

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

November 13, 2013

Regular Meeting
Minutes

Annex Conference Room

Call to Order: Chair Radford called the meeting to order at 12:05 p.m.

Members Present: Robert Barnes, Terri Gazdik, Tom Hally, Lee Staker, and Lee Radford.

Members Absent: Linda Martin and Brent Thompson.

Also Present: Ryan Armbruster, Legal Counsel; Renee Magee, Executive Director; Thane Sparks, Agency Treasurer; Brad Cramer, Director, Planning and Building Division; Sharon Parry, Idaho Falls City Council; Brent McLane, planning staff; and Recording Secretary Cynthia Likes.

Modifications to the Agenda: None.

Approval of Minutes: Staker commented there were a few typos in the minutes, including the spelling of a last name, which needed to be corrected. **Barnes moved to approve the minutes of August 15, 2013, as amended. Staker seconded the motion and it passed unanimously.**

Approval of Bills: Chair Radford presented the finance report dated November 13, 2013. The following bills were presented to be paid from the Snake River Allocation Fund: City of Idaho Falls, \$200,000, Union Pacific parking lot; and Bienvenidos, LLC, \$298,915.46, Taylor Crossing Owner Participation Agreement. Sparks will hold onto the Bienvenidos check until the City Council accepts the parking and access easement on the Bienvenidos property.

The following bills from the Snake River Allocation fund were presented to be ratified: MOB, LLC, \$4,374, parking lease; City of Idaho Falls, \$101,732.72, Memorial Drive; City of Idaho Falls, \$34,666, administration; Unitarian Universalist Church, \$2,760, parking lease; Elam and Burke, \$1,434.90, professional services; Redevelopment Association, \$2,250, annual dues; ICRMP, \$2,159, insurance. The following bills from the River Commons Allocation Fund were presented to be ratified: City of Idaho Falls, \$5,000, administration; and Elam and Burke, \$55.50, professional services. The following bill from the Pancheri Yellowstone Revenue Allocation Fund was presented to be ratified: City of Idaho Falls, \$1,000, administration. **Hally moved to approve the finance report as presented, Staker seconded the motion and it passed unanimously.**

Review of Urban Renewal Plans and Progress. Barnes requested Magee brief the agency on the progress of the urban renewal plans. Magee presented a slide show of the history of urban renewal in Idaho Falls. The purposes in Idaho Falls are to eliminate obsolete buildings and substandard streets and to create public improvements. The presentation showed the changes that have occurred in Idaho Falls since 1988, when the agency was reactivated, to present. Under tax increment financing, the center of the city has moved from an industrial area to a commercial

and services area. In addition to the Power Point, Magee distributed a handout listing projects completed since 1988 and their costs. The handout also included projects not completed under the 2006 Snake River District urban renewal plan and their estimated costs. Projects suggested by the Idaho Falls Engineering Department were included in the handout. Magee asked the Board members to review these documents and consider what projects should be completed in the next three years.

Chair Radford asked if anyone had questions. Barnes mentioned the Bonneville Hotel is a large part of downtown and its redevelopment will beautify downtown. Considering the funds remaining, Agency funds should be spent to generate potential earning power. Radford said the Snake River Urban Renewal Plan expires in four years: the Board needs to think about what projects need to be pursued to bring value into the district. None of them may bring the tax increment like past projects have done but there is still a lot of unused land in the area that may attract developers to invest. We need to start going through that process early in 2014.

Updates: Bienvendios. The Agreement was executed by the Agency with Bienvendios, a check is in the bills approved today, and the parking and access easement is before the City Council at the next regular meeting in November.

Snake River Landing. The Scientech buildings and the senior apartments are under construction along Whitewater Drive. The Agency has committed \$1,035,000 in assistance, of which \$170,000 will be paid in cash, to spur this construction.

Broadway Ford. Broadway Ford is still planning to construct a new dealership on its existing property and has requested Idaho Falls to vacate portions of Seattle and Oregon Streets as well as approve a new plat. A public hearing will be scheduled before the Council for this vacation. When Broadway Ford has cost estimates for the new construction, Magee will ask the committee formed earlier this year consisting of Robert Barnes and Terry Gazdik to meet with Broadway Ford. The outcome of the meeting will be a recommendation to the Board.

Parking Lot, Elm, and Yellowstone. The parking lot on Union Pacific property has been completed and cars are beginning to use it.

McNeil Development. Earlier this fall, McNeil Development was pursuing the construction of Riverwalk Drive with reimbursement of construction costs from the tax increment. Walkers requested an outline of the process for such reimbursement. A very brief nine step process is outlined in the material distributed for this meeting. However, the Walkers have not returned. Radford stated the material for this meeting outlines the projects anticipated under the Owner Participation Agreement (OPA) with Taylor Crossing as well as past projects completed for Taylor Crossing. Due the short time remaining in the district, it is doubtful any of those projects will be started now. Armbruster commented, in this round of funding, if any, the procedure is very clear the Walkers need to come to the Agency before committing to any project that may be eligible for assistance and get formal approval for that project before the Agency may release any funds or issue a new note. The pool of money available can only be used for certain eligible expenses and Walkers will need to pick an eligible project to be entitled to any of the \$298,000 presently accumulated for projects under the OPA.

Radford mentioned a portion of Simplot Circle is uncompleted and does not connect to Riverwalk Drive. The area between Porter Canal and the Snake River is not connected with

roads due to financial problems by the developers and street construction may not move forward in this area prior to the closing of the district.

Renaissance Partners. Conrad-Bishoff submitted a final plat in which they are breaking up one lot into two lots north of Broadway and KJ's convenience store but they have not submitted any plans for the second lot.

Redevelopment Association of Idaho. Armbruster announced the Association remains in play and has three or four new board members. It is monitoring legislation and offering best management practices counsel to redevelopment agencies throughout the state. Out of forty urban renewal agencies in the state, twenty-eight or twenty-nine are members of the Association.

Resignation of Robert Barnes: Radford said Barnes has submitted his resignation effective at the end of his term, which is December 31, 2013. Barnes been involved with the agency since 1998 and his work has very been much appreciated. The resignation letter will be passed onto the Mayor so the Mayor can appoint a new member to the agency.

Consultants: Radford requested Magee, who retired October 31, 2013, stay as Executive Director for a period of twelve months and transition Cramer into the position. Magee will be an independent contractor/consultant rather than an employee. **Staker moved to have Armbruster prepare an agreement to retain Magee as an independent contractor/consultant, Hally seconded the motion and it passed unanimously.**

Future Schedule for Meetings: Radford recommended having meetings every other month until the schedule gets busier. Radford said, at the next meeting, an agenda item will be an analysis of potential projects for the Snake River Urban Renewal District, including preparation for termination of the district. Gazdik agreed a plan needs to be created to know what projects they want to pursue in the few remaining years. Radford said the completion date is less than five years. Even though 2018 is the termination, paperwork needs to be filed that last year, so only three years are left. Armbruster said, in order to end of the district effectively, the budget and termination plan needs to be done in 2017 so notice can be provided to the taxing entities. The receipts received in 2018 are the last receipts the Agency will receive from the Snake River Urban Renewal District. The Agency needs to let the taxing entities know and anticipate the receipt of funds after the district ends. Early contact with the State Tax Commission is very important as we go forward. The next meeting will be January 16, 2014.

Radford adjourned the meeting at 1:10 p.m.

Respectfully submitted,

Cynthia Likes