

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

July 15, 2010

Regular Meeting  
Minutes

City Annex Conference Room

**Call to Order:** Chair Barnes called the meeting to order at 3:02 p.m.

**Members Present:** Chair Bob Barnes, Tom Hally, LaMar John, Linda Martin, and Lee Radford.

**Members Absent:** Dave Radford.

**Also Present:** Ryan Armbruster, Agency legal counsel; Renée Magee, Agency executive director; Thane Sparks, Agency treasurer; Jan Blickenstaff, city grants administrator; and Debra Petty, recording secretary. Representatives from Taylor Crossing, Lorin Walker, Terry Wadsworth and Sam Cook. Mayor Jared Fuhriman and Ida Hardcastle, Council President.

**Minutes: June 17, 2010. LaMar John moved to approve the minutes of June 17, 2010, as written. Motion seconded by Tom Hally. Motion passed.**

**Approval of Bills:** Chair Barnes presented the finance report dated July 15, 2010. The following bills were presented for payment: Harlan Mann, \$217.25 and Elam and Burke, \$4,137.61 from the Snake River allocation fund. **Lee Radford moved to approve the bills as presented. Motion seconded by Linda Martin. Motion passed.**

**2010-2011 Budget Proposal:** Sparks said projections indicate property values will decrease within city limits by 1.1 percent, thus reducing revenues. The Agency is averaging ¼ percent on investments and the fund balance carryover is for capital improvement projects such as the reconfiguration of Memorial Drive, management of additional properties, and relocation of tenants. In general, the budget remains the same as the previous year. **Tom Hally moved to approve the proposed budget and publish in the paper two consecutive weeks prior to the August 26, 2010 meeting. Motion seconded by Lee Radford. Motion passed.**

**Update on Request of Taylor Crossing, LLC, for Greenbelt Improvements and Other Issues:** Lorin Walker, Taylor Crossing, gave a brief presentation highlighting the various projects within the development and some of the constraints they are experiencing. He briefly presented a proposed reallocation of the monies under the Owner Participation Agreement (OPA). Walker's proposal is to recoup expenses as incurred in order to stimulate development. The framework for the Riverfront-Greenbelt improvements are in place to prevent any future erosion, and he requested reimbursement for 450 feet of erosion control completed thus far. He desires payment in cash but will accept a promissory note in order to move forward with irrigation, lighting, and plantings.

Other issues were additional monies for the relocation of the ABF building, the power line right-of-way, and unlikelihood of relocation of the railroad. Due to time constraints of the life of the district, Taylor Crossing may not use the full \$6.3 million allocated for public improvements. Walker wishes to discuss a more realistic budget for tax increment monies in a work session. He

noted some buildings generating revenue for the Agency are dropping off the reimbursement to Taylor Crossing. A new approach to the OPA will focus development where tax increments can be generated, propose a more realistic budget, and foster confidence. He requested scheduling a work session to consider reallocation of funds. Barnes suggested Mr. Walker give as much consideration to the projected revenue for the remaining life of the agency as the projected costs.

Armbruster said he had a discussion with Magee and representatives of the developer regarding the OPA. In 2005, the Agency made commitments beyond what is required under the base level of the urban renewal plan and the City's subdivision ordinance. These commitments depended on scheduled private development adjacent to Riverwalk Drive and Simplot Circle by Taylor Crossing. If such developments are not completed by December 31, 2010, a reduction in contributions by the Agency occurs. The developer has not met the scheduled performance for projects and this calls into question eligibility for reimbursement. He suggested keeping the current agreement, reviewing the proposed reallocation, and, if applicable, reimbursing monies with a note rather than cash. Armbruster suggested a committee for review of the proposed reallocation.

Mr. Walker stated Taylor Crossing plans plan to advance the Riverfront/Greenbelt project with the proposed reimbursement from the Agency. LaMar John noted it is advantageous for the developer to have as many developed properties on the tax role prior to 2018 for reimbursement. Public improvements do not generate tax revenues. He would like greater coordination of the generation of funds and reimbursement by the Agency. Tom Hally and LaMar John will meet with the developer to discuss the proposed reallocation.

**Update on Messick and Olsen Properties: Agreement with City of Idaho Falls for Project Management.** Magee said the agreement for project management with the City of Idaho Falls will be for bid documents, review of contracts, inspections, and supervision of demolition of the Olson and Messick properties. It is similar to the agreement for Memorial Drive for design and engineering. The staff is waiting to draft this agreement until closer to closing on the properties.

