

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

July 18, 2012

Regular Meeting  
Minutes

Council Chambers

**Call to Order:** Chair Barnes called the meeting to order at 12:10 p.m.

**Members Present:** Chair Bob Barnes; Terri Gazdik; Linda Martin; Lee Radford, and Tom Hally. **Members Absent:** Lee Staker, Brent Thompson.

**Also Present:** Ryan Armbruster, legal counsel (via phone); Renée Magee, Agency executive director; Brad Cramer, assistant director; Thane Sparks, controller; Thomas Mannschreck, Thomas Development (via phone); Steve Frei, representative for Mannschreck; Eric Isom, Ball Ventures; Kurt Roland, Eagle Rock Engineering; and Debra Petty, recording secretary.

**Approval of Minutes, June 21, 2012: Linda Martin moved to approve the minutes of June 21, 2012, as presented. Motion seconded by Tom Hally. Motion passed.**

**Approval of Bills:** Chair Barnes presented the finance report dated July 18, 2012. The following bills were presented to be paid from the Snake River allocation fund: Bonneville County, \$44,867.07; Elam & Burke, \$3,000.84; Thomas Development, \$6,750. The following bills were presented to be paid from the River Commons fund: Elam & Burke, \$145.50. **Radford moved to approve the bills as read. Motion seconded by Brent Thompson. Motion passed.**

**Authorization to Publish Hearing Date for Fiscal Year 2012 Budget.** Sparks presented the proposed budget. In the Snake River district, costs of professional services were reduced to reflect the completion of the D Street parking lot. The budgeted costs for Memorial Drive were carried over to the proposed budget since it not known in which fiscal year the funds for construction will be spent. Other capital improvements anticipated in the budget for the Snake River district are \$200,000 for the Marriott Inn; \$100,000 for improvements to the Greenbelt; and \$200,000 as a set aside for future participation requests. \$1.2 million is allocated in the River Commons District for anticipated capital improvements. These capital improvements will be funded through developer contributions and the Agency will execute a note to the developer. The Pancheri-Yellowstone district has little activity. \$100,000 is allocated for possible future participation requests. The total budget for Fiscal Year 2012 is \$5,841,100.

Sparks explained city administration costs cover salary and wages for Magee, himself and other City employees as well as office space. These costs are paid at the end of the fiscal year. The line item titled "Lease" covers the leasing of parking stalls from Ormond Builders and the Unitarian Church. For the church, this includes snow removal and maintenance. The payments made by the Agency for the Walker's railroad lease are part of the assistance outlined in the Taylor Crossing Owner Participation Agreement (OPA). Armbruster informed members a motion is needed to accept the tentative budget and authorize Sparks to publish notice of public hearing. Approval of the budget will take place after the August 16, 2012, public hearing. **Tom Hally moved to approve the tentative budget for 2012 and to authorize publishing notice of**

**the public hearing for the August 16, 2012 Agency meeting. Motion seconded by Terri Gazdik. Motion passed.**

**Thomas Development.** Mr. Mannschreck said their development company constructed two apartment complexes at 12<sup>th</sup> Street and Hoopes. He is working with Ball Ventures to construct a similar apartment complex near Porter Canal west of Bluff Street. He is seeking tax credits for the project. Since the demand for housing tax credits exceeds supply, the State housing agency is seeking a commitment from localities for financial assistance. He is willing to finance the construction of public improvements and be repaid from the tax increment.

Armbruster said Mr. Mannschreck requested Northwest Integrity Housing be added to the resolution, and a revised resolution was sent via email to Magee and Barnes just prior to the meeting. This was the only change from the resolution provided to the Board earlier. In response to Radford, Magee confirmed neither construction estimates nor the scope of the project been totally defined. The figure of \$365,000 participation by the Agency has been discussed and is assumed to be street construction, including water and sewer. Mannschreck told Barnes he understands only items for public use will receive assistance. Armbruster read the title of resolution. **Tom Hally moved to approve the resolution as read. Motion seconded by Lee Radford. Motion passed.**

