



## Garden City Urban Renewal Agency

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MONDAY, MARCH 18, 2019

Garden City City Hall  
6015 Glenwood Street  
Mayor's Conference Room  
12:00 PM

**A. Call to Order:**

Chair Beaumont called the meeting to order at 12:02 pm.

**B. Roll Call:**

Roll call was taken and the following were present: Chair Beaumont, Commissioner Reno, Commissioner Massman, and Commissioner Nyblad. Also present were Cynthia Rose, Program Administrator for GCUR, Meghan Conrad from Elam and Burke, and Janet Peterson from Calyx-Weaver & Associates.

**C. Certify Meeting Notice:**

Janet Peterson certified that the meeting had been legally noticed in accordance with Idaho Code Section 74-204.

**D. Changes to Agenda:**

Chair Beaumont made a request to add "Artisan Wayfinding Maps" discussion as item "M" to the agenda as it was identified just prior to the meeting that there was a shortage of maps. Commissioner Nyblad made a motion to approve and Commissioner Reno seconded. Motion carries.

**E. Approval of minutes from January 22, 2019:**

Commissioner Massman made a motion to approve the minutes and Commissioner Nyblad seconded. Motion carries.

**F. Treasurer's Report:**

Commissioner Massman reported that we currently have approximately \$647,535 cash on hand with \$32,061 in receivables which gives us \$679,596 in assets and liabilities. Chair Beaumont then gave an update on logistics of the Trailwinds reimbursement agreement. To date, through February, the note is currently down to \$317K. Commissioner Reno made a motion to approve



the report and Commissioner Nyblad seconded. Motion carries.

**G. Approval of 2018 Audit Report:**

Chair Beaumont presented the final audit report which came back with no issues and asked for approval. Commissioner Nyblad made a motion to approve and Commissioner Reno seconded. Motion carries.

**H. 2018 Annual Report/Public Comment and Agency Approval:**

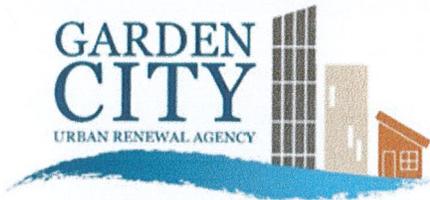
Chair Beaumont presented the report which will be submitted to the City by the end of the month. The meeting was then opened up to the public for comment. No one from the public was present and there were no comments or questions from the board. Chair Beaumont asked for approval of Resolution **2019-2** approving the report. Commissioner Reno made a motion to approve and Commissioner Nyblad seconded. Motion carries.

**I. Heron Park Update/Approval of Phase II:**

Chair Beaumont reported that landscapers were starting to do some work in the park and that Boise had completed their part and reimbursement is still in negotiations. She also reported that the senior center is closed and the City has hired an auction firm to dispose of the building and contents. After the property is cleared, we can hopefully begin phase 2 of the project around May 1. Chair Beaumont then distributed an estimate from The Land Group for phase 2 for of the park. The estimate came in at **\$266,717** which includes a restroom and shade structure. After discussion, Chair Beaumont asked for approval to proceed to phase 2 bidding. Commissioner Massman made a motion to approve and Commissioner Reno seconded. Roll call was taken. Motion carries.

**J. SWITA Update:**

Chair Beaumont and Cynthia Rose have continued to meet and work with SWITA (Southwest Idaho Travel Association) and others to determine the best way to move forward with establishing a means of getting funding to bring tourism into Garden City. The original plan was to run the funds through the chamber of commerce, but due to logistics it was decided after meeting with Mayor Evans, that we would establish a Garden City Visitor's Bureau and simultaneously set up as an "Incorporated 501c3" non-profit which is currently in process. We will then engage the services of Carew marketing firm to establish branding, website and social media with the \$5,000 approved at the last meeting, along with other commitments from the City and Riverside Hotel.



**K. RAI Update:**

Meghan Conrad gave an update on **HB217** currently being introduced by the legislature and how it could impact urban renewal agency projects and where it is in the process. The bill is an amendment to a code provision in HB606 adopted in 2016 which limited the use of revenue allocation funds to fund the construction of certain defined public municipal buildings. In the bill, you could use up to 50% TIF funds to fund the construction but if you wanted to use 51% or more, you would have to seek voter approval. HB217 takes away the ability to spend even a dollar of revenue allocation funds to fund any type of municipal building and expands the definition of “municipal buildings” including any public facility that is leased, owned or maintained by the city. Meghan is concerned that the “including but not limited to” language in the definition could create an issue for UR agencies statewide because it unintentionally wraps in things like public restrooms and parks. The bill has passed through the House Revenue and Tax committee, passed on the house floor and is proceeding to the senate side. RAI members have been reaching out and connecting with their local delegations and sending letters in opposition. She will continue to monitor and report.

**L. Approval of Public Records Resolutions:**

Meghan Conrad reviewed the resolution **2019-3** identifying primary and secondary custodians and location of public records and asked for approval. Commissioner Nyblad approved the resolution and Commissioner Reno seconded. Roll call was taken. Motion carries. Discussion was then held and input was given on the draft records retention guidelines which along with the public records request process will be approved at our next meeting.

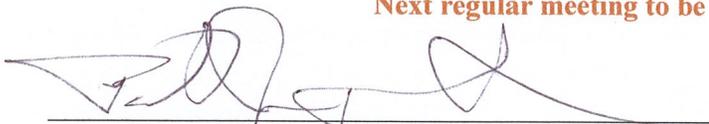
**M. Artisan Wayfinding Maps:**

Chair Beaumont reported that we currently only have approximately 565 maps left on-site and that several of the venues are out. She is requesting up to \$5,000 to print more. Approval will be proposed at our next meeting.

**N. Adjourn:**

Meeting adjourned at 1:10pm

**Next regular meeting to be held Monday, May 20th, 2019**

  
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Chair, Pam Beaumont

7/15/19  
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Date

  
\_\_\_\_\_  
Secretary, Janet Peterson

7/15/19  
\_\_\_\_\_  
Date