

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

June 17, 2010

Regular Meeting
Minutes

City Annex Conference Room

Call to Order: Chair Barnes called the meeting to order at 3:00 p.m.

Members Present: Chair Bob Barnes, LaMar John, Linda Martin, and Dave Radford (via phone).

Members Absent: Tom Hally and Lee 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, Terry Wadsworth and Sam Cook. Mayor Jared Fuhriman and Ida Hardcastle, Council President.

Minutes: May 20, 2010 and June 2, 2010. LaMar John moved to approve the minutes of May 20 and June 2, 2010, as written. Motion seconded by Linda Martin. Motion passed.

Approval of Bills: Chair Barnes presented the finance report dated June 17, 2010. The following bills were presented for payment: Harlan Mann, \$729; Elam & Burke, \$2,804.67; Holden, Kidwell, Hahn, and Crapo, \$208.89 from the Snake River allocation fund and Elam & Burke, \$49 from the River Commons allocation fund. The following bills were presented for ratification: Idaho Land & Title, \$7,000 and Snake River Realty, \$1,250 from the Snake River allocation fund. **LaMar John moved to approve the bills with the correction of the spelling of Snake River Realty per Martin. Motion seconded by Linda Martin. Motion passed.**

Request of Taylor Crossing, Letter of June 16, 2010: Riverfront Project. Barnes referenced an invoice in the amount of \$400,790.61 and letter from Taylor Crossing dated June 16, 2010 and asked Sam Cook to explain the request to the board. Cook asked for status of a progress billing in the amount of \$30,000 submitted for payment approximately 30 days ago. Barnes remembers approving a one-time \$30,000 cash payment to Taylor Crossing for the stabilization of the Greenbelt but did not remember approving additional cash payments. He said Dave Christiansen, parks director, reviewed the stabilization work and indicated it was done satisfactorily. If the intent of Taylor Crossing is to submit additional invoices for other work, it will be necessary to review the minutes. Magee said the motion was for \$30,000 and there was never authorization for additional funds. Wadsworth understood the payment was a progress payment and, as expenses were incurred to retain the walls and lay foundations for the walkways, additional \$30,000 invoices would be submitted and paid when funds were available.

Magee asked Wadsworth for clarification on the maximum payment for the improvements. Wadsworth it was their understanding progress payments in \$30,000 increments would be paid up to the \$600,000 allocated under the OPA. She does not believe they are requesting additional funds or seeking additional approval for the project, but a different triggering method for payment on a project for which they have no revenue. The funds are used to complete the work along the river from Pancheri to the sewer pipeline. Barnes asked it if it was to be cash payment

and not a note. Wadsworth agreed. Magee said the OPA is written so 75% of the taxes generated by Taylor Crossing are paid to McNeil to satisfy any executed notes and 25% is retained by the Agency. She asked Wadsworth if her understanding is the \$30,000 would come from the monies retained by the agency. Wadsworth said this is correct. LaMar John said he remembers a situation where the riverbank was eroding requiring emergency work and, rather than have all the monies go on the note, \$30,000 was advanced to Taylor Crossing for expenses. He voted against the request as he was concerned about setting precedence for additional requests for cash funds rather than a note. Wadsworth said they understood they could not ask for more funds than what they had expensed at the time, but additional work was done on the retaining walls.

Invoice for \$400,000: Cook said the invoice for \$400,000 includes a credit for the current submission of the \$30,000 progress payment. Should the \$30,000 not be a cash payment, they would like it added to the promissory note. They would like invoice approval and conversion to a promissory note by June 20, 2010 for payment of 75% of the taxes against the note.