**Snake River Landing.** Eric Isom, Ball Ventures, explained, before moving forward with development plans for an office complex west of Bluff Drive and north of Whitewater extended, he wanted to gauge the interest of the Agency in participation in the completion of Whitewater Drive in the amount of \$500,000. He understands the constraints placed on the use of the funds. Radford asked how this request for participation works with the current Snake River Landing OPA. Armbruster said, under the OPA and the note to Ball Ventures, the Agency is obligated to use the tax increment generated from the entire district to repay the existing note. To provide for assistance to Thomas Development, Ball Ventures will have to waive the increment from the Thomas Development project in writing and allow such increment to repay a note for \$365,000. The request for \$500,000, if approved, will increase the obligation to Ball Ventures and be repaid from the remaining increment in the district. Armbruster told Radford the developer carries the risk if the tax increment is insufficient to pay the debt before the district expires. Bob Barnes noted, since Board members have not voiced any objections to participation by the Agency, there is a level of interest but a commitment will have to wait until plans and costs are finalized.

**Sidewalk on East Portion of Utah Avenue.** The item has been added to the agenda: staff was unaware of the issue until late yesterday. The Agency constructed Utah Avenue from Broadway to Pancheri Drive, either as an Agency project or through participation with Taylor Crossing. Unfortunately, since construction on Utah was done in two separate construction projects, the sidewalk was not constructed on the east side of Utah south of Milligan Road. Public Works has received a complaint about the lack of a sidewalk in this area. Magee asked the Agency to finance the construction of the sidewalk in the amount of \$16,500. Engineering will secure necessary easements and design and construct the sidewalk. Barnes said it appears the Agency did not complete the work at the time of construction. This will not change the proposed budget as allowances have been made for unplanned expenses. Radford believes it will be quite some time before that area is developed and approves participation by the Agency. **Terri Gazdik**

**moved to approve participation by the Agency in the amount of \$16,500 for the construction of a sidewalk on the east portion of Utah Avenue south of Milligan Road. Motion seconded by Linda Martin. Motion passed.**

**Memorial Drive and Downtown Parking.** Magee said a brochure showing locations of public parking in downtown will be distributed in the August utility billing. It has also been distributed to various downtown locations. Since the Board recommended a brochure be completed, she requested \$600 be contributed by the Agency to its costs. The remainder will be paid by the City. Hally said one of the objectives of the Agency was to provide parking for the reconstruction of Memorial Drive. He believes the expense of marketing should be shared. **Tom Hally moved to approve participation by the Agency in the amount of \$600. Lee Radford seconded the motion. Motion passed.**

**Greenbelt Improvements North of Pancheri Drive.** Gazdik excused herself from the discussion. Magee said she and Lorin Walker met with Greg Weitzel, Director, Parks and Recreation Division, to discuss completing the portion of the Greenbelt north of Pancheri bridge. The parks department is willing to complete the landscaping for the section of the Greenbelt from the Pancheri Bridge to the sewer bridge. Parks installed the irrigation system; however, there is no power to the irrigation system clock. Magee is requesting Agency financing to complete the work. The understanding discussed at the meeting is the funds expended by the parks department will be reimbursed by the Agency and deducted from the Taylor Crossing OPA commitment. Armbruster suggested a motion to direct counsel and Magee to prepare a short agreement reflecting the position of the Agency for funding. In addition, the document should include a warranty from the Walkers stating they have the right to enter into an agreement. Taylor Crossing has outstanding bills on this work. Radford said he will not support the request for payment of approximately \$70,000 unless Walker's disclaim any future interest in the city owned property. Martin suggested payments be made by checks written to the contractors as well as Taylor Crossing. Radford said the Agency is working with an entity with financial stresses. As such, there is no public or private protection for the subcontractors.

**Simplot Circle.** Magee said Doug Hix is still interested in constructing a portion of Simplot Circle. A meeting is scheduled on July 23 with Public Works to discuss the design of the road.

**Redevelopment Association of Idaho.** The Association met in Pocatello, July 19. Board members were invited to attend and a tour of redevelopment projects in Pocatello was included.

**Miscellaneous:** The meeting adjourned at 1:15 p.m.

Respectfully submitted,

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Debra Petty, Recording Secretary