

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

May 17, 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, and Brent Thompson.

Members Absent: Linda Martin and Lee Staker.

Also Present: Ryan Armbruster, legal counsel (via phone); Renée Magee, Agency executive director; Thane Sparks, Agency treasurer, and Brad Cramer, assistant director.

Minutes: March 15, 2012. Lee Radford moved to approve the minutes of March 15, 2012, as presented. Motion seconded by Tom Hally. 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: Elam & Burke, \$1,347.00; Unitarian Universalist Church, \$976.00; City of Idaho Falls – Memorial, \$100,000.00. The following bills were presented to be ratified from the Snake River Allocation Fund: Elam & Burke, \$1,544.29; Brent McLane, \$640.00; Harlan W. Mann, \$265.25; Unitarian Universalist Church \$3,888.88. **Lee Radford moved to approve the bills as read. Motion seconded by Tom Hally. Motion passed.**

Contract with City of Idaho Falls for Construction Management on Memorial Drive: Magee, Armbruster, Barnes, and Radford met with the city engineering department for an initial review of obligations and costs for the Memorial project. Armbruster said the 2010 contract between the City and the Agency covered work from the initial design phase to the conclusion of the bid process. The Agency has reimbursed the city \$100,000 for these services. All construction bids will be reviewed by City engineering for compliance to the bid specifications, and City engineering will make a final recommendation to City Council for approval of the bid. Under the 2010 agreement, the Agency will reimburse the city for expenses related to construction not to exceed \$1.6 million, which includes the \$100,000 expended for design. The city is responsible for any rebuild of water and sewer and expenses for amenities.

Armbruster said construction bids are due May 30, 2012, and it is anticipated City Council will award the contract at its regular meeting June 14, 2012. This two week period allows time to review bids, detail items of responsibility, and refine costs by the Agency. Radford said projected costs may be higher than estimated and the Agency must be willing to meet with Council to resolve any issues related to cost changes. Barnes said costs are considerably higher than estimated in 2009 due to changes in specifications. Magee said the 2006 and 2009 estimates were prepared from concepts completed without the assistance of engineering. Modifications were necessary to accommodate current and future conditions on Memorial Drive.

Barnes referred to the minutes of the March 2010 board meeting stating “the 1.6 million dollar cost should be put in the contract but some flexibility may be needed in the future”. Magee said the estimate by engineering is \$3.9 million. The decision was made by Public Works to bid the projects to provide an accurate cost of construction. Radford requested a committee meet to review all bids and make a recommendation to the Board during a special meeting on June 11, 2012.

Bonneville County Request for Participation on Improvements to D Street: Magee said the Agency allocated \$26,000 to Bonneville County for improvements in the public right-of-way on Capital Avenue. Bonneville County has requested an additional \$17,239 for right-of-way improvements on the south side of D Street between Wackerli Apartments and Capital Avenue. A portion of the curb, gutter, and sidewalk is deteriorated and the sidewalk will be aligned with the sidewalk between Capital Avenue and Park Avenue. Magee told Thompson tax revenues for the county, city and other taxing agencies in the downtown have been frozen since 2006 due to the expansion of the district. Funding these improvements replaces a portion of these funds to Bonneville County. Barnes said the county set aside \$340,000 for improvements to the parking lot. Radford said ordinarily there is a direct payout for these types of projects. In this case, the Memorial Drive project is a special situation. The Agency has the opportunity to improve and maintain property values in the downtown and return the area back to the taxing entities at a higher value. Radford said the county has done a number of things in support of the project. The county is a valuable employer in the downtown. Although existing parking on Memorial was public parking, the county had access to it for generations. **Tom Halley moved to approve the request by Bonneville County for an additional \$17,239 for infrastructure improvements on D Street related to the construction of a new parking lot. Motion seconded by Lee Radford. Motion passed.**

Assignment from Taylor Crossing to Security National Life: Armbruster said, due to a foreclosure action, Security National Life is owner of several remaining undeveloped parcels in the Taylor Crossing development. It is their desire to have the Agency’s approval to assign the rights and obligations on the remaining parcels from Taylor Crossing to Security National Life. Under the existing OPA, if the principals do not retain controlling interest, the Agency has the right to decide whether to approve the agreement or not. This will come before the Agency in the near future for formal approval.

Review of 2012 Legislative Session: Armbruster said an overview of the 2012 session was included in the materials for the members. There were eight bills concerning urban renewal, three of which passed from the House to the Senate but were not considered by the Senate Local Government Committee during the session. The remaining five bills were contained in the House. The bills will be on the docket again in January 2013. Efforts of the Redevelopment Association of Idaho (RAI) to exchange information throughout the state and provide assistance/guidance among urban renewal agencies may stop some of the movement toward limits placed on urban renewal agencies.

Redevelopment Association of Idaho: Magee said RAI will hold the a board meeting and a tour Thursday, July 19, 2012, at 10:00 a.m. in Pocatello. Agency members are invited to attend. The Redevelopment Agency of Idaho will make a presentation during the Association of Idaho Cities

annual conference on Friday, June 22, 2012, from 11:00 a.m. to Noon. Ken Harwood, executive director, AIC, has asked the Association to focus on legislative issues. The legal costs of RAI during the legislative session were \$29,000, and only \$10,000 was budgeted. RAI again provided a service to the local agencies by providing information and coordinating efforts with the Legislature. RAI will need additional funding from local agencies next year to continue this effort. RAI is encouraging local agencies to contact their legislators this summer, especially new legislators.

Updates: Magee said the Snake River Landing proposal for participation by the Agency in construction of Lochsa River Drive is rescheduled for the June meeting.

The Universalist Unitarian Church has installed signs advertising use of the lot by the public from 7 a.m. to 6 p.m. excepting holidays. The lease agreement, effective May 1, 2012, is for one year, six months of which the Agency has paid. Magee and Petty will work on a downtown parking brochure.

The Ormond parking lot at D Street and Park Avenue is being used by county vehicles while their parking lot is under construction. In the near future, Magee will find an alternative for chaining the Ormond parking lot and improving signage.

The parking study by Brent McClain indicates a greater parking demand than the study done in 2007. However, the current study shows 30% of parking spaces are not used.

Miscellaneous:

The meeting adjourned at 1:15 p.m.

Respectfully submitted,

Debra Petty, Recording Secretary