

**GARDEN CITY URBAN RENEWAL AGENCY**

**MEETING MINUTES**

**March 21, 2016**

**Council Chambers**

**Garden City, Idaho**

**12:00 p.m.**

**A. Call to Order:**

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

**B. Roll Call:**

Roll call was taken and the following were present: Chair Beaumont, Commissioner Heil, Commissioner Massman, Commissioner Souza and Commissioner Ziegert. Meghan Conrad from Elam & Burke, Jared Zwygert from our audit firm and Phil & Diane Kushlan from Kushlan & Associates were also present.

**C. Secretary Certified Meeting Notice:**

Janet Peterson certified that the meeting had been legally noticed in accordance with Idaho Code 74-204.

**D. Changes to Agenda:**

None.

**E. Approval of Minutes for January 19, 2016:**

A motion was made by Commissioner Heil to approve the minutes. Commissioner Ziegert seconded the motion. Motion carries.

**F. Treasurer's Report:**

Commissioner Massman presented the Treasurer's Report. Copies were distributed. After review, Commissioner Heil made a motion to approve & Commissioner Ziegert seconded. Motion carries.

**G. Economic Development Report Update from Kuslan & Associates:**

Phil & Diane Kushman gave a report on the Market Scan they conducted on the development potential for the craft beverage industry in Garden City. The survey consisted of:

- Research of the Industry
- Survey of Existing Businesses
- Interviews with Industry leaders

They reviewed the statewide growth in the wine & craft beer industries & the businesses already existing in Garden City. They also reviewed the on-line survey they conducted of those businesses which addressed the challenges of starting a business. The biggest challenges appeared to be regulations, finding the right property & access to capital. What they determined was that the industry is growing (particularly breweries) & Garden City is a good place for this kind of business but there are still a number of challenges to overcome. They also made recommendations on ways the GCUR could possibly have an impact.

**H. Audit Report/Review**

Chair Beaumont distributed copies of the audit report. Discussion was held and Jared Zwygart addressed specific questions from the board members.

**I. Public Hearing on Annual Report/Resolutions to Approve the Report:**

Chair Beaumont opened the public hearing and reviewed the 2015 Annual report. No one from the public was present so the hearing was closed. Chair Beaumont presented Resolution 2016-1 which transmits the annual report to the City and asked for approval. Commissioner Souza made a motion to approve and Commissioner Massman seconded. Motion carries.

**Roll call was taken:**

Chair Beaumont – **Yes**  
Commissioner Heil – **Yes**  
Commissioner Ziegert – **Yes**  
Commissioner Massman – **Yes**  
Commissioner Souza – **Yes**

**J. River Front Park Projects Request:**

Chair Beaumont presented two project requests from Public Works. She requested approval for annual bark replacement in the amount of **\$2,800** and for the purchase of a new lawn mower in the amount of **\$1,549**. Commissioner Heil made a motion to approve both requests and Commissioner Ziegert seconded. Motion carries.

**Roll call was taken for both requests:**

Chair Beaumont – **Yes**  
Commissioner Heil – **Yes**  
Commissioner Ziegert – **Yes**  
Commissioner Massman – **Yes**  
Commissioner Souza – **Yes**

**K. Public Works Priorities/Request for 38<sup>th</sup> St. Water Main Funding:**

Chair Beaumont presented a request for the design replacement of the water main at 38<sup>th</sup> street in the amount of **\$20,290**. Commissioner Souza made a motion to approve and Commissioner Ziegert seconded. Motion carries.

**Roll call was taken:**

Chair Beaumont – **Yes**  
Commissioner Heil – **Yes**  
Commissioner Ziegert – **Yes**  
Commissioner Massman – **Yes**  
Commissioner Souza – **Yes**

**L. 36<sup>th</sup> & Carr Parking Lot Update:**

Chair Beaumont gave an update on the progress of the project. The asphalt is in, pavers are on backorder and there is still a question on who is going to pay for the relocation of CenturyLink's lines. Colin Schmidt & Doug Russell are continuing to try to get issues resolved so the project can hopefully get finished in time for this season.

**M. Riverside Hotel Greenbelt Projects:**

Chair Beaumont talked about several projects that the Riverside Hotel is working on with BSU and other entities. She and Colin Schmidt met with them and suggested that when they get a plan put together they could request assistance from the agency.

**N. Blue Heron Park Proposal Request:**

Chair Beaumont has asked Doug Russell to give us a proposal for what the Land Group would charge us to do a design concept for the park at the Senior Center including seating & river access. Also, he is going to get a separate proposal for the 13 acre ACHD Operation property and an overall concept of what that could look like which we will discuss at our next meeting.

**O. Legislative Update:**

Meghan Conrad from Elam & Burke discussed results from the last meeting. House Bill 606 which was not widely supported by the industry has been sent to the amending order. This bill "Amends and adds to existing law to revise the makeup of boards and to allow for an elected board; to provide that urban renewal plans be submitted to the State Tax Commission; and to provide the effect of an ordinance to modify an urban renewal plan". They are not sure where it stands at this point.

**P. Adjourn:**

Commissioner Heil made a motion to adjourn. Commissioner Ziegert seconded the motion. Motion carries.

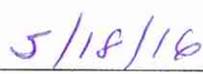
**Meeting adjourned at 1:20pm**

**Next regular meeting to be held Monday, May 18<sup>th</sup>**

  
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Chair, Pam Beaumont

  
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Date

  
\_\_\_\_\_  
Secretary, Janet Peterson

  
\_\_\_\_\_  
Date