

**MARCH 10, 1972**

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Pursuant to a call by the Mayor, the City Council of the City of Idaho Falls met in special session in the Sir C Room of the Bonneville Hotel on the 10<sup>th</sup> day of March, 1972, at 12:00 Noon for the purpose of considering, further, a resolution approving certain amendments to the Urban Renewal Plan for Project No. Idaho R-6. There were present at said meeting: Mayor S. Eddie Pedersen, Councilmen Mel Erickson, Jack Wood, Gil Karst, Paul Hovey, and Jim Freeman. Absent was: Councilman Norris Gesas. Also present: Roy C. Barnes, City Clerk; Rod Gilchrist, City Planner; Don Lloyd, Public Works Director; Steve Harrison, Electrical Engineer, and the following representatives from the Community Redevelopment Commission: Leonard Callan, Executive Director; Charlie Just, Commission Board Member; and, Tim Hopkins, Attorney.

The following resolution was introduced by the Mayor:

**RESOLUTION OF THE MAYOR AND CITY COUNCIL  
OF THE CITY OF IDAHO FALLS, APPROVING AMENDMENTS  
TO THE URBAN RENEWAL PLAN FOR PROJECT NO. IDAHO R-6 (Resolution No. 1972-10)**

WHEREAS, the Mayor and City Council of the City of Idaho Falls, Idaho, did on July 9, 1970 approve an urban renewal plan for the City of Idaho Falls designated Project No. Idaho R-6; and,

WHEREAS, the governing body of the Idaho Falls Community Redevelopment Commission, sometimes referred to as the local public agency, has amended said urban renewal plan for said project area as evidenced by the copy of said body's duly certified Resolution approving said amendments which is attached hereto; and,

WHEREAS, it is necessary under the said urban renewal plan and applicable law of the State of Idaho that the Mayor and City Council take appropriate official action with respect to the amendments approved by the governing board of the local public agency to said plan:

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF IDAHO FALLS:

That the attached amendments to the urban renewal plan for Project No. Idaho R-6, having been duly reviewed and considered, and previously having been approved by the governing body of the local public agency, are, and the same are hereby, approved and the City clerk be, and he is hereby, directed to file a copy of said amendments to the said urban renewal plan with the minutes of this meeting and further to attached a copy of said amendments to the true and correct copy of the urban renewal plan found in the files of the City of Idaho Falls.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR this 10<sup>th</sup> day of March, 1972.

ATTEST: s/ Roy C. Barnes  
City Clerk

s/S. Eddie Pedersen  
Mayor

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The Mayor noted that Mr. Callan, at the Council meeting the preceding evening, had given a complete explanation as to the need for the foregoing amendatory resolution. He said the purpose of this meeting, today, other than to consider its passage, was so that the City Council could be reappraised of the City's participation, money-wise and time-wise, in the urban renewal program. He said that, generally, the Council was aware and does recognize that the City has a real obligation in the form of cash or credits but that this is in need of a thorough evaluation before any action could be taken on the foregoing resolution. Councilman Freeman concurred and added that this is particularly necessary because there have been personnel changes in the Councilmembers, the Commission Administrators and even the HUD Representatives since inauguration of the Urban Renewal Program. Councilman Erickson said that the Councilmen were of the understanding that the City's participation, time-wise, was to be in direct relation and correlated to the improvement as it progressed.

At the invitation of the Mayor, Mr. Callan explained that, reflecting the amended urban renewal budget, the total project cost was in the amount of \$4,162,678 and the City's participation was in the amount of \$855,482 payable in full by the project completion date around September, 1975. By cooperative agreement, this obligation may be fulfilled as follows: Land donations, \$232,757; electrical, \$339,240; street lights, \$58,080; off-street parking \$270,906 with credits in the amount of \$203,474; real estate tax, \$21,931. Callan continued by saying the City should budget in equal amounts, in cash, lands, improvements or services. He said the City's timing in closing out its obligation is more or less up to the City during the four year period and if adequate funds are budgeted and expended each year, this would speed the process. Callan said there is certain flexibility in this program in the application of credits such as donations by individuals or corporate entities which would beneficially affect the City's position.

Mr. Charlie Just, Commission Boardmember, appeared briefly to say that now is the time for serious thought toward adequate budgeting, and in its absence, the entire project is in jeopardy. Councilman Hovey registered an opinion to the effect that it isn't that simple. He said the City can't budget just for the sake of budgeting but, instead, it should be known specifically what is being budgeted for. Hovey continued by saying that the Electrical Department, as an example, cannot build up a reserve without a specific purpose. He said there is always a ready need in many other areas. At the same time, continued Hovey, he said he was sympathetic with Callan's position because of lack of present knowledge as to future needs that might be supplied by the City such as utilities, street lights, etc. Councilman Erickson concurred with Councilman Hovey. He said that budget-wise and planning-wise, it would be preferable to have an in depth study by the Redevelopment Commissioners, working with the Electrical Division, the Public Works Division and the City Controller so that future needs could be spelled out. Electrical Engineer Harrison also concurred. He said his Division needs advance information to be able to budget and plan intelligently. He said it is particularly necessary to have advance knowledge of load needs in the acquisition of material, equipment, etc. Callan said he would not have specific knowledge as to potential tenants until about July. Councilman Hovey said the Electrical Division anticipates construction of a \$400,000 service and maintenance building this year. Even though the original location site had been the Airport Industrial Park, Hovey asked if the City would get credits if said building were constructed in the urban renewal area. Callan said he would investigate this possibility during his next trip to the HUD office in Portland within the next ten days. Callan said this is a unique case because the City operates its own electrical system, and therefore, it might be acceptable. Councilman Erickson objected on the grounds that this would not be congruous with the original philosophy behind the urban renewal program; namely, that of eliminating a blight area and rebuilding with tax paying establishments as a means of improving the tax base on the land. Erickson continued by saying that such a building might not even be aesthetically conducive to other

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development. City Planner Gilchrist said such a building, if placed in the vicinity of the power plant and the water tank, might well serve as a buffer to an area not otherwise conducive to development. It was generally agreed that this might have merit and at least be worthy of investigation.

In the absence of further comment, the Mayor asked if the Council was now in a position to consider the foregoing amendatory resolution. It was moved by Councilman Hovey, seconded by Freeman, that said resolution be adopted and the Mayor and City Clerk be authorized to sign. Roll call as follows: Ayes, 5; No, none; carried.

There being no further business, it was moved by Councilman Freeman, seconded by Karst, that the meeting adjourn at 1:15 P.M., carried.

ATTEST: s/ Roy C. Barnes  
City Clerk

s/ S. Eddie Pedersen  
Mayor

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