

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

March 15, 2012

Regular Meeting
Minutes

Council Chambers

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

Members Present: Chair Bob Barnes, Tom Hally, Terri Gazdik, Lee Radford, Lee Staker, and Brent Thompson.

Members Absent: Linda Martin.

Also Present: Ryan Armbruster, legal counsel (via phone); Renée Magee, executive director; Thane Sparks, treasurer. Also present: Steve Watts and Alan Grady, Unitarian Universalist Church; Kurt Roland and Paul Snarr, Eagle Rock Engineering; Brad Cramer, city planning; Kent Fugal, city engineer.

Minutes: February 16, 2012. Lee Radford moved to approve the minutes of February 16, 2012, as presented. Motion seconded by Lee Staker. Motion passed.

Approval of Bills: Chair Barnes presented the finance report dated March 15, 2012. The following bills were presented for payment from the Snake River Allocation Fund: Rudd and Company, \$1,250.00; Brent McLane, \$670.00; Harlan Mann, \$522.10; Elam & Burke, \$4,155.60; City of Idaho Falls, 305.23; and M.O.B., LLC, \$84.00. The following bills was presented for payment from the River Commons Allocation Fund: Elam & Burke, 92.50. **Lee Staker moved to approve the bills as read. Motion seconded by Tom Hally. Motion passed.**

Resolution Adopting Annual Report: Magee said a draft copy of the annual report had been available to the public in the planning office and on the City's website. Legal notice of today's meeting was published on two different days and a display ad was published in *The Post Register*. A press release was issued to the media three weeks prior to the meeting. Magee briefly reviewed the changes made in the annual report since the February draft.

Chair Barnes opened the meeting to public comment on the annual report.

Steve Watts, Unitarian Universalist Church, told members he has witnessed many changes to the downtown over the years and believes the Agency is doing a wonderful job. For the record, Armbruster confirmed staff received no further public comments, written or by phone.

Chair Barnes closed the meeting to public comment.

Chair Barnes read the resolution into the record by title only. **Lee Radford moved to adopt the resolution approving the 2011 Annual Report. Motion seconded by Tom Hally. Motion passed.**

Requests for Agency Participation. Magee received a request for participation from Snake River Landing Development LLC for assistance with the construction of Lochsa Drive. Lochsa

Drive will provide access to an eighty-four unit apartment complex to be built north of Lochsa and west of Snake River Parkway.

In addition to the request from Snake River Landing, D and A Commercial Warehousing is preparing to ask the Agency to participate in the reconstruction of Simplot Drive. Paul Snarr, Eagle Rock Engineering, suggested the Agency discuss this proposal with Doug Hix, the developer and owner of the property to the immediate north of Simplot Circle.

Barnes recommended the Board appoint a committee to meet with the developers of these projects and to prepare a recommendation to the Board. Bob Barnes, Brent Thompson, and Lee Radford volunteered to participate on the committee.

Update on Memorial Drive. Kent Fugal, City engineer, explained the most recent plans for the reconstruction of Memorial Drive. Fugal said Bonneville County is proposing to reconstruct the east half of D Street west of Capital Avenue. The plans for Memorial Drive have been altered on D Street to match the County's plans for D Street. The southern edge of D Street will now align with the parking lot constructed by the Agency. The trapper statue will remain in its current location. When the street is complete, the statue will be west of the new walk on the west side of Memorial Drive. Acquisition of right-of-way from the LDS church will not be a cash exchange: instead, the driveways to the church parking lot will be altered. This is advantageous to both parties. The plan is to go to bid as soon as possible, but preliminary cost estimates came in far higher than anticipated. City engineering is working with Bradley Engineering to scale back where possible. Fugal told Thompson the center of the roundabout will be landscaped with low maintenance plantings. There will not be art or other features to draw people to the center of the roundabout for safety reasons. Pavers are being used in medians and utility strips. They are more flexible than stamped concrete. Parks and Recreation has been involved with the plans for reconstruction from the onset. The Federal Highway Administration standards for roundabout design have improved since the county project at Lincoln Road and Hitt Road. Construction should begin after July 4th. He confirmed a traffic impact study was completed prior to the preliminary concept for Memorial Drive.

Update on Legislation: Armbruster said four bills impacting urban renewal agencies have passed the House and are now in the Senate Local Government and Taxation Committee. It is unknown when action on the bills will take place. The bills include repeal of eminent domain authority by agencies, the requirement for specific plans, election of board members, and elimination of community college levies in the calculation of tax increment.

Update on Parking Issues: Allen McBrady and Steve Watts, Unitarian Universalist Church, stated the church was willing to enter into a lease with the Agency. Magee explained she and Barnes walked the church parking lot, and a portion of the sidewalk needs to be replaced for safety reasons. She requested the Board authorize the costs of signs for the parking lot and replacement of thirty feet of sidewalk. The cost should be less than \$1,000 for the sidewalk replacement. Magee will contact IFDDC for recommendations for a maintenance company. Armbruster will prepare a formal lease for the church parking lot on Capital Avenue.

Update on Taylor Crossing: Magee explained both Taylor Crossing and the City did further research on the sewer line issue at the Marriott Inn site. Taylor Crossing located a 2008 e-mail from the city engineer which discussed the sewer line replacement and the need for a development agreement to clarify the responsibility of each party. Unfortunately the agreement was not completed. As time passed and twelve different site plans were submitted, the responsibilities became unclear. The city and Taylor Crossing are now resolving the issue of payment. The Agency will no longer be involved.

The meeting adjourned at 1:02 p.m.

Respectfully submitted,

Debra Petty, Recording Secretary