

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

July 16, 2009

Regular Meeting
Minutes

Council Chambers

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

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

Members Absent: none

Also Present: Ryan Armbruster, legal counsel; Renée Magee, executive director; Brad Cramer, assistant planning director; Thane Sparks, treasurer; Jan Blickenstaff, grants administrator, City of Idaho Falls; Mayor Jared Fuhriman; Harlan Mann, consultant; Shirley Chastain, Executive Director, Idaho Falls Downtown Development Corporation (IFDDC); Greg Crockett, IFDDC; Donna Carlson, recording secretary; and approximately five interested citizens. Council members Ida Hardcastle and Sharon Parry were in attendance for a portion of the meeting.

Minutes: **April 19, 2009 (Regular Meeting) and April 29, 2009 (Work Session).**

Martin moved to approve the regular meeting minutes of April 19, 2009, with the exception of the date change to April 19, 2009, and the work session minutes of April 29, 2009 as written. Motion seconded by Tom Hally. Motion passed.

Approval of bills: Chair Barnes presented the finance report dated July 16 19, 2009. The following bills were presented to be paid: Harlan Mann, \$1,473.65; Holden, Kidwell, Hahn & Crapo, \$3,564.16; and Elam & Burke, \$2,533.09. The bills presented to be ratified are Elam & Burke, \$976.50; Carl Walker, Inc., \$780.00; Taylor Crossing, \$13,500.00; Pierson Land Works, Inc., \$4,319.00; Elam & Burke, \$1,008.00; Renee Magee, \$92.28; and Harlan Mann, \$1,444.25. **Dave Radford moved to approve the bills as read. Motion seconded by Lee Radford. Motion passed.**

Tentative approval of fiscal year 2010 proposed budget: Thane Sparks presented the Redevelopment Agency budget worksheet for 2009-2010. Dave Radford noted the increase in professional fees from last year and suggested increasing the budget for professional fees should allow for a balanced budget. **Lee Radford moved to approve the proposed budget for fiscal year 2010, scheduling of the public hearing date and time, and authorization of the publishing of the public hearing notice.**

Resolution for Greg Hill: Barnes noted the ten years of service provided by Greg Hill. Armbruster read the resolution of the Board of Commissioners of the Idaho Falls Redevelopment Agency of Idaho Falls, Idaho, commending Greg Hill for his exemplary

service to the Agency. **Dave Radford moved to approve the resolution as read. Motion seconded by Lee Radford. Motion passed.**

Approval of Note Documents for Taylor Crossing, LLC: Barnes noted this request deals with the demolition of the Army surplus warehouse building. The amount of \$200,000 was allotted towards demolition. It will be a loan by the Agency and repaid through the tax increment from the Taylor Crossing development. Armbruster stated all requirements for issuance of the note have been met. The Note is in compliance with the Owner Participation Agreement (OPA).

Lorin Walker stated the demolition cost was larger than projected. The figure previously set was \$200,000 and the criterion set by the Agency has been met. This demolition created an opportunity for a hotel and parking. Lee Radford asked for an update on the status of the hotel. Walker stated the economic environment has made it very difficult to obtain financing for large projects. He is optimistic they are close to obtaining financing and anticipates the project being completed in five months. The hotel is approximately 60% complete with utilities to the fifth floor and the hotel is in the drywall stage. The contractors and subcontractors will be back on the job immediately upon obtaining financing. **Lee Radford moved to approve the note documents for Taylor Crossing, LLC as presented. Motion seconded by Dave Radford. Motion passed.**

Request for Taylor Crossing, LLC, for assistance on greenbelt improvements: Magee explained the existing path has begun to deteriorate in three places. City Parks and Recreation requested the Walkers correct the erosion of the path. The Owner Participation Agreement (OPA) allocates \$600,000 towards the Snake River Greenbelt. Dave Radford asked for clarification as to the amount requested. Magee stated the numbers are firm now and Walkers have requested \$30,000. The \$100,000 figure provided by Magee was an estimate based on lineal measurements and the estimated cost per hundred feet. Dave Radford asked if this is an approval for three years. Magee stated the current request is for this year only for \$30,000. Walker indicated \$30,000 has been put into the project at this point and referred to the request for funds dated July 15, 2009. He anticipates adding a multi-purpose theater over the next sixty days. Over the course of the half-mile project Walkers expect to spend between \$66,000 and \$120,000. Barnes noted there are no changes to the OPA and the Agency is staying within the limits of the OPA. Dave Radford clarified this is not considered maintenance and is a one-time project. Barnes stated the project was determined not to be a maintenance project. Walker stated plants will grow over the rocks shown in the pictures presented by Taylor Crossing and he will work with Parks and Recreation to put together a plan that works for the City. Walker explained the rock and dirt work is Phase 2 of 3 phases. Phase 1 was removal of debris. Phase 2 is creating a new base upon which everything can be planted, and Phase 3 is irrigation and plantings. This project will provide firm erosion control.

