

IDAHO FALLS REDEVELOPMENT AGENCY
P.O. BOX 50220
IDAHO FALLS, IDAHO 83405-0220

January 20, 2011

Regular Meeting
Minutes

Council Chambers

Call to Order: Chair Barnes called the meeting to order at 4:00 p.m.

Members Present: Chair Bob Barnes, Tom Hally, LaMar John, Linda Martin, Lee Radford and Bob Utterbeck

Members Absent: Dave Radford

Also Present: Ida Hardcastle, Idaho Falls City Council member; Ryan Armbruster, Agency legal counsel, via teleconference; Renée Magee, Agency executive director; Brad Cramer, City of Idaho Falls assistant planning director; Chris Fredericksen, City Engineer; Donna Carlson, recording secretary; and approximately two interested citizens.

Minutes: December 16, 2010. Tom Hally moved to approve the minutes of December 16, 2010, as written. Motion seconded by LaMar John. Motion passed.

Approval of Bills: Chair Barnes presented the finance report dated January 20, 2011. The following bills were presented to be paid from the Snake River Revenue allocation fund: Rudd & Company, \$3,000 for the audited financial statement; and Elam & Burke, \$3,068.05 for legal services. **Linda Martin moved to approve the bills as read. Motion seconded by Lee Radford. Motion passed.**

Response to Letter Informing Taylor Crossing of Modification to Owner Participation Agreement (OPA). As directed in the December 16, 2010 meeting, Magee reported a letter written by Ryan Armbruster was sent to Taylor Crossing on January 10, 2011. A copy signed by Lorin Walker has not yet been received in response. Armbruster said the modification provides an extra year for one hundred percent participation in street construction. The time is approaching for receiving tax revenues. Without a signed response from Taylor Crossing, the old rules apply and the amount of money to be provided will be impacted, assuming the taxes are paid. John suggested Taylor Crossing has possibly been reimbursed for any amounts owed to them. Magee agreed every outstanding note has been reimbursed and an additional \$284,000 was reimbursed for Greenbelt improvements for \$286,000 in bills submitted. Approximately \$2,000 to \$3,000 was not available at the time bills were submitted and is due.

Demolition and Site Preparation for Brunt and Messick properties. Magee said the City engineer put together a calendar for building demolition. We are into the advertisement period for both buildings. A pre-bid meeting is scheduled for January 24 with a bid opening of February 1, 2011. Council is expected to award a bid on February

10, 2011. The engineering department is estimating a demolition completion date of April 27, 2011.

City engineer Chris Fredericksen said the overhead power structures that exist in the alleys are difficult to maintain and not up to current standards. Idaho Falls Power is willing to move power underground in this area. Reconstruction of the alley between Capital and Park Avenues will be required. The preliminary estimate is \$22,000. In addition to being more aesthetically pleasing, moving the utilities underground brings them up to code, allows for easier maintenance, and permits reconfiguration of accesses. Barnes indicated the new Idaho Falls Power superintendent looks favorably on the change if alley replacement costs can be covered by the Agency. Lee Radford confirmed the City has the funds to pay for the power relocation if the Agency pays for the alley reconstruction. Barnes asked if there are any concerns about providing the funds. Armbruster believes it is an appropriate and reasonable change to fund the alley reconstruction.

Lee Radford moved to approve funding up to \$22,000 for the alley reconstruction between Capital and Park Avenues. Motion seconded by Tom Halley. Motion passed unanimously.

Chris Fredericksen asked about discussing the expansion of the parking lot to the west. Magee indicated a meeting is scheduled with the Idaho Professional Association to discuss reconstruction of their parking area to get more efficient parking design and rebuilding of the curbs, gutters and sidewalks on Capitol Avenue. Rewriting easement agreements will also be discussed. The appointment is February 1 at noon if anyone is able to attend. The goal is to work on having one large parking lot serve both the hotel and the Agency. Barnes said he will attend the meeting.

Memorial Drive update. Magee said there is no location for Targhee Regional Public Transit Authority (TRPTA) to pick up and drop off people in the downtown area. Magee asked Chris Fredericksen to look at the possibility of a pullout for busses on Memorial Drive. Two parking spaces could be removed on the east side of Memorial Drive or the hardscape between A and B Streets could be considered for two parking spaces now and ultimately a transit pullout. This has not been discussed in previous planning. Hally noted it is not legal to drop people in wheelchairs in the middle of traffic and assume vehicles will stop. He believes a design should be made to allow for TRPTA busses to park and unload people in a safe manner. Fredericksen said this request can be accommodated. Barnes said it has been overlooked and needs to be incorporated.

