
LEWIS MELISSA	17800 SW PEAVINE RD	MCMINNVILLE	OR	97128
	133 NE AMERICAN DR	MCMINNVILLE	OR	97128
	133 NE AMERICAN DR	MCMINNVILLE	OR	97128
	PO BOX 605	NEWBERG	OR	97132
	9800 NW 41ST ST	MIAMI	FL	33178
WITTRICK BONNIE L TRUSTEE	13655 NW BERRY CREEK RD	MCMINNVILLE	OR	97128
	222 ROBERT ROSE DR	MURFREESBORO	TN	37129
	222 ROBERT ROSE DR	MURFREESBORO	TN	37129
	230 NE 2ND ST	MCMINNVILLE	OR	97128
	425 AVIATION BLVD	SANTA ROSA	CA	95403
	421 AVIATION BLVD	SANTA ROSA	CA	95403
	230 2ND ST	MCMINNVILLE	OR	97128
TRISTAN RYCHLICK LLC	401 NE EVANS ST	MCMINNVILLE	OR	97128
	3333 NW HYDE PARK RD NO 100	NEW HYDE PARK	NY	11042
	230 2ND ST	MCMINNVILLE	OR	97128
	230 2ND ST	MCMINNVILLE	OR	97128
	5801 SE BANSEN LN	DAYTON	OR	97114
	5801 SE BANSEN LN	DAYTON	OR	97114
CRUICKSHANK JEFFREY W	11400 SE STOCKHOFF RD	DAYTON	OR	97114
PLANNING DEPARTMENT	231 NE 5TH ST	MCMINNVILLE	OR	97128



# Attachment 8

## Neighborhood Meeting Notes

### Summary of November 19, 2020 Virtual (Zoom) Neighborhood Meeting

*Sam Knutson from KIMCO MCMINNVILLE, LLC called the meeting to order at 6:00 pm.*

#### *Developer Attendees were:*

- *Sam Knutson, Alan Roodhouse and Michael Strahs with KIMCO MCMINNVILLE, LLC*
- *Dana Krawczuk, Esq. from Stoel Rives LLP, legal counsel to KIMCO MCMINNVILLE, LLC*
- *Kristine Connolly, PE from Kittelson & Associates, Inc., transportation engineer for KIMCO MCMINNVILLE, LLC*

#### *Community Attendees were:*

- *Stewart Kircher, from DRS LAND LLC (Owner of 180 acres to the west of the 90 acres owned by KIMCO MCMINNVILLE, LLC). Property is used to grow feed for dairy farm operation located offsite*

#### *Applicant Presentation:*

- *Sam Knutson made introductions, identified project location, and began PowerPoint Presentation*
- *Dana Krawczuk discussed:*
  - *Described aerial map and that proposal applied to only 33.5 acres of KIMCO MCMINNVILLE LLC's property*
  - *Proposal: Comprehensive Plan Map change from Industrial to Commercial and Zoning Map change from General Industrial (M-2) to General Commercial (C-3) for a portion of the site*
  - *No development or site plan proposed at this time – development will come later;*
  - *Steps:*
    - *File application*
    - *City reviews & Staff recommendation, public hearings before Planning Commission & City Council, lots more process to go – this is just the 1<sup>st</sup> step*
    - *Rationale: good site for retail, consistent with City's goals, good local access for community member convenience*
  - *Planning Efforts – too much industrial, surplus 200+ acres, deficit of commercial land of over 30 acres*
    - *More retail to capture growth*
    - *Address leakage, sales leaving area, to as far as Salem, missed opportunity for City*
    - *Three Mile Lane Planning process shows KIMCO property with commercial designation, consistent with City goals in Three Mile Lane plan*
    - *Zone Change – Traffic Study analyzes reasonable worst-case scenario, no actual site plan prepared or proposed, roadway network safe and can accommodate rezone, multimodal area with bikes and pedestrians also accommodated*

### *Community Comments*

- *Stewart Kircher familiar with Three Mile Lane Zoning process and has participated*
- *Mr. Kircher has no questions or concerns about the proposal. Notes that access into KIMCO's property, and to adjacent properties is key.*
  - *Project team explains that when the KIMCO's property develops, we expect that access to the south will be by a signalized intersection, with roads that connect to adjacent properties.*
- *Mr. Kircher asks if KIMCO MCMINNVILLE rezone limits options for adjacent properties*
  - *Dana Krawczuk answers that no – rezone is consistent with Three Mile Lane plan, and the City's 2013 EOA and updated planning documents show that there is additional demand for retail development and that the Three Mile Lane corridor is an appropriate place for retail (and other) development. Ms. Krawczuk also explained that while this application will be considered in advance of the adoption of the Three Mile Lane Area Plan, which has been delayed, KIMCO's application is supportive of and consistent with the City's efforts*
  - *Group discussion about delays in the Three Mile Lane Area Plan and reconsideration of prior Urban Growth Boundary appeal as causing a delay with the Three Mile efforts.*
  - *Ms. Krawczuk clarifies that the UGB appeal process does not impact KIMCO's application. KIMCO's application will be processed under the 2013 EOA and is consistent with the goal of maintaining a compact urban form.*
- *Mr. Kircher expresses support for the project and asks whether there is any opposition.*
  - *Project team responds that it has not been contacted directly yet by any project opponents, but understands that there has previously been, and are currently ongoing, appeals to the City's long-range planning efforts.*

*Meeting concluded at 6:30 pm.*

### *Revisions to Application Based Upon Comments*

- *None needed. Only supportive comments were received.*

### *Attachments:*

*Mailed notice  
Mailing list  
Photograph of posted notice  
PowerPoint presented at neighborhood meeting*

AVAILABLE FOR **IMCO**  
RETAIL • WAREHOUSE  
OFFICE  
FOR INFORMATION 847-294-6446  
**IMCO**  
REALTY  
Michael MacLean  
Michael Shultz

NOTICE OF COMMERCIAL OFFERING  
The following information is provided for your information only. It is not intended to constitute an offer of securities. The offering of securities is subject to the completion of a prospectus. The prospectus will contain more detailed information regarding the offering. The offering is being made by IMCO Realty, Inc. (IMCO). IMCO is a private company and is not registered with the SEC. The offering is being made in the state of Illinois. The offering is being made to qualified institutional buyers only. The offering is being made in accordance with the provisions of the Securities Act of 1933 and the Securities Act of 1934. The offering is being made in accordance with the provisions of the Illinois Securities Act of 1953. The offering is being made in accordance with the provisions of the Illinois Securities Act of 1953. The offering is being made in accordance with the provisions of the Illinois Securities Act of 1953.

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