

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

July 21, 2011

Regular Meeting  
Minutes

Council Chambers

**Call to Order:** Chair Barnes called the meeting to order at 12:00 p.m.

**Members Present:** Chair Bob Barnes, LaMar John, Lee Radford, and Bob Utterbeck.

**Members Absent:** Tom Hally, Linda Martin, and Dave Radford.

**Also Present:** Ryan Armbruster, legal counsel; Renée Magee, Agency executive director; Thane Sparks, Agency treasurer; Ida Hardcastle, councilperson; Dave Christiansen, parks and recreation director; Eddie Farrer, parks superintendent; Brad Cramer, assistant director; Terry Wadsworth, Taylor Crossing development; Sam Cook, Taylor Crossing development; Debra Petty, recording secretary; and two interested citizens.

**Minutes:** Lee Radford moved to approve the minutes of May 19, 2011 and June 20, 2011, as presented. Motion seconded by Bob Utterbeck. Motion passed.

**Approval of Bills:** Chair Barnes presented the finance report dated July 21, 2011. The following bills were to be paid from the Snake River Allocation Fund: Elam & Burke, \$1,030.76; City of Idaho Falls, \$140,976.57; and Harlan Mann, \$162.50. The following payments were to be ratified from the Snake River Allocation Fund: Donna Carlson, \$68.00; Elam & Burke, \$2,021.15; and Harlan Mann, \$301.00. Lee Radford moved to approve the bills as read. Motion seconded by Bob Utterbeck. Motion passed.

**Tentatively Approve Fiscal Year 2012 Proposed Budget, Schedule Public Hearing Date and Time, and Authorize the Publishing Date of Public Hearing Notice:** Thane Sparks said revenues generated through property taxes are flat and interest income is at 0.2 - 0.35% of investments. Increases in expenditures are greatest in audit fees, liability insurance and office and dues expenses. A 5-year agreement was made for audit fees and will not increase during that period of time. The proposed budget will be approved during the August 18, 2011 meeting. Notice of public hearing will be published for 2 consecutive weeks; August 7, 2011 and August 14, 2011. LaMar John moved to approve the tentative Fiscal Year 2012 budget, schedule the public hearing for said budget on August 18, 2011 and publish the legal notice on August 7, 2011 and August 14, 2011. Motion seconded by Lee Radford. Motion passed.

**Taylor Crossing, LLC's Request for Financing of Greenbelt Improvements:** Chair Barnes said the board approved \$25,725 for improvements to the Greenbelt with the caveat the work begins immediately. Revised plans were submitted earlier in the day, but the parks director has not had an opportunity to review them prior to this meeting. Barnes asked representatives from Taylor Crossing to apprise the Board of their plans.

Terry Wadsworth, Taylor Crossing, said the season's high water raised concerns regarding infrastructure (i.e., main electrical, water, and irrigation lines) as proposed in the original plans submitted last May. After meeting with staff a number of times, a revised plan eliminating infrastructure in low lying areas and proposed costs were submitted to the parks director for review and approval. The new plans only address the area from Pancheri Bridge to the sewer bridge, not north to the railroad bridge. As

requested by parks, gravel will be brought in to raise the low areas such as the garden theater.

Wadsworth said it is their intent to complete the project this year and work will begin in two weeks. Renee Magee added the estimate for the proposal is roughly \$80,000. Additional work may be needed to provide power to the irrigation system if only the main electrical wiring is included in the bid. If so, the estimate may be slightly revised. LaMar John questioned existing conduit located under water. Terry Wadsworth said conduit was installed over a year ago and is underwater, but it is not their intent to utilize it or dig it up. There is a small area of river rock arranged along the bank that will be raised so high water is not diverted into the garden theater area. She told Lee Radford bids for the work look good, but one came in substantially lower and needs further review before accepting. The bids include infrastructure only, no fixtures. A future phase will include lighting fixtures for the pathway.

Magee said, including this estimate and the monies for erosion control just authorized, there is roughly \$170,000 left of the \$600,000 allocated for Greenbelt improvements by Taylor Crossing. She asked if this amount was sufficient to complete the electrical to provide irrigation and any additional improvements desired by Taylor Crossing. In response to concerns of Lee Radford, Terry Wadsworth replied, to the best of her knowledge, little change is planned from the sewer bridge to the railroad bridge as the area is mostly lava cliffs. Ultimately, Lorin Walker is master planner and may have ideas of which she is not aware.

