



**Meeting Minutes**  
**Garden City Urban Renewal Agency**  
**MONDAY, JULY 20, 2020, Noon**  
Garden City City Hall  
6015 Glenwood Street  
**Mayor's Conference Room and Via Zoom Teleconference**

**A. Call to Order**

Chair Beaumont called the meeting to order at 12:10 pm.

**B. Roll Call**

Roll call was taken and the following were present: Chair Beaumont, Commissioner Reno, Commissioner Massman, Commissioner Souza and Commissioner Nyblad. Also present were Cynthia Rose, Program Administrator for the GCURA, 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**

None

**E. Approval of the Minutes from the February 11, 2020 Regular Meeting and March 16, 2020 Regular Meeting and May 18, 2020 Regular Meeting**

**A motion was made to approve the minutes as submitted.**

**Moved: Commissioner Massman Second: Commissioner Nyblad Passed: Unanimously**



**F. Approval of Monthly Financial Reports**

Commissioner Nyblad reported that as of 15<sup>th</sup> of July, 2020 the agency has \$827,073 in assets with one liability, which is the deferred revenue property tax payment of \$32,171.

**A motion was made to approve the report.**

**Moved: Commissioner Reno Second: Commissioner Souza. Passed: Unanimously by Roll Call:**

- Chair Beaumont – Y**
- Commissioner Reno -Y**
- Commissioner Massman – Y**
- Commissioner Souza – Y**
- Commissioner Nyblad - Y**

**G. Website Update**

Chair Beaumont reported that she had reviewed the preliminary website and that it looks good and has all there elements requested. Ms. Beaumont indicated that she would have web developer Paul Carew from Carew Co attend the special meeting in August to review the website at which time the board can give input and possibly approve.

**H. Discussion/Approval of Proposed FY2021 Budget**

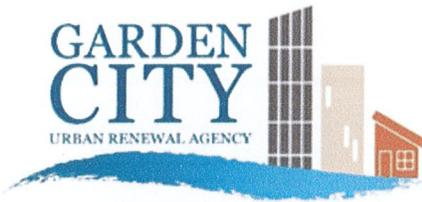
Chair Beaumont and Commissioner Nyblad held discussion on the proposed budget. They reported that revenues will include approximately \$400,000 carryover from FY2020, around \$1,000,000 in tax increment revenue (a best guess), and \$5,000 in interest income. Two expense items increase significantly in 2021: Legal expenses are increased to \$25,000 due to an anticipated amendment to the Urban Renewal Plan, and the Debt Reduction figure of \$285,000 reflects the intention to pay off the loan in full, saving approximately \$12,000 in annual interest fees.

A public hearing will be held on Monday, August 17<sup>th</sup> for public comment and to approve the budget.

**A motion was made to approve the preliminary budget for FY2021.**

**Moved: Commissioner Nyblad Second: Commissioner Massman Passed: Unanimously by Roll Call:**

- Chair Beaumont – Y**
- Commissioner Reno - Y**
- Commissioner Massman – Y**
- Commissioner Souza – Y**
- Commissioner Nyblad – Y**



**I. Election of FY2021 Officers**

**A motion was made to approve the election of the current officers: Pam Beaumont, Chair; Jeff Souza, Vice-Chair; Mary Jo Nyblad, Treasurer and Janet Peterson, Secretary.**

**Moved: Commissioner Massman Second: Commissioner Reno Passed: Unanimously by Roll Call:**

**Chair Beaumont – Y**

**Commissioner Reno -Y**

**Commissioner Massman – Y**

**Commissioner Souza – Y**

**Commissioner Nyblad - Y**

**J. Public Works Request for Additional Asphalt Replacement**

Chair Beaumont presented a request from public works for additional funds for asphalt replacement that was originally approved at the last meeting in the amount of \$50,000. Ms. Beaumont reported that due to increased construction costs, up to \$14,000 additional funds would be needed to complete the project.

**A motion was made to approve the additional funding for up to \$14,000.**

**Moved: Commissioner Reno Second: Commissioner Massman Passed: Unanimously by Roll Call:**

**Chair Beaumont – Y**

**Commissioner Reno - Y**

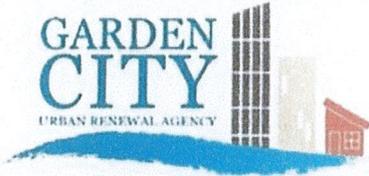
**Commissioner Massman – Y**

**Commissioner Souza – Y**

**Commissioner Nyblad – Y**

**K. Property Tax Interim Committee Update**

Meghan Conrad gave an update on the interim committee that was authorized at the end of the 2020 Legislative Session to continue to deal with issues related to the use of property tax dollars. Ms. Conrad reported the committee met for the first time on Friday, July 17<sup>th</sup>, which was primarily an information gathering session. She also indicated that Representative Addis from North Idaho and Senator Rice from Caldwell would take the lead on alternating sessions. There were a number of presentations during the session, including one from Keith Bybee with Legislative Services concerning public documents and the budgeting process another from State Controller, Brandon Woolf, who provided information on Transparent Idaho; and a third by Representative Wendy Horman concerning school budgets. Future sessions in 2020 will be held on August 21<sup>st</sup>, September 18<sup>th</sup>, October 23<sup>rd</sup> and November 20<sup>th</sup>. A link is available for live stream viewing on the legislative website.



**L. Adjourn**

**A motion was made to adjourn the meeting.**

**Moved: Commissioner Massman Second: Commissioner Souza**

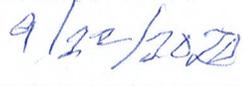
**Passed: Unanimously**

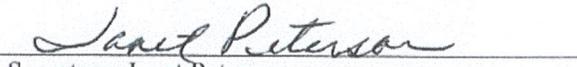
**The meeting adjourned at 12:26pm.**

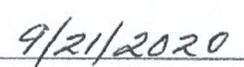
**\*\*\*Next Special Meeting and Public Hearing to be held Monday, August 17, 2020\*\*\***

**\*\*\*Next Regular Meeting to be held Monday, September 21, 2020\*\*\***

  
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 Chair, Pam Beaumont

  
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 Date

  
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 Secretary, Janet Peterson

  
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 Date