Fredericksen explained he has met with consultants for traffic services and landscape architects who will assist with the Memorial Drive design. He wants to ensure there is a mutual understanding of the scope of services being requested. Fredericksen understands the Agency is participating with all the features along Memorial Drive as part of the project. In addition he understands the Agency is participating with master planning of the amenities to the west in an effort to build infrastructure and not disturb new construction on the Memorial Drive project. Barnes said \$1.6 million is allocated to

Memorial Drive based on engineering estimates of the road only. It is not the intent of the Agency to be involved with amenities because there is a plan for people contributing to certain aspects of the project. Hally recalls wanting to ensure amenities developed at a later time will not disturb the major construction. Magee remembered \$100,000 is allocated to engineering and landscape design. Magee believes the allocation of \$100,000 also encompasses the design of amenities on the west side of Memorial but not for the actual construction costs. Lee Radford asked the definition of amenities. He recalls approving design of the infrastructure stubs to accommodate future amenities, but not designing fountains, restrooms, etc. Magee replied concept design for amenities. The identity and location of the amenity allows for infrastructure planning. Fredericksen confirmed master planning has been discussed to accommodate features in the project design. Magee stated allocation of \$100,000 as well as \$1.6 million is covered in the Memorial Drive construction and design agreement.

Lee Radford inquired about completion of construction. Fredericksen said advertising for construction begins in March with project award expected in May 2011. He expects the parking lot to be completed by the end of July 2011. Fredericksen anticipates planning for the design of Memorial Drive to begin in depth by April 2011. The plans will be presented to the Agency for its consideration. Lee Radford appreciates the efforts made by Fredericksen to improve the power layout.

Legislative update. Armbruster has seen a preview of an urban renewal bill and expects comments might be forthcoming. Other bills have been discussed requiring a vote before incurring debt or creating an urban renewal district or agency. He does not expect legislation to be offered by any urban renewal agency, city or association. Based upon a question from Hally, Armbruster replied he has not seen anything specific removing urban renewal altogether or requiring board members to be elected. Hally explained there was a legislative committee meeting with five eastern Idaho senators and representatives present. They seem to be proud of urban renewal accomplishments in Pocatello and Idaho Falls. Representative Loertscher appears to be against urban renewal due to its impact on school districts despite that provision being removed several years ago. Hally questioned how many legislators are misinformed. Armbruster believes there is a lot of misinformation regarding urban renewal. Legislators who have not been on the House Revenue and Tax Committee or Senate Local Government and Taxation Committee are more likely to be misinformed. It is a struggle every year to get correct information distributed.

Ida Hardcastle was at the legislative meeting and stated Rep. Loertscher believes opposition to urban renewal is coming from the counties. Barnes said counties have been objecting to the length of urban renewal districts. Hardcastle asked the stance of the Association of Idaho Counties. Armbruster indicated the same legislation passed several years ago protecting school districts also includes several provisions requested by counties. Some agitation remains regarding the length of time for urban renewal tax increment districts as well as administrative duties at the assessor and treasurer offices when a tax code area is established for urban renewal. He expects counties to remain negative concerning urban renewal depending upon the locality. Some agencies and

counties work closely together. A dialogue can be entered into with the Association of Idaho Counties regarding any specific proposal. Armbruster believes it is difficult to determine what the counties want to see legislatively to deal with their concerns. Hardcastle relayed the belief of Rep. Loertscher that length of time is the issue. Martin believes a list of abuses might be helpful in specifically addressing and offsetting misinformation.

Barnes presented two documents provided to legislators regarding urban renewal. The documents were researched and prepared by various entities including the Idaho Freedom Foundation. Information presented appears to be an abuse of urban renewal. Some of the information can be refuted. Idaho Falls is not cited in the documents, but the overall picture for urban renewal is not favorable. Information being sent to legislators is well researched and documented. Barnes hopes the Redevelopment Association of Idaho becomes a watchdog for the urban renewal industry and deals with issues before they become problems.

Update on Redevelopment Association of Idaho. Armbruster said solicitations have been sent to the urban renewal agencies asking each agency to craft a letter to the local legislative delegation and list its accomplishments. A few have responded. Agencies have also been asked to gather information that is useful in the event of being called to appear before a legislative committee. The initial Board of Directors for the Redevelopment Association met last week and set a minimal membership amount of \$50. An annual membership meeting is expected in the spring. There have been some individual responses by Twin Falls and Coeur d'Alene to the Idaho Freedom Foundation document presented by Barnes. The mission of the Redevelopment Association is to be a clearinghouse for information and provide education and training. The Association wants to be a watchdog group and respond to information sent out by entities such as the Idaho Freedom Foundation. Barnes confirmed the Agency previously voted to be a member of the Redevelopment Association.

Miscellaneous. Magee asked about a meeting date of February 3 or 8 to review and recommend demolition bid documents prior to the City Council meeting February 10. Board members indicated either date is workable in lieu of a February 17 meeting.

The meeting adjourned at 4:45 p.m.

Donna Carlson, Recording Secretary