GARDEN CITY URBAN RENEWAL AGENCY

SPECIAL MEETING MINUTES
Public Hearing
August 19, 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.

- ***Secretary Certified Meeting Notice***: Sherry Atwell certified that the meeting had been legally noticed in accordance with Idaho Code 67-2343.

- ***Changes to the Agenda:*** Chair Beaumont added an item to give a brief overview of the REI meeting she and Ryan Armbruster attended. Julaine Ziegert made a motion to amend the agenda to include the addition of the overview of the REI board meeting last week. Parker Massman seconded the motion. Motion carries.

- ***Public Hearing and Resolution Approval of FY2014 Termination Budget for River Front District:***

Chair Beaumont opened the Public Hearing.

This is the time and place for the public hearing on the FY 2014 Termination Budget for River Front District for the Urban Renewal Agency of Garden City. This hearing is being conducted under the authority of Idaho Code Section 50-1002, as required by recent amendments to the Idaho Local Economic Development Act which governs urban renewal agencies. By way of background, the Agency Board at its meeting of July 15, 2013, tentatively approved a budget for FY 2014. The Agency then took steps to publish notice of the budget and this date as the date for any person to appear and show cause, if any, why such budget should or should not be adopted. The Agency is required to file its budget with the City by September 1, 2013.

Anyone who wishes to testify on the budget should sign the sign-up sheet listing your name, address and telephone number. When you testify, please state your name and address for the record.

I will give a brief overview of the budget tentatively approved by the Board at the meeting on July 15th and those revisions of two things: (1) a slight change in the projected tax increment revenue for next year, which was $50,000 and for purposes on projections for this year have increased to $70,000 and (2)

is the projection for FY 2013 for public facilities which was originally projected at $1.8 million and that has dropped to $1,730,000 because of fewer expenses on the reservoir project. Those funds will result in about a $120,000 carryover to next year. One other change, is that in FY2013 the original revenue projections were $700,000 in property tax increment revenue this year and that has been raised to $750,000. The Agency received more money the first of August, mostly from delinquencies – than had been anticipated. Next year under the expenditures, the original expenditure for public facilities was $300,000 and that goes to $440,000 and on the bottom left of the budget sheet, that $440,000 includes the major change is the 46th Street waterline connection and some additional water and sewer line improvements that have not been completed. Those are the changes to the budget, the net effect remains the same and the retained earnings and that which would be distributed to the other tax entities at the end of September next year remains at $5,753.

Before taking any public testimony, I would first ask if any member of the Board has any questions or comments about the budget since our last meeting on the budget.

There is no one in the audience to testify on the budget. I will now declare the Public Hearing closed.

I ask if there is any other discussion from the Agency Board Members which would prompt us to modify the tentatively approved budget. If not, I would ask for approval of Resolution 2013-4 has had changes made for the changes noted in the amended budget for approval of the annual appropriation I would now ask for a motion to approve the budget resolution. The revised budget will be attached as Exhibit B to the resolution. The published resolution will be Exhibit A. Gene Heil moved to approve Resolution 2013-4 approval of the amended FY 2014 budget and Julaine Ziegert seconded the motion. . Roll Call vote . . . Chair Beaumont – yes, Commissioner Heil – yes, Commissioner Massman – yes, Commissioner Souza – yes, and Commissioner Ziegert – yes.

- ***Public Hearing and Resolution Approval of FY2014 Budget for River Front East District:***

Chair Beaumont opened the Public Hearing.

This is the time and place for the public hearing on the FY 2014 Budget for River Front East District for the Urban Renewal Agency of Garden City. This hearing is being conducted under the authority of Idaho Code Section 50-1002, as required by recent amendments to the Idaho Local Economic Development Act which governs urban renewal agencies. By way of background, the Agency Board at its meeting of July 15, 2013, tentatively approved a budget for FY 2014. The Agency then took steps to publish notice of the budget and this date as the date for any person to appear and show cause, if any, why such budget should or should not be adopted. The Agency is required to file its budget with the City by September 1, 2013.

Anyone who wishes to testify on the budget should sign the sign-up sheet listing your name, address and telephone number. When you testify, please state your name and address for the record.

I will give a brief overview of the budget tentatively approved by the Board at the meeting on July 15th and revised one item because of changes in property taxes, increased the tax increment revenue

projection from $40,000 to $60,000 for next year. The major expense for next year will be the repayment of the loan to River Front District made to River Front East District to get the project up and going.

Before taking any public testimony, I would first ask if any member of the Board has any questions or comments about the budget since our last meeting on the budget.

There is no one in the audience to testify on the budget. I will now declare the Public Hearing closed.

I ask if there is any other discussion from the Agency Board Members which would prompt us to modify the tentatively approved budget. If not, I would ask for approval of Resolution 2013-3. Jeff Souza moved to approve Resolution 2013-3 approval of the Budget for River Front East District as revised. Gene Heil seconded the motion. . Roll Call vote . . . Chair Beaumont – yes, Commissioner Heil – yes, Commissioner Massman – yes, Commissioner Souza – yes, and Commissioner Ziegert – yes.

- ***Discussion and Approval of Animal Shelter Design Proposal:*** Chair advised that she and Jeff Souza met with ZGA, Tom Zabala. As a matter for the record, this is Parker Massman's firm and he will not be voting on this item nor will he be involved in the project. This remodel proposal is for the city but will be funded by the Agency. The proposal totals $8,000. Gene Heil made a motion to approve ZGA and $8,000 to do the design work, bid documents, and oversee the construction of the City animal control facility remodel. Julaine Ziegert seconded the motion. Roll Call vote . . . Chair Beaumont – yes, Commissioner Heil – yes, Commissioner Massman – abstain, Commissioner Souza – yes, and Commissioner Ziegert – yes.

- ***Tentative Timing for Reservoir Dedication:*** Chair advised that no time has been set but will be mid- to the end of September.

- Julaine Ziegert made motion to enter into Executive Session: Pursuant to Idaho Code Section 67-2345(1)(c) to conduct deliberations concerning acquisition of property not owned by a public agency. Jeff Souza seconded the motion. Roll Call vote . . . Chair Beaumont – yes, Commissioner Heil – yes, Commissioner Massman – yes, Commissioner Souza – yes, and Commissioner Ziegert – yes.

- Jeff Souza made a motion to adjourn from Executive Session and return to the regular meeting. Julaine Ziegert seconded the motion. Roll Call vote . . . Chair Beaumont – yes, Commissioner Heil – yes, Commissioner Massman – yes, Commissioner Souza – yes, and Commissioner Ziegert – yes.

- ***Update on Redevelopment Association of Idaho's Board Meeting:*** Chair and Ryan Armbruster gave brief overviews of the RAI board meeting.

- A motion was made by Gene Heil to adjourn. Parker Massman seconded the motion. Meeting adjourned at 12:40 p.m..

- Next Meeting to be held Monday, September 16, 2013.

Chair, Pam Beaumont — Date 9/16/2013

Secretary, Sherry Atwell — Date 9/16/2013