

IDAHO FALLS REDEVELOPMENT AGENCY

P.O. BOX 50220

IDAHO FALLS, ID 83405

April 20, 2023 Regular Meeting Minutes Council Chambers

Call to Order: Lee Radford called the meeting to order at 12:00.

Members Present: Lee Radford, Chris Harvey, Tom Hally, Kirk Larsen (late), Terri Gazdik Brent Thompson (via Teams)

Members Absent: Jon Walker

Also Present: Brian Stevens; Kerry Beutler; Meghan Conrad, Esq. (via Teams); Renee Magee (via Teams) and interested citizens.

1. Modification to Agenda. None.

2. Approval of Minutes March 16, 2023. Harvey moved to accept the Minutes for March 16, 2023, Hally seconded the motion, and the motion passed unanimously.

3. Approval of Expenditures and Finance Report. Lee Radford presented the Finance Report Dated April 20, 2023. In the River Commons Area: \$75.00 to Rebecca Thompson for transcription of minutes; \$2,775.00 to Renee Magee for her work on Pancheri Project; \$1,372.50 to Brad Cramer- Perspective Planning and Consulting, LLC; \$3,591.67 to Elam and Burke for professional legal services; \$2,500 to Rudd and Company for professional services audit; \$1,015.89 to City of Idaho Falls quarterly payment; \$170.00 to IE Productions for annual report. In the Pancheri East Revenue Allocation Fund: \$790.00 to Elam and Burke legal services.

Harvey moved to approve the Finance Report dated April 20, 2023, Hally seconded the motion and the motion passed unanimously.

4. Request for Consideration of a New Urban Renewal District along Northgate Mile.

Radford stated that at the last meeting they considered this area, and decided to have further discussions with Cramer, Radford and applicant to look into the area further.

Applicant: Greg Croft, Resin Architecture. Croft stated that when they met they had further discussion on maybe cutting some of the area back, as there is

redevelopment likely to occur, but there are some areas that maybe need to be cut back. Croft indicated that the his client wants to do the larger area, as his client is pursuing other opportunities within this region, and is aware of other parties seeking after opportunities in this area with the Ron Sayer Dealership moving out that makes up 20% of the land and creates a lot of opportunity. It should result in a larger snow ball effect, so everyone can jump on at the same time to take full advantage of the district and drag some of the momentum happening downtown to this region.

Radford stated that they discussed advantages and disadvantages of having a smaller footprint versus the 20-year time frame. They felt that there was enough happening that it would incentivize things to happen and development to move forward if the district were in place. The applicant owns property near the center of the proposed district, and the Ron Sayer property could be folded into the District quickly if they move forward.

Beutler indicated that today they need to see if the Agency wants to give Renee Magee the green light to work on eligibility report and the area might still contract a bit as they move forward. Chad Murdock purchased the old antiques building on the northern end and he is interested in participating, and the Ron Sayer properties are in the middle, so the boundary was intended to capture those properties. The western end has unimproved streets that are adjacent to the applicant's property. As Magee does further study there might be a reason to reduce the district boundary.

Radford stated that today they need a motion to approve this as a preliminary study area, and Renee Magee to initiate her work on a feasibility study.

Meghan Conrad, Esq., stated that they will be contemplating a MOU that will have to come back to the Board with that MOU. Beutler indicated that will be brought back on the May meeting.

Gazdik asked if the boundaries can expand. Radford stated that if they expanded then it wouldn't be included in the feasibility study. Gazdik asked if there was any reason to go further out before giving Renee the green light.

Radford stated that further north is owned by the City of Idaho Falls, and they cannot do projects on the City property unless the City sold some property to the Agency. The other part is the Ron Sayer building, which wasn't included. Beutler stated that was acquired with the intent to do a used car dealership and that the property owner wasn't interested in participation.

Gazdik asked if it makes sense to bring it down to attach to the downtown area. Gazdik feels that maybe to the south of this area they could add to the district.

Greg Croft stated that the goal of the districts is to create nodes. Idaho Falls downtown is a node that is well established, and even without the funding mechanism it has propelled with areas that are improving. Croft stated that this is another district, and with the separation, it would create a temporarily dead space, and they aren't aware of any of the spaces wanting to redevelop or change hands. Croft stated that with Big O Tire, gas stations, it gets narrow, and it makes the land harder to want to redevelop. The property the applicant has is sandwiched between the railroad and a busy street and that will be hard to accommodate and create what he wants. There has been push back of creating too large of a district. They want to keep the district small, and the selection made, has properties that are eligible and likely to change over the next few years, which will propel the district forward. After 5-7 years you won't get the full benefit as part of the district, and it could be better to create a later district for the area between this proposal and the downtown.

