

**GARDEN CITY URBAN RENEWAL AGENCY**

**SPECIAL MEETING MINUTES**

**February 7, 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 Massman, and Ziegert. Also attending: Harlan Mann.
- **Changes to the Agenda:** Chair Beaumont would like to add after the park discussion, an update on the possible bridge project.
- **Discussion/Approval of Scope of Work Agreement for 42nd Street Park:** Chair Beaumont met with Doug Russell from The Land Group earlier in the week and then Commissioner Massman and Chair met with Doug informally yesterday because he attended a meeting on the bridge project. They discussed the Scope of Services from The Land Group and what their cost would be. The fee will cover all the design work, bid documents, and oversee the construction. Their fees for service would \$56,550 with an allowable for reimbursable expenses of up to \$2,000. There is a fixed fee of \$5,700 for a survey of the property and will be the first item to be completed. The Scope of Work is standard for this type of project. A rough estimate for the project to include landscaping, irrigation system, pre-fab restroom facility, pre-fab park shelter, playground equipment, etc. will be a \$550,000 project. There was \$300,000 in the budget this year for this park. If the master plan comes at \$550,000 it is going to take a couple of years to get everything into the park. It will have to be done in stages and may take two years to complete.

A motion was made by Parker Massman to approve The Land Group's Scope of Work Agreement for the 42nd Street Park. Julaine Ziegert seconded the motion. A roll call vote was taken . . . Chair Beaumont – yes, Commissioner Heil – absent, Commissioner Massman – yes, Commissioner Souza – absent, and Commissioner Ziegert – yes. Motion passed.

A motion was made authorize Parker Massman and Counsel to prepare an agreement and authorize the Chair to sign the agreement and bring back to the Board at the next meeting was made by Julaine Ziegert. Parker Massman seconded the motion. Motion passed.

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- **Possible Bridge Project Update:** Change to the Agenda: Update on possible bridge project . . . Chair and Commissioner Massman met with Beniton Construction and they did a tighter estimate on the cost of the bridge in the amount of \$1.1 million. Doug Russell with the Land Group will be a subcontractor to do the wetlands mitigation and began reviewing the estimate. Doug was able to reduce the estimate by \$196,000. Beniton is going to take another look at it. Chair Beaumont and Commissioner Massman advised that it must come in at \$800,000 or less. They will get back to Agency within the next couple of weeks. The big problem there is access for construction equipment. A possible savings could come from changing the width from 10-feet to 12-feet. Ryan Armbruster suggested checking with ITD for grant funds for the bridge. The grants are setup to reimburse the entity after the project is complete.
  
- **Discussion/Approval of Eligibility Report for River Front Plan Amendment:** Chair Beaumont stated that at the last meeting a discussion was held to include the public safety/police building in the urban renewal area. Harlan Mann reported that the building is deteriorating and was not properly built in the first place due to lack of funds at the time it was built. Chair Beaumont advised that this building is open 24/7 for use by the staff and police officers. Statistics also show that there is still a higher crime rate in the urban renewal area. Chair talked to the Mayor and stated that if the revised plan is approved, there should be a 3-year capital improvement plan from the police department with a prioritized list and estimated costs be made to the Agency. The Agency will complete in phases as monies are available. Ryan Armbruster advised the next step in the process is to approve Resolution No 3-2008 stating “A resolution of the Board of Commissioners of the Urban Renewal Agency of Garden City, Idaho, accepting that certain supplemental report on eligibility for the River Front Area as an urban renewal area and justification for designating the additional area as appropriate for an urban renewal project; authorizing the Chair to transmit the report and this resolution to the City Council of the City of Garden City requesting its consideration for designation of the Urban Renewal Area and seeking further direction from the Council to commence the process for an amended and restated Garden City River Front Urban Renewal Plan for the River Front Area; and providing an effective date.” A motion was made by Parker Massman to approve the Resolution No. 3-2008. Julaine Ziegert seconded the motion. A roll call vote was taken . . . Chair Beaumont – yes, Commissioner Heil – absent, Commissioner Massman – yes, Commissioner Souza – absent, and Commissioner Ziegert – yes. Motion passed.

Ryan Armbruster advised the Board of the process. On the City Council’s agenda for the 11th is a similar resolution just passed, where they will accept the report and give authorization to go forward with the Urban Renewal Plan. Harlan Mann and Ryan will make the necessary changes to also include the geographic area and make a new line item in the budget for \$250,000 over 5 years for the police department improvements. They will then bring the plan back for formal approval by the Agency. He also advised that a legal description for the project area is required. A discussion with the Tax Commission or Assessor will require a new legal description. May need to get a survey firm to do the survey and work with the Commission or Assessor. Chair asked Harlan Mann if he would begin a

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discussion with these entities and see what their requirements are. The Amended and Restated Plan will be ready for the April City Council meeting. Chair requested a calendar of when each item of the process will be completed.

Ryan Armbruster gave an update on current legislation items affecting Urban Renewal. Coming out of last session's legislature there were a number of criticisms and complaints. The major one being what some perceived to be an unfair windfall to urban renewal agencies where after a plan has been approved, one of the other taxing entities, primarily school districts come in and either adopt a general obligation bond, after much discussion none of the supplemental levy tax monies would come to the Urban Renewal Agencies. This will make no change to the Agency as there are no schools in the urban renewal area.

- A motion was made by Parker Massman to adjourn. Julaine Ziegert seconded the motion. Motion carries.
- Next Meeting to be held **Monday, March 17, 2008.**

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Chair, Pam Beaumont

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Date

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Secretary, Sherry Atwell

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Date