

# Urban Renewal Authority Meeting

February 3, 2022

**Called to order at 10:00 a.m.**

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

**Not Present:**

**Non-Committee members present:** Charles Bloom, Mark Christensen, Sam Crowley, Andy Worshek, Kenneth Guille, Stefanie Boster, Pete Laybourn

**Minutes from last meeting approved:** The minutes from the January 6, 2022 meeting were approved.

**Audience Business:** none

**Old Business:** none

**New Business:**

- a) **Expanded Blight Study:** Mr. Christensen gave a staff report on the expanded blight study. He asked the Board for feedback when summarizing the Dell Range Corridor portion of the study. Ms. Ames asked for questions from the Board. Mr. Graham commented that it is very important to get feedback from property owners in these areas, especially regarding declaring the area blighted. Mr. Christensen agreed and went on to detail the types of public outreach staff plans to do, which includes public meetings, press releases, and possibly news interviews. He emphasized that there is no project lined up right now, so there is time to address all concerns the community may have. Mr. Bloom added that staff has reached out to some property owners individually and intends to reach out to others in the future. Mr. Christensen concurred and said that it is important to ensure property owners and residents of the city are aware of the urban renewal process. He invited the board members to interrupt the remainder of his presentation with questions.

He went on to overview the Logan and E. Lincolnway Corridor, the DDA and Southside, West Lincolnway Corridor, and the Enhanced Use Lease Corridor (EUL). Mr. Bloom commented on the EUL, clarifying that staff left out the Knobb Hill neighborhood because it is outside the corporate limits of the city; to add this area, County Commissioners would be consulted. Mr. Dugas asked if the EUL is in city boundaries. Mr. Bloom confirmed that it has been annexed by the City. Mr. Christensen added that there are other blighted areas which were not included in the study due to being in the county. Mr. Dugas asked if these blighted areas are in county pockets. Mr. Christensen confirmed that is correct. Mr. Bloom pointed out a specific county pocket near the mall in the Dell Range area.

Mr. Graham asked what the next step would be. Mr. Christensen outlined the process: the Board can continue to make comments (directed to Mr. Christensen's email) for the next few weeks; staff will then do community outreach with the public, property owners, and

stakeholders, refining the blight study; once refined, the blight study will be reviewed by the Board one more time before it is taken through the City Council process. Mr. Bloom emphasized that staff will be conducting significant public outreach. He then asked the Board if there were any areas they would suggest being added to the study. No comments.

Ms. Ames asked for further comment from the Board. None. Ms. Ames commented that the study is a great start.

**Other Business:** Mr. Christensen let the Board know that the Planning Department has received an additional application from the Hitching Post property which will be before the Board at the next meeting. He gave an update on the previous Hitching Post application – the applicant is still working on platting and cost estimates. Mr. Bloom let the Board know that staff is working with the City Attorney, County Assessor, and State Department of Revenue to refine the TIF revenue collection process. Ms. Ames asked for any other business. Mr. Christensen said staff has no other business. Ms. Ames commended staff on their efforts.

**Mr. Halvorson made a motion to adjourn. Mr. Graham seconded. All in favor. Meeting adjourned at 10:32 a.m.**

Minutes respectfully submitted:

Sam Crowley, Planner I, Planning & Development Department