**Agreement with Kent Lott.** The draft agreement between the Agency and Mr. Kent Lott is for \$3,000 monthly. Upon review of estimated income from the building it does not appear to be unreasonable based on the estimated utilities, re-investment in the property by Mr. Lott, service debt to Olsen, and transfer of/and loss of tenants. As well, he is a licensed contractor and staff is not in a position to undertake the management role of an income property. The anticipated timeframe is four months and Mr. Lott has been very cooperative in working to relocate tenants prior to the sale of the property, saving the Agency approximately \$10,000. Blickenstaff will review the document with Mr. Lott next week. **Lee Radford moved to authorize the chair and legal counsel to negotiate a final property management agreement to become effective as of the date of closing of the purchase of the property. Motion seconded by Tom Hally. Motion passed.**

**Agreement with Jan Blickenstaff.** Blickenstaff is retiring July 30, 2010. The proposed agreement is to assist in tenant relocation upon purchase of the Brunt building. The agreement is for \$6,300.00 to assist tenants in the relocation process, process payments, and prepare reports. Should the relocation program take longer than four months, the agreement could be extended at

the rate of \$30 per hour and 5% overhead. Blickenstaff presented the relocation plan. Magee would like the document effective upon closing on the properties. **Motion by Lee Radford to approve the draft relocation plan and proposal for services by Jan Blickenstaff and authorize the chair and legal counsel to formalize the necessary documents and execute upon closing. Linda Martin seconded the motion. Motion passed.**

Memorandum of Understanding. The draft Memorandum of Understanding with Bonneville County, the City of Idaho Falls, and the Redevelopment Agency was revised to exclude long-term parking from the lot at the north end of Memorial Drive. Portions of D Street, E Street, Park Avenue and Capital Avenue, excluding those areas adjacent to businesses, will be marked for all-day parking. Council is reluctant to convert short-term parking at Nick's Trading due to future needs of the City. The wording "the City shall consider" will be stated in the document concerning parking at Nick's. Approximately twenty spaces are gained by creating a single row of center parking on Constitution Way. The county is amenable to this configuration. The city agrees to accept the assignment of the agency's parking lease rights unless alternate parking is provided. The expectation is the leased spaces will remain a part of the parking inventory if needed. Council requested clarification that relocation or creation of utility easements does not include the cost of relocating the actual utilities. The agency agrees to provide a total of 190 parking spaces: 70 spaces on Brunt/Messick properties; 50 designated all-day parking on portions D Street, E Street, Park Avenue, and Capital Avenue; 20 spaces from restriping Constitution Way; 45 leased spaces; and 30 spaces provided by Bonneville County.

Linda Martin left the meeting at 4:30 p.m.

Radford requested exhibits and maps to avoid any confusion between the three entities as to parking and its location. If 190 spaces are provided without spaces being leased by the agency, the city will not need to assume responsibility for leased spaces upon sunset of the district. The agency will have met its role to help fund a parking facility should the Memorial Drive reconfiguration not become a reality. The transfer of the purchased properties from the agency to the city may occur after completion of the surface parking for the Brunt and Messick lots. The properties will not be purchased unless the MOU is signed by all parties. Due to time constraints, it may be necessary to extend the purchase contract by thirty days to September 2. **Motion by Lee Radford to approve Resolution 5-2010 approving the Memorandum of Understanding between the Idaho Falls Redevelopment Agency, the City of Idaho Falls, and Bonneville County. Tom Hally seconded the motion. Motion passed.**

Phase 1, Environmental Assessment. The Phase I has been completed by Rocky Mountain Environmental. A Phase II was not recommended, and the assessment revealed no evidence of recognized environmental conditions on either property. Tests indicate limited asbestos within each property. The levels do not prevent acquisition of the properties but will require an asbestos abatement contractor and possible additional expenses during demolition.

Insurance and Utilities: ICRMP is requesting a statement of value and more information to provide a quote. Utilities run approximately \$18,000 annually for gas and electric and \$10,000 for water, sewer, and garbage.

Closing: The agency wishes to hold a special meeting if there are substantive changes to the Memorandum of Understanding prior to closing on the Brunt and Messick properties.

**Update on Leasing Property for Parking:** Magee presented estimated costs for maintenance of leased spaces at the Unitarian Universalist Church. She suggested the Agency hire a private contractor rather than request the City to maintain a private property. Consensus was to hold off to a later date.

**August Meeting Date:** The meeting in August will be on August 26, 2010 at 4:00 p.m.

The meeting adjourned at 5:05 p.m.

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Debra Petty, Recording Secretary