

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

October 20, 2011

Regular Meeting
Minutes

Council Chambers

Call to Order: Chair Barnes called the meeting to order at 12:25 p.m.

Members Present: Chair Bob Barnes, Linda Martin, Dave Radford, and Lee Radford.

Members Absent: Tom Hally.

Also Present: Ryan Armbruster, legal counsel; Renée Magee, Agency executive director; Thane Sparks, Agency treasurer.

Minutes: August 18, 2011. Linda Martin moved to approve the minutes of August 18, 2011, as presented. Motion seconded by Lee Radford. Motion passed.

Approval of Bills: Chair Barnes presented the finance report dated October 20, 2011. The following bills were presented to be paid: Elam and Burke, \$563.11; ICRMP, \$3,453; Harlan W. Mann, \$527.15 from the Snake River allocation fund. The following bills were to be ratified: City of Idaho Falls for administration, \$36,560; Elam and Burke, \$3,191.57; Harlan W. Mann, \$107.25 from the Snake River allocation fund; City of Idaho Falls for administration, \$1,500 from the River Commons allocation fund; and City of Idaho Falls for administration, \$1,500 from the Pancheri-Yellowstone allocation fund. **Lee Radford moved to approve the bills as read. Motion seconded by Linda Martin. Motion passed.**

Commendation for Retiring Board Members LaMar John and Robert Utterbeck. Barnes reviewed the letters he had written to John and Utterbeck. Dave Radford announced he had requested one of the two other commissioners to serve on the Agency Board. He has served on the Board for eight years, and he has assumed new duties which makes his schedule especially tight. He has enjoyed the experience. Robert Barnes requested a letter of resignation and wished Radford the best and stated the Board appreciated his contribution as board member.

Announcement of New Board Member Appointment and Term. Barnes announced he has approached Terri Gazdik, CPA, of Cooper-Norman and she has agreed to be considered for membership. She has a strong background in accounting for construction firms. Barnes is also looking for a member who is in or familiar with the construction industry. The Board will consider members at the November meeting.

Request of Taylor Crossing: Extension to December 31, 2012, on Owner Participation Agreement and Construction of Riverwalk Drive. Barnes explained he, Lee Radford, Renee Magee, and Ryan Armbruster met with Lorin Walker and Terry Wadsworth to discuss the extension of certain provision of the Owner Participation Agreement (OPA) earlier today. In late September, Lee Radford and Magee met with the Mayor, Taylor Crossing, and Taylor Woodbury. Magee explained there were two purposes for today's meeting: to clarify why Taylor Crossing is interested in extending

the deadlines under the OPA and to review the requirements to allow Agency participation on a private drive. An extension will allow the Agency to participate one hundred percent in the construction of roads. For the Agency to participate in a private drive, easements will need to be granted to the public for maintenance of water and sewer main lines within the right-of-way and for access.

Lee Radford clarified the Agency wants to see the completion of Riverwalk Drive from Broadway to Pancheri Drive. This private drive will pass through several parcels. One issue is the Agency requirements for participation in the construction of Riverwalk Drive must be communicated to any new owners, including the Marriott Residence Inn. In 2009 the Agency had agreed to pay \$272,000 for site preparation after a Certificate of Occupancy was issued for the Marriott and public easements were granted for access, parking, and any necessary utility maintenance. Public access and use must be assured across all portions of Riverwalk Drive.

Armbruster added we have informed the potential new owner a Certificate of Occupancy for the hotel is required as well as easements to the public if there is to be any reimbursement of costs. Lee Radford explained the Agency has met with the potential new owner to answer any concerns the new owner has. Barnes explained the Agency could not move until the ownership of the hotel is settled.

Updates on Parking Lot at D Street and Park Avenue and Memorial Drive. The parking lot has been completed except for bike racks. The parking lot is being used by employees in the downtown area. The Agency has not yet received an invoice from the City of Idaho Falls. The engineering department has begun the design of Memorial Drive and has asked for an update of the traffic study for Memorial Drive. The purpose of the update is to review the impact of incorporating bike lanes or “green lanes” in the center of the through traffic lanes. The recommendation for bike lanes within the traffic lanes came from the Bike and Pedestrian Committee of BMPO. The study did not find adverse impacts. Dave Radford will inform the county employees the parking lot at D Street and Park Avenue is open and available. Dave Radford explained the County is planning to begin construction of the court house parking in March or April. The County will be done by the end of June, and the City will begin Memorial Drive in early July.

Update on Redevelopment Association of Idaho. Magee reported the Redevelopment Association of Idaho (RAI) had its annual meeting on September 15, 2011. Richard Horner, Finance Director, Rexburg, will serve on the legislative committee of RAI. The purpose of the legislative committee will be to educate legislators about the agency activities and to develop legislation to meet agency needs. The annual dues structure was adopted. For an agency the size of the Idaho Falls, the dues will be \$500. Unfortunately, this dues structure only generates \$12,000 for an annual budget. RAI will probably be approaching larger agencies for assistance with the legal costs for legislative activities.

Armbruster added the Association is starting to get some legs. Another activity the Association wants to approach is encouragement of best practices. The Association will undertake training to assure all agencies are following ethical guidelines and statutory limitations.

Request for Information from the Idaho Freedom Association. Magee explained the Agency has responded to a request from the Idaho Freedom Association for minutes, financial information, and direct assistance to private companies. Armbruster explained the Idaho Freedom Association will likely prepare a report on the activities of agencies across the state prior to the legislative session.

Miscellaneous. Magee said she will present a bill from Leatherworks for relocation at the November meeting.

The meeting adjourned at 1:15 p.m.

Respectfully submitted,

Renee R. Magee, Executive Director