

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

April 17, 2014

Regular Meeting
Minutes

Council Chambers

Call to Order: Chair Radford called the meeting to order at 12:01 p.m.

Members Present: Lee Radford, Linda Martin, Brent Thompson, and Terri Gazdik.

Members Absent: Lee Staker, Thomas Hally.

Also Present: Ryan Armbruster, Legal Counsel, via telephone; Renee Magee, Executive Director; Thane Sparks, Agency Treasurer; Brad Cramer, Planning and Building Director; Kirk Hansen, Renaissance Partners.

Modifications to the Agenda: There were no changes to the agenda.

Approval of Minutes: Thompson moved to approve the minutes of April 17, 2014. Gazdik seconded the motion, and it passed unanimously.

Approval of Bills: Radford presented the finance report dated April 17, 2014. The following bills were presented to be paid from the Snake River Allocation Fund: Elam and Burke, \$1,323.50; Post Register, \$64.00; and Unitarian Universalist Church, \$2,760. One bill was presented to be ratified from the Snake River Allocation Fund: Bowman Appraisal and Valuation, \$4,500. **Martin moved to approve the bills as read. Gazdik seconded the motion, and it passed unanimously.**

Approval of Agreement with City of Idaho Falls for Greenbelt Improvements: Magee reported this agreement covers administration by the City of Idaho Falls of the Greenbelt improvements titled River Gardens Phase II. Armbruster stated the agreement was modeled after the Memorial Drive agreement and sets out a maximum contribution of \$390,000. Exhibit B sets out the scope of work. Since the City has not reviewed the agreement, the agreement allows for technical changes after Board approval. Armbruster read the Resolution by title. **Martin moved to approve the Resolution and Agreement. Gazdik seconded the motion, and it passed unanimously.**

Approval of Agreement with Taylor Crossing on the River for Greenbelt Improvements: Armbruster explained the agreement amends the Owner Participation Agreement (OPA) with Taylor Crossing. Taylor Crossing agrees the amount of funds accumulated under the Owner Participation Agreement to date, i.e., \$390,000, will be spent on River Gardens Phase II.

Attachment 8-1 in the OPA will be replaced with an agreement which allocates \$1,300,000 for Riverwalk Drive. Again this agreement allows for technical changes without returning to the Board for approval. Gazdik excused herself since her firm owns land in Taylor Crossing. Armbruster read the Resolution by title. **Martin moved to approve the Resolution approving the amendment to the Owner Participation Agreement. Thompson seconded the motion. The roll call vote was as follows: Martin, aye; Thompson, aye; Radford, aye; and Gazdik, abstain.**

Updates: Renaissance Partners. Kirk Hansen introduced himself to the Board and explained Renaissance Partners purchased the parcels of ground between I-15 and Utah Avenue, cleared the properties, and redeveloped the sites. Renaissance Partners brought in Wal-Mart, Fairfield Inn, Wendy's, Olive Garden, Starbuck's including the retail strip, and Barbecue Dave's. The only parcels remaining undeveloped are those lots adjacent to Pioneer Road west of the Arctic Circle and Panda Express. He is requesting the tax increment from Fairfield Inn, Wendy's, and KJ's be returned to Renaissance Partners to increase the repayment on the Agency's note to Renaissance Partners. At the present rate of repayment, the principal on the note will not be repaid.

Radford stated the Agency is fulfilling the terms of the Owner Participation Agreement with Renaissance Partners. The amount which Renaissance Partners will receive will equal the principal of the note; however, the interest received will be far lower than the amount originally agreed upon. It will be close to the interest being paid on public investments today after the recession. Radford asked if there were any possibilities of additional development in the area under the OPA. Hansen said he investigated repurchasing the parcels on Pioneer Road and developing them for another business but it is not economically feasible at this point.

Magee reported Thane Sparks calculated approximately \$248,000 in additional monies will be repaid to Renaissance Partners if Fairfield Inn is included in the note repayments from 2014 to 2018. Hansen said Fairfield Inn was undergoing construction during the period of negotiation of the OPA and, therefore, he is asking for it to be included in the repayments.

Thompson asked if there is a means to distinguish the inclusion of Fairfield Inn from other OPAs. Martin mentioned the concern about the effect on the other OPAs if this change was made in this agreement. Magee mentioned four properties may have been included in the Taylor Crossing OPA for a few years although construction had been completed on one or all of these parcels prior to execution of the OPA. She will investigate the timing of the inclusion of the parcels in the Taylor Crossing agreement. Armbruster stated including Fairfield Inn is a policy decision. Martin asked this discussion be tabled until research could be completed on the inclusion of parcels in this OPA and other OPAs. According to Radford, the issue will be adding parcels for four years. Gazdik confirmed such revenues will be lost to the Agency to use for other projects. **Martin moved to table the discussion until further research can be completed. Thompson seconded the motion and the roll call vote was as follows: Martin, aye; Thompson, aye; Radford, aye; and Gazdik, abstain.** Radford thanked Hansen for all Renaissance Partners has done to redevelop the urban renewal district.

Request for New District. The developers of Guns and Gear on Crane Drive approached Magee about creating a new district on Crane Avenue. After discussing the costs and time involved in forming a new district and the eligible costs for Guns and Gear, a new district is not realistic for this project alone. An eligibility study was completed in this area in 1997. At that time, the area bounded by I-15, Porter Canal, the existing district, and Crane Avenue on the east was found to be eligible. The owners of the property may return to request consideration of a district.

Redevelopment Association of Idaho. Armbruster stated the legislative session ended on March 20. The only legislation affecting the Agency is increased reporting requirements.

Motion to Enter Executive Session Pursuant to Idaho Code Section 67-2345(1)(c) to Conduct Deliberations Concerning Acquiring an Interest in Real Property Which Is Not Owned by a Public Agency. Gazdik moved to enter into executive session pursuant to Idaho Code Section 67-2345(1)(c) to conduct deliberations concerning acquiring an interest in real property not owned by a public agency at 1:52 p.m. Martin seconded the motion, and the roll call vote was: Martin, aye; Thompson, aye; Radford, aye; and Gazdik, aye.

The Board came out of executive session at 1:32 p.m.

Respectfully submitted,

Renee R. Magee
Recording Secretary