

GARDEN CITY URBAN RENEWAL AGENCY

MINUTES

January 22, 2008

**Garden City Municipal Building
6015 Glenwood Street — Garden City, Idaho**

Chair Pam Beaumont called the meeting of the Garden City Urban Renewal Agency to order at 12:00 p.m.

- **Roll call** was taken and the following were present . . . Chair Beaumont, Commissioners Heil, Massman, Souza, and Ziegert. Also attending: Harlan Mann.
- **Changes to the Agenda:** None.
- **Approval of the November 29, 2007 Meeting Minutes:** A motion was made by Gene Heil to approve the minutes of the meeting as amended. Parker Massman seconded the motion. Motion passed.
- **Treasurer's Report:** Parker Massman reported that in the last quarter total income was \$7,800, expenses of \$13,300, a minus \$5,518 in net income. Total cash in bank of \$860,583 with property value of \$296,674. Total assets of \$1,157,230. No liabilities. He has reviewed and initialed checks and bank statement.

Chair Beaumont advised that she received an email from the Auditors with the preliminary audit report. They pointed out that under anew GASBS #34, the Agency must now prepare different financial statements taking the accounts to an accrual basis. The Agency does not have accounting staff that is able to do this. At the suggestion of Commissioner Gene Heil, he and Chair Beaumont will meet with the auditors to determine what steps need to be taken to prepare the necessary financial statements.

A motion was made by Julaine Ziegert to approve the treasurer's report. Gene Heil seconded the motion. Motion passed.

Discussion/Approval of Landscape Architect RFQ for Park: Chair Beaumont reported that five bids were received. Commissioner Heil and Chair reviewed the bids from CSHQA, Harvest Landscaping, Jensen Belts, The Land Group, and WRG Design. All are good companies and all are qualified. Used the same rating as on the management construction services RFQ for the selection process. Several of the bids included the approach each would take on the project and what steps they would take in dealing with the project. The Land Group had a slight edge from working with the Agency previously. The ratings were very close, but it was felt that The Land Group is recommended to do the project. A motion was

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made by Parker Massman to approve The Land Group as Landscape Architect for the Park. Gene Heil seconded the motion. A roll call vote was taken . . . Chair Beaumont – yes, Commissioner Heil – yes, Commissioner Masman – yes, Commissioner Souza – yes, and Commissioner Ziegert – yes. Motion passed.

A motion was made by Parker Massman to approve Resolution No. 1-2008 selecting The Land Group as the qualified submitter submitting the highest ranking response for the position of landscape architect; adopting a statement of findings, authorizing the negotiation of an agreement between the Urban Renewal Agency of Garden City, Idaho and The Land Group; and providing an effective date. Julaine Ziegert seconded the motion. A roll call vote was taken . . . Chair Beaumont – yes, Commissioner Heil – yes, Commissioner Masman – yes, Commissioner Souza – yes, and Commissioner Ziegert – yes. Motion passed.

- **Status of Greenbelt Bridge Project:** Chair met with Beniton, the selected construction manger for the project, last week and received a contract from them covering the entire project. The non-negotiated fee is \$67,000. She advised them that prior to signing a contract for that size, that a tighter estimate for the costs for the project. Have been taking this in incremental steps to see whether or not the Agency can afford to do it. Beniton will prepare a new estimate. They are going to get some experts in bridgework onsite and pull together a tighter estimate at no cost to the Agency. They will have the new estimate within the next couple of weeks. They estimate completion of the project should it go forward, by the fall.

Chair advised that she would like to have some task assignment for the Commissioners because so much is going on with the park, bridge, and the amended plan. She made some task/subcommittee assignments as follows.

- Park: Chair will negotiate a fee with The Land Group. Commissioners Souza and Ziegert will meet with the Boys & Girls Club representative, the City’s Parks and Rec Committee to start getting input for The Land Group.
 - Bridge: Commissioners Heil and Massman will negotiate the fee and then move to the next step, which may be to borrow money to complete the project, if it is decided to go that far.
- **Agency Projects/Plan Extension:** Harlan Mann reviewed the letter of 1/18/08 from Ryan Armbruster and the Revised Plan. The changes made to the plan were reviewed and discussed. Chair Beaumont stated the police station/public safety building was originally excluded from the Urban Renewal Area. Would like to consider moving it into the urban renewal area making some of the necessary repairs to improve the property.

A motion was made by Gene Heil to approve Resolution No. 2-2008 recommending adoption of the amended and restated Urban Renewal Plan, River Front Urban Renewal project, which amended and restated plan includes revenue allocation financing provisions, authorizing the chairman and secretary to take appropriate action and providing for the resolution to be effective upon its passage and approval. Jeff Souza seconded the motion. A roll call vote

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was taken . . . Chair Beaumont – yes, Commissioner Heil – yes, Commissioner Masman – yes, Commissioner Souza – yes, and Commissioner Ziegert – yes. Motion passed.

- **Other Business:** None.
- A motion was made by Gene Heil to adjourn. Julaine Ziegert seconded the motion. Motion carries.
- Next Meeting to be held **Monday, March 17, 2008.**

Chair, Pam Beaumont

Date

Secretary, Sherry Atwell

Date