

Urban Renewal Authority Meeting

May 4, 2023

Called to order at 10:00 a.m.

Present: Katy Ames (President), Rob Graham (Vice President), Ken Dugas, Ryan Whitehead, Chet Halverson

Not Present:

Non-Committee members present: Charles Bloom, Lonnie Olson, Stefanie Boster, Valerie Pickard, Renee Smith

Minutes from last meeting approved: The minutes from the April 6, 2023 meeting were approved, with Rob Graham moving and Ryan Whitehead seconding.

Audience Business: none

Old Business: none

New Business:

- a) **Annual Report:** Mr. Bloom presented the annual report to the URA. Katy Ames moved to accept and forward the Annual Report on to the City Council for consideration and seconded by Rob Graham. Moved unanimously.

Other Business: Mr. Olson notified the board that he reached out to Economic Planning Systems to get more information on the firm and how they review pro-forma's submitted by developers seeking TIF. The review typically takes from 30 to 45 days and cost from \$15,000 to \$20,000, the cost of the review can be incorporated as a soft cost in the TIF. Ken Dugas asked if staff envisions Economic Planning Systems being involved in future TIF districts? Mr. Olson answered that it would be staff's intent to have Economic Planning Systems or a firm that does similar work involved when TIF requests come through. Ken Dugas followed up on if staff could share some of the analysis reports done? Mr. Olson said that he would reach out to the firm and send the reports to the board when he receives them. Mr. Bloom said that the Planning Department has been approached by three developers inquiring about TIF. City staff is starting to work on an expanded blight study to incorporate more areas to be eligible for TIF and the blight study should be before the URA in June. Chet Halverson asked if a different word could be used in place of 'Slum' or 'Blight'. Mr. Bloom answered that those words will have to be used as they are called out in state statues and that community outreach about what this designation means is probably the best way to get around the negative connotation. Mr. Olson notified the board of an upcoming event celebrating Historic Preservation Month on Saturday May 6, 2023 at the First Presbyterian Church. Mr. Bloom spoke to the board about the transition of the Downtown Development Authority within the city.

Katy Ames made a motion to adjourn. Rob Graham seconded. All in favor. Meeting adjourned at 10:23 a.m.

Minutes respectfully submitted:

Lonnie Olson, Planner I, Planning & Development Department