Demolition Overages: Cook wishes to find a way for Taylor Crossing to recover expenses overages incurred on approved projects in the OPA. He does not want to change the provisions of the OPA. However, he is seeking a way to collect monies already spent on approved projects from which there is no revenue. Times are difficult and they are looking for funds to stimulate the development. Even good faith estimates made in 2005 could not predict the economy or taxes generated by the development. There are two areas where overages have occurred, \$272,000 for the demolition of the old army surplus and the relocation of ABF. Although the OPA states there is no reallocation of the budget, they would like some means to adjust the verbiage of the agreement to allow reallocation of funds. Barnes said there was much discussion in the constructing the OPA. By tying the funds to a Certificate of Occupancy ensures completion of construction and use by the public. He deferred continued discussion to the next meeting to allow review of meeting minutes. Martin would like a comparison that shows the original allocation and where overages and under-ages occurred.

Draft Memorandum of Understanding with Bonneville County and the City of Idaho Falls: Armbruster presented the draft for the purpose of discussion. Prior to the Agency spending approximately one million dollars on properties for parking, there should be an understanding between all parties for parking alternatives in the downtown. The City of Idaho Falls will assume role of project manager for the demolition, site preparation, and development of the properties acquired by the Agency; convert short-term parking on D Street, E Street, portions of Capital Avenue and Nick's Trading to long-term parking; accept assignment of the Agency's lease rights for any parking spaces/lot upon the expiration of the plan in 2018 unless other alternate parking is in place; and, upon commencement of the realignment of Memorial Drive, will vacate Legion Drive to the county for construction of a parking lot. However, there is a provision for continued access for adjacent property owners to Legion Drive. The Agency will acquire the Olsen and Messick properties; lease additional parking spaces, location and number to be determined; pay relocation benefits; and assume design and engineering costs for the approved design. The county agrees to expand courthouse parking by roughly thirty spaces and consent to the reconstruction and closure of Memorial Drive.

LaMar John expressed concern regarding spending the large amount of money for the number of parking spaces gained. He wants to keep options open, including the proposed parking lot leased from the railroad. Dave Radford said county employees find it very hard to walk that far in inclement weather and does not believe it a satisfactory solution.

Update on D Street Properties: Magee included a timeline for the purchase of the Olsen and Messick properties from present to July 30, 2010. Mr. Lott is willing to manage the Brunt Building for \$2,000 to \$3,000 per month. The Olsen property has taxes due and owing.

Dave Radford left the meeting at 4:00 p.m. Discussion proceeded as a work session without any action by the board. Magee said the next step is a work session with city council to review the Memorandum of Understanding on June 22, 2010 or July 6, 2010.

Proposed Expansion of Ball Storage and Ice: Magee reported a councilmember asked her to inform the Agency of the proposed expansion of Ball Storage and Ice for an enclosed abattoir. This property is in the Yellowstone-Pancheri district. The intent is to slaughter approximately 15-30 head of cattle/buffalo daily and expand their cold storage, which is lacking in Idaho Falls. Slaughtering of animals has not been allowed in city limits for approximately 40 years. The Agency entered into an OPA with Ball Management and is reimbursing Ball Management for Greenbelt improvements in the amount of \$120,000. The plan for the area was to move from industrial to commercial. The OPA covers only the Candlewood Suites and not the other properties retained by the Balls. The members of the agency believe it is a zoning issue.

Miscellaneous: LaMar John reiterated his concern for spending one million dollars for a limited number of parking spaces for employees in the downtown which may not resolve the issue of parking for jurors serving the courts. Magee replied, if dedicated parking is provided for jurors, the spaces will sit empty except for a couple of days during the week. She hopes the purchase of the Olsen and Messick properties are an investment in future parking for Bonneville County and Idaho Falls. When demand is greater, the property can be used for a parking structure, especially if done in cooperation with the Idaho Professional Building. A parking structure one-half block in size can serve the City and County and possibly assist in making the Bonneville Hotel and Idaho Hotel buildings more valuable. If parking is provided on this site for all uses in the block as well as public parking, the existing parking area on Constitution Way could be redeveloped.

The meeting adjourned at 4:20 p.m.

Debra Petty, Recording Secretary