

IDAHO FALLS REDEVELOPMENT AGENCY

P.O. BOX 50220

IDAHO FALLS, ID 83405

April 16, 2020

Regular Meeting Minutes

Council Chambers*

*** Notice: Due to Governor Little’s proclamation on March 19, 2020 and the Stay-At-Home Order given on March 25, 2020, the doors to the meeting were locked, but notice was given to the public on how to participate via any of the following ways: Submit comments in writing; participate via internet through a Webex meeting; participate via phone through Webex meeting; and watch the meeting via live stream on the City’s website.**

Call to Order: Lee Radford called the meeting to order at 12:00. Lee Radford did a roll call to ensure they had a quorum present.

Members Present: Lee Radford, Brent Thompson, Chris Harvey, Kirk Larsen, Thomas Halley

Members Absent: Dave Radford, Terri Gazdik

Also Present: Brad Cramer; Ryan Armbruster Esq.; and interested citizens.

1. Modifications to Agenda: None.

2. Minutes February 20, 2020: Kirk Larsen moved to approve the minutes for February 20, 2020, Thomas Halley seconded the motion and it passed unanimously

3. Approval of Expenditures and Financial Report. Lee Radford presented the Finance Report dated April 16, 2020. The following bills were presented to be paid from the River Commons Revenue Allocation Fund: Elam and Burke \$1,696.05 for legal; Rudd & Company \$1,300.00 for audit; Rebecca Thompson, \$87.50 for transcription of minutes. The Following Bills was presented to be paid from the Pancheri Yellowstone Revenue Allocation Fund: Elam and Burke \$3,541.95 for legal.

Kirk Larsen moved to approve the Financial Report dated April 16, 2020, Thomas Halley seconded the motion and it passed unanimously.

4. Pancheri-Yellowstone Area Termination Resolution. Radford explained that this area was created when the Roger Ball Family wanted to build the Candlewood hotel, and they would need to do some improvements to the intersection and pathway alongside the hotel. Radford indicated that they didn’t ask for much help with the overall infrastructure, and only asked for help on the road that enters the hotel and some of the infrastructure required by the City. Radford stated that they had intended to open the area broader to help that area to improve roads and infrastructure. Radford stated that efforts have been made over the years to let the owners know that the funds were available to be used to improve the area. Radford indicated that recently they attempted to improve the sidewalks along the highway, but after investigating there wasn’t enough sidewalk going in due to the number of curb cuts and it wasn’t going to be a good endeavor. Radford stated that there is almost \$1 million to return to the taxing entities.

Cramer stated that they tried to get the last project put together but they couldn’t get all owners on board and at this time it is too late to put anything together and safe to move forward with the cash estimates and closing the District.

Armbruster indicated that the process to close out this District is the same as the Snake River termination. Armbruster indicated that there was a potential Bill that was introduced in the State House and went through the House that would have made termination not attractive and would have impacted the City and other taxing entities, but thankfully that did not make it out of the Senate. Armbruster indicated that Cramer sent a letter out last week advising the taxing entities that they are going through the process and getting them information. Armbruster stated that the Resolution action item will be a formal step forward. Cramer will prepare the letter and send it to the taxing entities and Tax Commission and then prepare an Ordinance for City Council to adopt, and once the final check is in hand the District will be closed.

Armbruster read the Resolution by title

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF IDAHO FALLS, IDAHO; ALSO KNOWN AS THE IDAHO FALLS REDEVELOPMENT AGENCY, MAKING CERTAIN FINDINGS THAT REVENUES ARE SUFFICIENT TO COVER ALL ESTIMATED AGENCY EXPENSES FOR FUTURE YEARS IN THE REVENUE ALLOCATION AREA KNOWN AS PANCHEIR-YELLOWSTONE PROJECT AREA, ESTIMATING THE REMAINING PROJECT OBLIGATIONS AND COSTS, RECOMENDING TO THE CITY COUNCIL THAT THE REVENUE ALLOCATION PROVISION FOR THE YELLOWSTONE-PANCHERI PROJECT AREA BE TERMINATED, RECOMENDING FURTHER THAT CITY COUNCIL PASS AN ORDINANCE TERMINATING THE REVENUE ALLOCATION PROVISION FOR THE PANCHERI-YELLOWSTONE URBAN RENEWAL PROJECT, AND RETURNING THE REVENUE ALLOCATION AREA ____ EFFECTIVE FOR TAX YEAR 2020, PROVIDING FOR THE PAYMENT OF DELINQUENT PROPERTY TAXES, PROVIDING FOR PAYMENT OF CERTAIN EXPENSES FOR THE YEARS 2020 AND 2021, AND PROVIDING AN EFFECTIVE DATE.