John asked for clarification on the OPA payment expected to be made August 1, 2009. Armbruster stated the Agency committed \$600,000 for greenbelt improvements. The Agency will fund the improvements with the issuance of a note to be repaid to the developer as tax increments are received. The current request is for \$30,000 cash which

reduces the OPA allocation for the greenbelt to \$570,000. This option is allowed in the OPA. There was discussion about the wording in the document supplied by Taylor Crossing. Walker clarified he is not asking for any additional funds beyond what was approved. Magee clarified any future note will be for \$600,000 less any advances. John expressed concern over the variance in how this is being handled due to the possibility of setting a precedent. Generally the developer is expected to fund projects and the Agency reimburses. Barnes stated the precedent is a concern to him and others, and Walker committed to this being a one-time occurrence. Walker noted he is not asking for the exception to become the rule. Assistance is needed with erosion control that cannot wait. Hally believes damage to the greenbelt could double in the near future and this deviation saves a segment of the greenbelt.

Hally moved to approve the advance of \$30,000 to Taylor Crossing, LLC for assistance on greenbelt improvements. Motion seconded by Dave Radford. Barnes clarified a formal letter from the Agency will outline the terms for advancing the funds and improvement specifications will be needed as well as a bid process. **Motion passed 4 to 1 with John opposing.**

Informational items: Dave Radford stated some in the community are concerned downtown will not have enough time to redevelop by 2018. He believes 2018 should be a firm date and the properties should be put back on the tax rolls at that time. There are always circumstances and reasons to extend and he does not want to see that happen. Barnes indicated 2018 is firm and the clock is ticking loudly.

Greg Crockett, as a representative of the Idaho Falls Downtown Development Corporation, stated the revised concept of Memorial Drive dated July 14, 2009, has been approved by the Idaho Falls Downtown Development Corporation (IFDDC). Crockett recognized Spenser Gardner, an IFDDC summer intern who has put hundreds of hours into parking strategic planning, and the parking strategic plan is moving in parallel with the redesign and revitalization of Memorial Drive. Lee Radford asked for project status and Magee stated City Council will determine a design and time frame for Memorial Drive upon receipt of public comments. The Agency plan states approximately \$1.9 million will be spent on Memorial Drive and the City will participate with water and sewer replacement for approximately \$300,000.

Hally moved to go into executive session pursuant to Idaho Code Section 67-2345(1)(f) to communicate with legal counsel to discuss legal ramification and legal options for pending or likely litigation and pursuant to Idaho Code Section 67-2345(1)(c) for purpose of deliberations regarding the acquisition of an interest in real property not owned by the Agency. Motion seconded by John. Roll call vote: yes, Barnes, Hally, John; No, Dave Radford and Lee Radford. Motions passed with two-thirds vote. Executive Session was entered at 4:08 p.m.

Dave Radford moved to end executive session at 4:57 p.m. Motion seconded by Hally. Roll call vote: yes, Barnes, Hally, John, Martin, Dave Radford, and Lee Radford.

Consider Letter of Intent for Redevelopment of Bonneville Hotel. Magee stated she understood the Board members wished to see an outline of all the potential projects within the urban renewal plan. The purpose was to review resources and prioritize projects over the next eighteen months. John asked to also see an amortization schedule for all the OPA commitments showing how much is owed on each OPA agreement by year. Armbruster stated the current value and levy rate could be used. Magee cautioned there is no obligation if there is no revenue under an OPA. **Dave Radford moved to request staff to prepare a list of potential projects for the next eighteen months including the opportunity with the Bonneville Hotel and to schedule a discussion of priorities. Motion seconded by Martin. Motion passed unanimously.** Magee suggested a field trip to the Whitman Hotel in Pocatello.

The meeting adjourned at 5:03 p.m.

Donna Carlson, Recording Secretary