



As Town Council has been given the mandate to guide the Town of Bentley forward, we have looked at what has been done and what we need to be doing.

Our past Councils and CAO have done much in setting the foundation to move forward to develop property for people to buy and build various types of housing to meet the needs of our Town.

- 2007 Municipal Development Plan (updated in 2016)
- 2009 Town of Bentley & Lacombe County Inter-municipal Development Plan (currently under review & update)
- 2010 Major upgrades to storm water management, curb & gutter and paved roads
- 2010 Industrial Area Structure Plan
- 2010 New Water Well (to secure our water supply)
- 2012 Study on Bentley Investment Attraction profile.
- 2014 Residential Area Structure Plan
- 2016 Sewer main line replacements (various locations)

Over the years, the Town has invested millions and gone from gravel streets with ditches to paved streets with storm water management and upgrades to our sewer and water infrastructures.

Looking at 2018 – 2022 and beyond, Town Council has, under the facilitation of Parkland Community Planning Services, established a Strategic Planning Committee, comprised of business owners, residents, former leaders, staff and current council to plan and prepare, as a Strategic Planning group, for our future. Repeatedly, the Planning Committee has identified the urgent need for new residential housing and to address the stalled development on the property on the north side of Bentley.

Unfortunately we were not able to tell them what our Council and CAO have been investigating and negotiating on (until now).

The situation: Over the past 12 years, two private, out of area developers, have purchased and set out to develop the forty-four acres north of the School. Both have defaulted due to circumstances other than Bentley. The last developer had set out phase one to include 39 housing lots out of the west part of the 44 acres. Much of the preliminary work has been done, such as: water, sewer, road base, required studies & surveys, including a storm water management plan, and other environmental preparations. It was very unfortunate this all came to a stop with economic and business problems of the developer. For many months the provincial court stepped in and ordered the property be listed for sale. This was widely advertised, but even with over \$770,000.00 of work already invested in the property, there was still little to no interest by other land developers.

Finally, the Court waived all the liens against the property and authorized all the land be transferred to the mortgage company who has been carrying the mortgage, with the sole right to sell the cleared property to gain some recovery of a losing situation.

Council, after advice from our legal support and guidance from our CAO, has explored the possibility purchasing the entire 44 acres, minus the 9 pre-owned lots out of the 39 lot subdivided area.

The possibility of another developer taking the only property ready for growth with no guarantee they will not also fail and leave the Town still waiting for residential development was a huge concern to

Council. We looked at the history and success of our past Council and CAO when the Town purchased the Moore property (north side of the Elementary School) and successfully developed 11 new residential lots.

### **NEW BEGINNINGS:**

Bentley Town Council decided to submit an offer, for our Town's future, to buy the 44 acres, free and clear of all encumbrances, minus the nine lots that are privately owned, for \$675,000.00. The mortgage company has accepted our offer.

Bentley Town Council is pleased to announce an answer to the question and request of so many people "When is something going to do done about the development that has been stopped and left people waiting?" Coupled with the Strategic Planning team's continual recommendation that something must be done as a key to our five-year planning, Bentley Town Council is pleased to let our community know that we have taken the lead in purchasing this property, worth much more than we are paying, to invest in Bentley and in the future. This is a positive day for Bentley which many Councils have worked towards – *the long term investment in the future of our Town.*

Mayor Greg Rathjen, on behalf of Bentley Town Council