

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

May 15, 2014

Regular Meeting
Council Chambers

Minutes

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

Members Present: Lee Radford, Lee Staker, Brent Thompson, and Thomas Hally.

Members Absent: Teri Gadzik, Linda Martin.

Also Present: Ryan Armbruster, Legal Counsel, via telephone; Renee Magee, Executive Director; Thane Sparks, Agency Treasurer; Brad Cramer, Planning and Building Director; Greg Weitzel, Director, Idaho Falls Parks and Recreation Division.

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

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

Approval of Bills: There were no bills submitted for payment.

Request for Urban Renewal District: Steven Keim presented a proposal for a new district located south of Pancheri Drive, east of I-15, and north of Crane Drive. The area had been evaluated previously and found eligible for an urban renewal district. The developers are anticipating development as an office district. A final plat has been submitted and will be annexed to the City of Idaho Falls at the end of this month. As to eligibility, Keim stated the area is industrial. Staker asked why this area is a potential urban renewal area. Keim anticipated rock formations will hamper development. Some of the area is presently blighted. Jeff Frieberg suggested the larger area has been blighted until the past fifteen years when the agency has been assisting with the redevelopment of the neighboring parcels. The area remains a blighted area surrounded by redeveloping areas. The trunk line which serves the west side runs through the central portion of the site and limits the ability to develop the area.

Hally asked about the percentage of land allowed in a city for urban renewal. Sparks responded the City is not near the limitation on the assessment of urban renewal districts compared to overall assessment of the city of Idaho Falls.

Radford asked the staff to review previous eligibility reports completed on this area. Magee replied the first eligibility study was completed in 1999 and included the area now known as

Snake River Landing, i.e., the Monroc gravel pit, as well as the area under discussion. The consultant based his finding on the failure to have a road system in the area, the condition of the buildings, potential lava rock, land uses such as warehousing and outdoor storage, and the easement required for the sewer system. The area was re-evaluated in 2004 by Harlan Mann. He again found the area to be eligible due to lack of utilities and a street system, soil conditions, and underutilization of the area. Armbruster gave a quick overview of the process. He said, since it has been ten years since the last study, the area needs to be evaluated again and conditions compared to the statute. If the Board finds the area eligible, the findings and basis of eligibility has to be given to the Council for its review and finding. One issue is whether to amend the Snake River plan or to create a new district. With the statutory amendment prohibiting amendments to no more than ten percent, an amendment may not be realistic. In addition, both existing districts have a limited time frame. A new district may be created for twenty years.

Keim explained the Murphys are developing one lot on the southeast corner of the site. The Walkers' properties are to the south his development. Kiem had not discussed a district with property owners to the southwest. Staker stated agricultural properties do not qualify: however, there is a lack of curbs, gutters, and sidewalks in the area. Radford explained the Agency has tried to avoid greenfields. One of the obvious issues in this area is the lack of a cohesive road system to connect Snake River Landing to development north of Pancheri. There is no connection to Pioneer Road presently.

Kiem explained he, Jack Hunsicker and David Price have formed Eagle Ridge Development Partners. City staff, during discussions of the preliminary plat, stated this is a key area for connectivity of the street system: it is essential to have access to Pioneer Road. Some of the property is difficult to develop due to the location of the sewer main which affects the value of the lots. There is a former gravel pit which needs to be reclaimed and buildings have to be demolished. The use is envisioned to be offices similar to Snake River Landing or Taylor Crossing. While the site has great visibility from I-15, it does not have good access for retail. As to life of the district, twenty years seem reasonable. Build-out was projected for twenty years. The public improvement costs, according to Frieberg, are estimated to be \$1.5 million. This includes all the roads, landscaped medians, and curb, gutter and sidewalk on the east side of Pioneer Road within Eagle Ridge preliminary plat. Staker suggested the properties south of Pancheri Drive be considered as part of the district.

