

Urban Renewal Authority Meeting

December 7, 2023

Called to order at 10:00 a.m.

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

Not Present:

Non-Committee members present: Lonnie Olson, Stephanie Boster, Valerie Pickard, Charles Bloom, Pete Laybourn, Robert Chamberlin, Tracy Wilson, Linda Weppner, Mellissa Burke, Stephanie White, Tom White, Benjamin Gates, Brian Bau

Minutes from last meeting approved: The minutes from the November 2nd, 2023 meeting were approved, with Katy Ames moving and Chet Halverson seconding.

New Business:

- a) **URA-22-00003: Paul Smith Way TIF:** Mr. Olson staff report on the Tax Increment Financing application for Paul Smith Way. Mr. Olson stated that staff has received additional information from the applicant but has not had sufficient time to review those and meet with the applicant. Due to that staff recommends a postponement of this item to the January meeting. Moved by Mr. Dugas, seconded by Mr. Halverson. Mr. Graham declared a conflict of interest and did not vote.
 - a. Melissa Burke from Hathaway and Kunz (speaking on behalf of Stephanie White) addressed the board to attention to and requested clarification on the following:
 - i. January 5th, 2023 Staff Report, pg 7: any approval would require a modification of the prior development agreement in pledge, with intention to limit disbursement of the increment to only the increment generated by this specific project. Yet at recent City Council meeting (11/13/2023), Mr. Olson made comment that TIF collection is put into one single pot on all properties within the blighted area and it becomes a first come, first serve (whoever develops first becomes the beneficiary of the TIF), which deviated from original understanding. Mr. Bloom requested time to put together a response for the Board at the next meeting. Mr. Bloom suggested a meeting with Ms. Burke and clients to discuss how TIF is collected and distributed later. Chairwoman Ames agreed.
 - b. Stephanie White addressed the board regarding the April 6th, 2023 Annual training for the URA board, stating Mr. Dugas asked how projects with multiple owners would work together. Mr. Bloom responded that currently the assessor is tracking the increment parcel by parcel, allowing property owners to utilize the TIF collective from their project.
 - c. Robert Chamberlain addressed the board regarding this project and the stormwater drain, which has not been approved yet. He is hoping they will be able to move forward in the Spring.
 - d. Motion passed unanimously.

Other Business:

Mr. Olson notified the board that staff is meeting with the 3rd party review firm later today and hope to have a presentation before the board on an TIF application within the 15th Street Plan and Project area. Mr. Olson plans to have a review for the next board meeting.

Stephanie White addressed the board about her property at the Hitching Post area. Her team is still working on vacating 18th Street and has replatted the back 40, removing all blight conditions. AVI is currently working with the City on an Engineering plan. After a 2022 land appraisal and estimate from AVI, Ms. White anticipates a cost of \$4 million to finish building Paul Smith Way (with a profit potential of \$154,000). She anticipates city approval of the plan by the end of December 2023 to request bids, after which they will have Jonah Bank do another appraisal. There is the potential that Ms. Smith will not need further assistance from the URA. Ms. White further stated there were multiple developers that were highly interested in this property for affordable housing.

Katy Ames made a motion to adjourn. Chet Halverson seconded. All in favor. Meeting adjourned at 10:13 a.m.

Minutes respectfully submitted:

Sophia Maes, Planner I, Planning & Development Department