

June 14, 2022

THE URBAN RENEWAL AGENCY BOARD OF THE CITY OF LEWISTON, IDAHO, met in a regular meeting Tuesday, June 14, 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; A.L. "Butch" Alford; Joe Anderson via Zoom; Rick Tousley;

BOARD MEMBERS EXCUSED: None

STAFF MEMBERS PRESENT: Laura Von Tersch, Community Development Director; Aaron Butler, IT; Dawn Ortiz, Community Development Specialist, Jennifer Douglass, URA Attorney; Luke Antonich, City Engineer

II. CITIZEN COMMENTS

None.

III. CONSENT AGENDA (ACTION ITEMS)

A. Approval of Minutes, May 17, 2022

B. Approval of Invoices, JBD \$1,545

C. Approval of Invoice, Elam & Burke \$675

Board members Alford and Tousley moved and seconded, respectively, the approval of the consent agenda with the provided changes to the minutes. The motion carried 5-0.

Board discussed who would be in attendance at the July 12th, 2022 meeting. All members will be in attendance besides Commissioner Tousley.

IV. REIMBURSEMENT AGREEMENT BETWEEN THE URA AND LOID (Discussion)

Chair JoAnn Cole-Hansen excused herself and Commissioner Alford assumed the position as Interim Chair.

Community Development Director VonTersch provided a summary of changes to the Reimbursement Agreement. Commissioners discussed said changes to the Reimbursement Agreement between URA and LOID.

URA Attorney Jennifer Douglas stated she does not recommend not providing a dollar cap and a percentage cap in a situation like this. Ms. Douglas outlined the options for the cap portion of the Reimbursement Agreement. Option 1 is to delete the cap, option 2 is to leave cap at two million and if needed down the road you renegotiate the dollar cap, option 3 is to keep the cap and raise it to a higher dollar amount.

Barney Metz, General Manager with LOID, stated the two million dollar cap and 50% cap seems like double redundancy. They prefer not to have a dollar cap on the project.

Board members Beck and Tousley moved and seconded, respectively, the approval of the changes as outlined in the Memo of June 14th 2022 to the Reimbursement Agreement. The motion carried 4-0.

V. UNFINISHED AND NEW BUSINESS

A. Board Member Comments

None

B. Staff Comments

Staff VonTersch stated there is about \$600,000 reserved for the East Orchards Sewer. Increment has now exceeded the URA payment. There is also \$750,000 that isn't required to be on hand in the bank. Staff recommends spending it or us it to pay down URA debt. Ms. VonTersch reached out to Public Works department and suggest if there is not a project in place by spring then URA should move forward with debt reduction.

Ms. Douglas inquired about hiring a 3rd party contractor to do the work instead of Public Works.

Staff VonTersch stated URA's role has been to be the bank and becoming the contracting party could become a conflict of interest for local engineering firms.

Ms. Douglas asked if URA wants do more work and the URA proposes to City of Lewiston to hire 3rd party does that release the conflict of interest?

Staff VonTersch stated yes.

Acting Interim Chair Alford asked if there is a prepayment penalty? Staff VonTersch stated she would look into it for the next meeting.

Acting Interim Chair Alford asked to add this to the July calendar to take action.

VI. ADJOURN (ACTION ITEM)

There being no further business, Board member Tousley and Beck moved and seconded, respectively to adjourn. The motion carried 4-0 and the Urban Renewal Agency Board adjourned at approximately 12:38 p.m.

RESPECTFULLY SUBMITTED,


DAWN M. ORTIZ,
RECORDING SECRETARY

ATTEST:


URBAN RENEWAL AGENCY CHAIR

Approved this 12th day of July, 2022.