

March 15, 2022

THE URBAN RENEWAL AGENCY BOARD OF THE CITY OF LEWISTON, IDAHO, met in a special meeting Tuesday, March 15, 2022, at Lewiston City Hall. Interim Chair JoAnne Cole-Hansen called the meeting to order at 12:00 p.m.

I. CALL TO ORDER

BOARD MEMBERS PRESENT: JoAnn Cole-Hansen; Don Beck; Dan Marsh; A.L. “Butch” Alford; Joe Anderson; Rick Tousley;

BOARD MEMBERS EXCUSED: None

STAFF MEMBERS PRESENT: Laura Von Tersch, Community Development Director; Jennifer Douglass, URA Attorney; Aaron Butler; IT; Dawn Aliverti, Presnell Gage

II. CITIZEN COMMENTS

None.

III. CONSENT AGENDA (ACTION ITEMS)

A. Approval of Minutes, February 8, 2022

B. Approval of Invoice JBD, \$1,230

C. Approval of Invoice Elam and Burke \$157.50

Board members Alford and Beck moved and seconded, respectively the approval of the consent agenda. The motion carried 6-0.

IV. PUBLIC HEARING ANNUAL REPORT 2021

Interim Chair Cole-Hansen opened the public hearing. There being no public comments Interim Chair Cole-Hansen closed the public hearing.

V. POTENTIAL COLLABORATION WITH SJRMC AND THE HOUSING COMPANY (DISCUSSION)

Taylor Rudd with Saint Joseph Regional Medical Center stated they are considering developing housing on Purdy field, utilizing the former school, Jess Apartments or Thompson Apartments.

Staff Laura Von Tersch discussed the opportunities the URA could be involved with for this project. With the main goal to increase affordable housing and SJMC would be able to have housing for recruitment.

Board member Dan Marsh stated he was protective over the 400-thousand-dollar budget for blight because there are a lot of other needs in this area too. He is not opposed to the project but is cautious.

Mr. Rudd stated that the removal of the Jess Apartments might be around two million, but there could be an option of land donation under the school and father Purdy field.

Interim Chair Cole-Hansen prefers the removal of the blighted building before building new on a field.

VI. PRESENTATION OF ANNUAL AUDIT FY 2021 (PRESNELL GAGE, ACTION ITEM)

Dawn Aliverti with Presnell Gage introduced herself and board members introduced themselves too.

Ms. Aliverti presented the audit; they have issued a clean report and qualified opinions.

Board member Joe Anderson asked about the interest rate on the bond and the final payment date.

Board members Marsh and Alford moved and seconded, respectively the adoption of the annual audit FY 2021. The motion carried 6-0.

VII. ADOPTION OF ANNUAL REPORT (ACTION ITEM)

Board members Alford and Beck moved and seconded, respectively the adoption of the 2021 annual report. The motion carried 6-0.

VIII. BY-LAWS (DISCUSSION ITEM)

Board members and staff discussed the suggested changes to existing by-laws.

Jennifer Douglas, URA Attorney recommended not amending by-laws to limit officers to at large members. Legal advice is the best practice, but practical issues might override legal concerns.

Board member Anderson and Commissioner Tousley moved and seconded, respectively to table By-Laws discussion to the next meeting. The motion carried 6-0.

IX. UNFINISHED AND NEW BUSINESS

A. Board Member Comments

Commissioner Tousley asked board member Marsh if he wanted to stay on the board. Mr. Marsh stated yes and he would get an application submitted.

Interim Chair Cole-Hansen asked if inviting Mayor Johnson to the next URA meeting, to see how URA fits into city goals and if he sees the URA as a tool to benefit the public. Include "charter" why we exist.

B. Staff Comments

Staff Von Tersch stated it would be practical to have two parties/two members of the board that can sign checks.

X. ADJOURN

There being no more business to come before the Board, Interim Chair Cole-Hansen adjourned the meeting at approximately 1:07 p.m.

RESPECTFULLY SUBMITTED,

ATTEST:

DAWN M. ORTIZ,
RECORDING SECRETARY

URBAN RENEWAL AGENCY CHAIR

Approved this _____ day of _____, 2022.