Chair Barnes said the agency can move forward in one of two ways, either form a committee authorized to make a decision on behalf of the agency to fund the project or call a special meeting. Ryan Armbruster suggested a small committee meet with Dave Christiansen. The committee can present their recommendation during a special meeting, which may be in the form of a conference call, so long as there is representation at and a record of the meeting.

Dave Christiansen, parks director, said he will review the revised plans next week. He will work through the planning department to arrange a meeting with the agency's committee. Members committed to a meeting to review and approve the plans after review and approval by the parks and recreation department. The date selected was August 2, 2011. As noted by Terry Wadsworth, work will begin August 8, 2011.

**Deed for Portion of Capital Avenue to City of Idaho Falls:** Chair Barnes said the deeds consist of two portions of land near Idaho Falls Power not conveyed to the city by the redevelopment agency in the 1970's. Magee said the portions of the land lie under the pavement of Capital Avenue, the sidewalk and landscape strip in front of Idaho Falls Power. **Lee Radford moved to approve the quitclaim deeds as drawn. Motion seconded by LaMar John. Motion passed.**

**Request of Thomas Development for Participation in Sidewalk Replacement:** Barnes had some concerns about using public improvement funds for sidewalk improvement. The catalyst for the request is to move a tax exempt property to an earning asset for taxing entities. According to anticipated tax revenue, the monies will be paid back in less than a year. LaMar John was concerned in setting precedence. Barnes said that concern was settled in his mind since Thomas Development is moving a tax exempt property to a

tax roll. Ryan Armbruster conveyed to the Board that his law firm has represented Thomas Development a number of times but not on this particular matter. He confirmed the Agency will not approve funds for replacement of sidewalk, curb and, gutter unless there is a commitment by the property owner to increase the assessed value. Radford conveyed he has an interest in the adjacent property owned by Thomas Development, i.e., the west parking area not included in this request, and does not wish to become involved in a vote for improvements. **Lamar John moved to approve the request of \$3,970 for sidewalk improvements by Thomas Development. Motion seconded by Lee Radford. Motion passed.**

**Amendment of By-Laws and Accompanying Resolution:** The amendment to the by-laws and resolution address the change in time of the regular meeting from 4:00 p.m. to 12:00 p.m. on the third Thursday of the month. Ryan Armbruster read the resolution by title only. **Lamar John moved to approve the resolution amending the by-laws. Motion seconded by Lee Radford. Motion Passed.** Armbruster said Magee will route a copy of the resolution for signatures by the board.

**Agreement with Bonneville County for Reimbursement for Portion of Parking Lot Costs:** A memorandum was drawn up between the county and agency based on the approval of \$26,000 for improvements to the Capital Avenue sidewalk by the County. The document has been signed by agents of the county. **Lee Radford moved to approve the Memorandum of Understanding reimbursing the county \$26,000 for Capital Avenue sidewalk improvements. Motion seconded by Lamar John. Motion passed.**

**Report on Redevelopment Association of Idaho:** Renee Magee said the Association met in June. The email from Pam Beaumont, included in the packet, is a good summary of the meeting. One of the issues faced by the Association is membership dues. For continued support with legislative issues and for legal fees, it is recommended the dues will be 1% of the gross tax increment revenue of an agency or a maximum of \$500. For Idaho Falls this means annual dues of \$500. She recommends approval by the agency. Chair Barnes concurs. **Lee Radford moved to approve the \$500 membership fee to the Redevelopment Association of Idaho. Motion seconded by LaMar John. Motion passed.**

**Update on Parking Lot and Memorial Drive Projects:** Magee said the board reimbursed the City of Idaho Falls \$140,976.57 for the demolition of the Brunt and Messick buildings. Breakdown of the charges is \$119,000 for the demolition of the Brunt and Messick structures and \$21,000 to the City of Idaho Falls for preparation of bid documents, conducting the bid process, and performing inspections. The bid for the parking lot construction was \$305,000 and, under the contract, Thomas Paving will 60 days to complete the parking lot.

The meeting adjourned at 1:00 p.m.

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Debra Petty, Recording Secretary