Frieberg explained the estimated \$1.5 million will continue the cross-section of Snake River Parkway. The Public Works Division has requested Crane Drive be developed with a median. The completion of Crane Drive east of the Eagle Ridge development is presently under negotiation with adjacent property owners. The \$1.5 million may not cover this completion. The main streets, Crane Drive, Snake River Parkway, and Pioneer Road, will have eighty foot rights-of-way. Staker stated Crane Drive should be completed to Pancheri Drive. Frieberg responded the right-of-way of Crane Drive is in the ownership of the City of Idaho Falls and the Walkers feel as if their participation ended with the existing road. Negotiations are continuing but it is not anticipated the road will be completed until the second phase of Eagle Ridge is constructed. The estimated build out for Eagle Ridge development is over \$44 million. This is based on calculating the largest building envelope possible on each lot and using construction

costs estimated by Morgan Construction. This does not include Guns and Gear which is under construction or other properties in the district. Magee explained the next step is to re-evaluate eligibility of the area. Armbruster stated the properties immediately south of Pancheri Drive which are in the Snake River Urban Renewal District could be included within this district if they are still eligible. If any portion of the proposed district is agricultural land, the owner must consent to inclusion in a district.

Armbruster suggested, if the Board wishes to proceed, a motion should authorize the staff to review prior reports and consider eligibility. If the area looks eligible, either staff or an outside consultant could complete more analysis as to eligibility. Staker suggested the area southwest of Crane Drive be considered, especially considering the need to reconfigure Pioneer Road. \$1.5 million will not cover all the needed improvements. Hally asked if the Agency uses a ratio of needed improvements to estimated future assessments. Magee responded the Agency has generally used the number of nine percent, i.e., no more than 9% of the estimated future assessment should be spent by the Agency on administration and improvements. **Staker moved to authorize staff to evaluate the area to determine eligibility. Hally seconded the motion, and it passed unanimously.**

Update on River Gardens, Phase II: Greg Weitzel will be attending the Agency meetings monthly to report on the Greenbelt projects. As to River Gardens, Phase II, the City Council will consider two contracts on May 22, 2014. The first contract will be with Roadhouse Construction for equipment rental and excavation. The second contract will be a professional services contract with Rock Solid Landscape which designed Phase II. Since Rock Solid designed the project, the company may not bid on the contract. Rock Solid will be the project manager on Phase II. After Weitzel last met with the Board, the Idaho Falls Rotary Club pledged \$60,000 towards the project. The City has the permit from the Army Corps for this project. It is anticipated construction will start in the first week of June and be completed in October.

As to the Greenbelt project on the west side of the Snake River north of Broadway, Parks and Recreation has received preliminary approval from the State of Idaho. With the match, over \$1 million has been secured for the project. With this preliminary approval, the City will begin to complete the detailed design for the project. 2016 is projected to be the completion date. Parks and Recreation is asking the City Council for authorization in the 2015 budget to spend funds for the westside project: ITD funding will reimburse the City in 2016. These funds are from the Idaho Transportation Department (ITD) program entitled Transportation Alternative Program. Trail development is one of the eligible activities: it is not a program which competes with TRPTA funding. Parks and Recreation is waiting for an official letter from the ITD Board.

Weitzel explained the contribution from Rotary will not offset Agency assistance on River Gardens, Phase II. Rotary monies will be used for signs, ADA access, and the children's discovery area. The city attorney is working on the professional services agreement with Rock Solid Landscape.

Radford asked if the westside project could incorporate the archway announcing entrance into downtown as developed by the Idaho Falls Downtown Development Corporation. Weitzel

replied he had seen the design and will consult with Hunt Design. Hally asked if this was a good location for a significant monument sign for a key entry point as developed by Hunt Design.

Research on Renaissance Partners Development: At April's Board meeting, Kirk Hansen, Renaissance Partners, requested the Board consider including three properties in the reimbursement to Renaissance Partners: Fairfield Inn, Wendy's, and KJ's Convenience Store. During last month's discussion, Magee mentioned the provisions within the Second Amended Owner Participation Agreement (OPA) with Taylor Crossing allowed the increment from four properties to be credited to Taylor Crossing, three of which received Certificates of Occupancy prior to the execution of the OPA. As requested, Magee did research on the completion of the Fairfield Inn and the OPA completed by Renaissance Partners. The time frame for Zion's Bank and the Fairfield Inn is very comparable. Armbruster stated it is a hard task to reconstruct a completed agreement. The Board has the discretion to reconsider the issue with Renaissance Partners at the end of the life of the district. Hally agreed with Armbruster's assessment. Thompson recalled the Board had conveyed the feelings of the Board to Hansen during the meeting last month. No further action was taken.

The meeting adjourned at 1:10 p.m.

Respectfully submitted,

Renee R. Magee
Recording Secretary