

Urban Renewal Authority Meeting

May 12, 2022

Called to order at 10:00 a.m.

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

Not Present: Ken Dugas

Non-Committee members present: Charles Bloom, Mark Christensen, Lonnie Olson, Pete Laybourn Chamberlain, Renee Smith, Jasmine Hall, David Hatch, Jim Weaver, Glen Garrett

Minutes from last meeting approved: The minutes from the April 7, 2022 meeting were approved.

Audience Business: none

Old Business: none

New Business:

- a) **The Hynds and the Hole Urban Renewal Plan and Project:** Mr. Christensen gave a staff report. Mrs. Ames asked for questions. Mr. Weaver real estate representative for The Hynds Building stated he and his client were opposed to the condemnation language in the plan and stated that they have an offer from the DDA to purchase the building. Mrs. Ames asked Mr. Weaver if his client intended to sell the building or if he might develop it. Mr. Weaver answered both are on the table. Mr. Halverson asked if Mr. Weaver and his client would support motion two if the condemnation language was removed. Mr. Weaver said that he would. Mrs. Ames asked Mr. Christensen if condemnation was left out of the plan if it could be included in the future. Mr. Christensen said that it could be added later through an amendment process. Mr. Bloom stated that proceeding of the given timeline would allow the TIF to be captured prior to the next date of equalization and postponement to the next Urban Renewal Authority meeting could limit potential for TIF revenue. Mr. Hatch stated that he has undertaken some renovations and got tenants in the building. Mrs. Ames asked for clarification on the improvements made by Mr. Hatch during his tenure. Mr. Hatch listed the improvements he has done.

Motion: Mr. Graham moved to postpone the Hynds and the Hole Urban Renewal Plan and proposed a special work session in a timeline that would work for all parties involved. Mr. Whitehead seconded. Mrs. Ames stated concerns with postponing with the short timeline. Mr. Bloom added that to discuss any additional motions the original had to be rescinded. Mr. Graham rescinded his motion. Mr. Halverson moved to approve the Hynds and the Hole Urban Renewal Plan and Project subject to modifying the plan and project documents to remove references to condemnation. Mr. Graham seconded. Motion passed unanimously

- b) **15th Street Corridor Urban Renewal Plan and Project:** Mr. Christensen gave a staff report. Mrs. Ames asked for questions. Mr. Halverson asked about feedback from the public. Mr. Christensen responded that most feedback was understanding what it meant to be in a blight area and most of the public was in favor of the designation.

Motion: Mr. Halvorson moved to approve the 15th Street Corridor Urban Renewal Plan and Project. Mr. Graham seconded. Motion passed unanimously.

Other Business: Mr. Christensen gave updates on what was heard at the last meeting regarding tax increment financing overage for the Hitching Post project and an amendment to the Hitching Post Urban Renewal Plan regarding to include drainage retention facilities, both were approved by the governing body. The creation of criteria on which to review projects should be available for next months meeting.

Mrs. Ames made a motion to adjourn. Mr. Halvorson seconded. All in favor. Meeting adjourned at 10:56 a.m.

Minutes respectfully submitted:

Lonnie Olson, Planner I, Planning & Development Department