

GARDEN CITY URBAN RENEWAL AGENCY

MEETING MINUTES

March 18, 2013

**Mayor's Conference Room
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. Visitors: Ryan Armbruster and Brad Hine with Elam and Burke, and Katy Mueller from the Idaho Statesman.
- **Secretary Certified Meeting Notice:** Sherry Atwell certified that the meeting had been legally noticed in accordance with Idaho Code 67-2343.
- **Changes to Agenda:** None
- **Approval of January 22, 2013 Meeting Minutes:** A motion was made by Parker Massman to approve the minutes for January 22, 2013. Jeff Souza seconded the motion. Motion carries.
- **Treasurer's Report:** Parker Massman reported that from October to February there was net income of \$435,097.12. There was \$33,453.26 in delinquent tax revenue. Expenses were \$9,350.04; \$2,150 was for establishing the River Front East legal and professional fees. Net income is \$426,660.61. Total assets and liabilities of \$1,843,14570. Parker reviewed the bank statements reconciliation statements. Chair Beaumont commented that the February 1st property tax was a little lighter than projected and running about \$40,000 less than projected revenue. Delinquent revenue is unknown at this time. Gene Heil made a motion to approve the financial report presented. Julaine Ziegert seconded the motion. Motion carries.
- **FY 2012 Annual Report:** Chair Beaumont reported that the Annual Report that under the Idaho Urban Renewal Law we are required to file with the local governing body on or before March 31st of each year. In 2011 the Legislature amended the law requiring an urban renewal agency to publish a draft and a report for public comment prior to submission to the City. We have advertised this in the following ways – put in the City Newsletter, ran notice in the Statesman, it is available on-line, and copies were in the library. We have not received any written comment and there is sign-up sheet for public comment here today. It was duly noticed that we would take public comment and there is no one here to comment.
 - Public Comment – None

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- **Agency Discussion and Approval:** Gene Heil commented on how well the report was drafted. Gene Heil made a motion to approve Resolution 2013-01 as presented. Julaine Ziegert seconded the motion. Roll call vote: Chair Beaumont – yes; Commissioner Heil – yes; Commissioner Massman – yes; Commissioner Souza – yes; Commissioner Ziegert – yes. Motion carries.

- **Public Works Requests for Park Improvements:** Chair Beaumont stated that the first request is the standard spring request for \$6,111 for soil amenities, bark, and the wood chips for under the playground equipment for safety reasons. This is for Mystic Cove and River Front Park. Julaine Ziegert made a motion to approve \$6,111 for park improvements. Gene Heil seconded the motion. Roll call vote: Chair Beaumont – yes; Commissioner Heil – yes; Commissioner Massman – yes; Commissioner Souza – yes; Commissioner Ziegert – yes. Motion carries. A second request from Public Works for a Model LT313 trencher to use for long-term root removal along the greenbelt. A large amount of the greenbelt is in the urban renewal area. Discussion followed. Gene Heil made a motion to approve \$6,619 to purchase the trencher and root barrier. Parker Massman seconded the motion. Roll call vote: Chair Beaumont – yes; Commissioner Heil – yes; Commissioner Massman – yes; Commissioner Souza – yes; Commissioner Ziegert – yes. Motion carries.

- **Police Department Project Request:** Chair Beaumont advised that they have requested \$4,988 for renovation of patrol writing room. It has not had any renovations since 1999. This is the most utilized room in the department and is operated 23/7 – 365 days a year. The furnishings for this project are being funded through a Bureau of Justice Assistance Grant totaling \$12,000. This would be for carpet, wall cabinets, dry wall repair, and some electrical work. Parker Massman made a motion to approve up to \$5,000 for the renovation of the patrol riding room. Julaine Ziegert seconded the motion. Roll call vote: Chair Beaumont – yes; Commissioner Heil – yes; Commissioner Massman – yes; Commissioner Souza – yes; Commissioner Ziegert – yes. Motion carries.

- **Garden City Livable Streets Project Update:** Chair Beaumont reported that ACHD is doing a project on Garden City Livable Streets and Parker Massman has been the point person and he will give an update. Parker reported that ACHD has a lot of projects they are putting in the plan, but most do not fall in the old or new districts. They are covering from traffic lights on State Street to a path along Settlers Canal. There are some items the Agency could be involved in when there are funds available.

- **Status of Reservoir Project:** Chair Beaumont advised that work has just started because of frozen ground preventing them from beginning earlier. In early April they will be bringing in the reservoir itself. September or October estimated for project completion, including the waterline. The Agency has committed to \$1,854,000 and the project will be completed this fall.

- **River Front District Termination:** Chair Beaumont turned the floor to Ryan Armbruster. He reported that he, Chair Beaumont, and Jim Krueger had met to walk through the termination process. The process is spelled with some specificity in the Idaho Statutes. He helped close a project in Jerome last year and thinks they have most of the “kinks” out of it and have good coordination with

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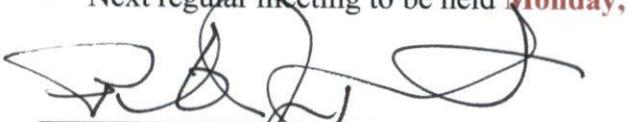
the Idaho State Tax Commission, which is critical because they are the overseers of the process. From the position of the other taxing districts, there are two issues that are of importance to them. Number 1 is can those districts take the values that are being prepared right now for 2013, that generates tax dollars in 2014. The second point that they would like to know is whether by the end of our fiscal year, September 30, 2014, whether we will have any money left that will be disbursed back out to the other taxing entities.

The process that this body needs to go into has a couple of key steps. The first step is in the material passed out in today's meeting – a letter to the taxing entities and the Tax Commission that we would send as far ahead as we can for the May meeting – saying that we have made the preliminary decision to terminate and we invite you to come to our meeting to learn more if you want to and we would have in that letter a summary of what the Agency has done over the last 15/18 years, as well as a draft budget that shows how the Agency is going to spend money in fiscal year 2014 for this terminated project area.

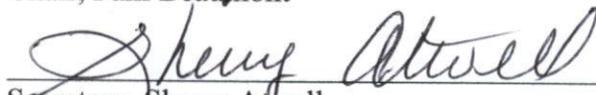
The second step will be for the Agency to review and approve at the May 20th meeting, the final termination plan and termination budget. Once that is approved, it will go to the City Council for approval. At the end of the process all this is filed and recorded with the county officials and the Tax Commission.

Chair Beaumont and Ryan Armbruster continue to meet Jim Krueger as well as others to finalize the plan for the May 20th meeting.

- **Summary of 2013 Legislative Session:** Ryan Armbruster reported that the one bill that was defeated earlier in the session would have required a vote of the City electorate to approve a new Urban Renewal Plan. Watching the personal property tax repeal.
- **Other Business:** None.
- A motion was made by Gene Heil to adjourn. Jeff Souza seconded the motion. Motion carries. Meeting adjourned at 12:55 p.m.
- Next regular meeting to be held **Monday, May 20, 2013.**



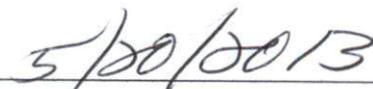
Chair, Pam Beaumont



Secretary, Sherry Atwell



Date



Date