Thomas Halley moved to approve the Resolution as read, Kirk Larsen seconded the motion. Lee Radford called for roll call vote: Halley, yes; Larsen, yes; Harvey, yes; Thompson, yes; Radford, yes. The motion and it passed unanimously.

5. Dr. Lee Office Updates. Cramer advised that there are deadlines with this project and the 1st deadline was hit and they provided proof of ownership by the end of 2019. The second deadline is to have all blasting for the project done by the end of June 2020. Janeal Shaw with Dr. Lee's office has concerns that with the Covid 19 problems there could be a delay on blasting and concerned with the agreement if deadlines weren't able to be hit because of the pandemic. Cramer stated that the final deadline is to complete the building and have a CO by June/July 2021 and that one should be ok. Cramer asked how the Board would feel if there were delays due to the pandemic.

Jeneal Shaw, Dr. Lee's Office. Shaw is concerned that Covid 19 might effect their project. Shaw indicated that they do have a reduced schedule and they are anticipating that their schedule will pick up in the next couple of weeks. Shaw indicated that they are moving forward with the project. Shaw stated that the they are expecting to start the blasting the last week of May and have it completed by the 1st week in June; have the foundation poured and framing done by middle of November; and work on the inside through the winter and have the project completed February 2021. Shaw stated that they performed more test holes for the utilities to determine how much will be blasted and where they will blast. Shaw stated they will have more accurate information by the end of the week. A site plan has been submitted already from the engineer and should be moving forward soon. Shaw stated that they are looking at Eagle Rock Blasting and Dan Lafferty Construction to do the blasting and they are getting bids to determine who to use. Shaw stated that they are not necessarily looking for an extension on the deadline, but is curious what the Board's thoughts are if something happened to delay the project due to Covid 19.

Radford stated that they have held the funds back when they closed the District because this is a good project that they put conditions on to move it forward. Radford asked Armbruster for the legal frame work of allowing this project to go further.

Armbruster stated that blasting can easily be extended, but the one that will be more problematic would be the completion date of June 30, 2021. Armbruster stated that if there was need for a modest extension beyond that date, it would be appropriate. Armbruster doesn't feel that there is any current action needed to be taken on this matter.

Radford asked the Board members if any one is uncomfortable working with Dr. Lee's office. Larsen wants to work with them and this project is the last one the Board is helping with. Larsen asked that they keep the Board updated on timelines. Thompson agreed with Larsen and as long as the information keeps coming he is happy to work with the project. Harvey agrees. Halley agrees and asked if they need to extend the blasting deadline or let it flow.

Shaw stated that it would be helpful to know that there is some wiggle room, however she is pushing to have it done and keep the timelines.

Armbruster suggested having a motion to authorize the Chair to send a letter to the participant, indicating that the public improvement project (blasting) should be completed no later than June 30, 2020, and if they get close to that date and need some accommodations they can discuss that. Radford agreed with that solution. Shaw agreed with the suggestion.

Kirk Larsen moved to authorize the Chair to send a letter to the participant indicating that the public improvement project should be completed no later than June 30, 2020, Thomas Halley seconded the motion and it passed unanimously.

6. RAI and Legislative Update: Armbruster stated that the Legislation went well into March and was in session after the Governor declared the 1st emergency order. Armbruster stated that they escaped without any new laws that would effect the Idaho Falls Redevelopment Agency. Armbruster indicated that if the budget freeze Bill would have gone through the taxing entities would not have been able to take the value of the improvements into their budget. Armbruster stated that the biggest thing to worry about is that the Legislature did authorize the appointment of an interim committee to evaluate property taxes and to consider some legislative relief to what some feel is a property tax overwhelming burden. Armbruster stated that the authorization for this study will include a look into the urban renewal tax increments and the "taking" of the taxes during a project term. Brad Cramer sits on the RAI Board and will get a full copy of all things. Armbruster stated that they did not accomplish much.

There was discussion about the Brownfield Grant for Northgate Mile/Yellowstone. Cramer suggested that he would put a summary report together and email it to the Board so they can be updated on the status and the next steps.

Next Regular Meeting: May 21, 2020.

Brent Thompson moved to adjourn the meeting, Kirk Larsen seconded the motion and it passed unanimously.

Respectfully Submitted: Beckie Thompson