Gazdik asked if there is no eligible property to the south. Croft stated that there is eligible property, but none that seem to have movement in the future, or likely to make major improvements. Croft stated that there is a property they looked at on 1st Street and most of the properties ended up getting sold and divvied out before the City was able to lock them in, and those owners weren't interested.

Radford stated that south they run into residential, the Post Register building, which is a separate thing, and something will have to happen with that sometime; the tire store is running successfully and other businesses in that area are doing well. The City Heights area has improved a bit, and they could still go back to that area, and add on, but it seems like separate timetables. Radford likes the idea of connecting to downtown, but he doesn't want to compromise the 20-year timetable.

Thompson asked what percentage of the owners have been contacted and expressed willingness/unwillingness to be part of the district. Croft indicated that his client has reached out to everyone on his side of Yellowstone. There are a couple properties to the north that are not likely to change hands, including Pacific Steel. The property to the north is City property that is left over from the police station. He has talked to many property owners and is looking to purchase some of the properties. Croft indicated that 80% is eligible and likely to move, and the other side with Ron Sayer and Murdock property has 50% or more as Sayer has Jayce Howell under contract for all of the Ron Sayer properties. There are a lot that have been contacted and are interested.

Radford clarified that they do not have to get consent because they are in the City, but they will get notice as the plan moves forward.

Larsen stated that if they move ahead with this, and someone comes along north or south, does the fact that this has been looked at, does it encourage other people to come in and use the mechanism and speed up the process as some of the data has been gathered by Renee Magee, although it wasn't within the confines of this area.

Radford stated that this area was part of the EPA Brownfield Study, and they got data to use for urban renewal, as Magee looks at one area, she can look at other areas, but it likely won't shorten the 8-9 months. You could do a feasibility study of the entire Northgate Mile and pull off pieces. The data could get outdated.

Conrad stated that there can be an eligibility study for the area, but there is a time limitation and the studies become stale after a period of time, and you would have to do some further work in the area to address changing conditions, and might not shorten time down the road.

Radford is comfortable with this area, and if they want to move forward with Post Register and City Heights later, this will provide a foundation and give inspiration to redevelop things in the area. If the applicant can pull this off and show residential living on the side of the tracks, it could inspire someone to do something with the Post Register building. This is a great corridor with a 5-lane road, and all the infrastructure ready to go.

Hally moved to approve this area, and direct Renee Magee to do the feasibility study for this area, Gazdik seconded the motion. The motion passed unanimously.

5. RAI and Legislative Update. Conrad stated that Ben Broxom's final assessment of the Legislative Session, which will have a snapshot of the bills impacting urban renewal agencies. They are watching the HB 292 Property Tax Relief Bill did make it past the government veto to the override, and the State Tax Commission will be providing analysis and guidance. As of now Urban Renewal Agencies should be receiving sales tax reimbursement from the changes made, and they will implement the future bills as of July 1. They have provisions they have to add in contracts such as the Anti-Israel boycott.

Radford asked how much the impact of the sales tax bill could have. Conrad stated that is not likely to have a significant impact on Idaho Falls Project areas. There are levies coming off owner occupied and that will be reimbursed with sales tax funds. There aren't any in the project areas in Idaho Falls currently.

Misc.

2022 Reports were done great by I.E. Productions. Hally will provide copies to the City Council members, and Ann will send 3 to County Commissioners, and to the School Board. They will also be available in the Planning Department. Gazdik suggested sending them to potential developers to see what the Agency can accomplish. Radford isn't sure what list to use for that mailing. Larsen suggested asking City if there are people that they've had contact with in the last 6 months. Gazdik suggested that based on licensing, email a copy to developers. Beutler will investigate that suggestion.

Gazdik suggested going to the State Association of General Contractors, and developers will be members of that organization. Email a copy to the AGC and tell them to get it out to people. Radford suggested primary developers in the past that they have worked with, including Woodberry, Oppenheimer, Resin, Ball.

Gazdik thinks as they move forward with the Districts, they should move the list and let the developers know that they are going to do a Yellowstone District, if they are aware that something has been approved it might create interest. Radford asked staff to create a mailing list that they have used in the past. AGC has trades written down, and members are written by trades. Beutler stated that they have lists that can easily be distributed, and possibly a media release when a District is approved. Gazdik suggested AGC will be Statewide. Radford agrees, a press release with the approval of plans, and that could go out to the list of people.

Next Regular Meeting: May 18, 2023.

Hally moved to adjourn the meeting, Larsen seconded the motion and it passed unanimously.

Radford adjourned the meeting.

Respectfully Submitted: Beckie Thompson