

JUNE 9, 2020

THE URBAN RENEWAL AGENCY BOARD OF THE CITY OF LEWISTON, IDAHO, met remotely via the Zoom Meeting (video conferencing) Service (app) in a regular meeting Tuesday, June 9, 2020, at Lewiston City Hall. Chair Joe Hulett called the meeting to order at 12:01 p.m.

To watch the recorded meeting, visit <https://livestream.com/lewiston/events/3725864>

I. CALL TO ORDER

BOARD MEMBERS PRESENT: Joe Hulett, Chair; JoAnn Cole-Hansen, Vice Chair; A.L. “Butch” Alford; Don Beck; Bob Blakey; Mary Hasenoehrl (12:12); Dan Marsh

STAFF MEMBERS PRESENT: Laura Von Tersch, Community Development Director; Jennifer Douglass, URA Attorney; Tanya Brocke, Community Development Specialist; Aaron Butler, IT; Courtney Kramer, Executive Director of Beautiful Downtown Lewiston,

Chair Hulett proposed moving Item VI. Adoption of Resolution 2020-2 Termination of RAA #3 in front of Item IV. Public Hearing A. Consideration of Amended 2020 Budget to Terminate RAA #3.

II. CITIZEN’S COMMENTS

Laura Von Tersch, Community Development Director informed the Board that an email was received from Courtney Kramer, Executive Director of Beautiful Downtown Lewiston which expressed support to keeping RAA #3 open but goes on to say if it’s not an option they request the Agency close and reopen a new RAA in the downtown area.

III. CONSENT AGENDA

A. APPROVAL OF MAY 12, 2020 MEETING MINUTES

B. APPROVAL OF INVOICES

1. JENNIFER DOUGLASS, \$336
2. CITY OF LEWISTON DIRECTOR STIPEND, \$4,366.15
3. PRESNELL GAGE \$4,000

C. APPROVAL OF 2019 AUDIT

Board member Cole-Hansen requested Item D on the Consent Agenda be moved for discussion.

Board members Alford and Cole-Hansen moved and seconded, respectively, approval of consent agenda items A, B and C. Upon roll call, the vote was as follows:

Chair Hulett	Aye
Vice Chair Cole-Hansen	Aye
Board Member Alford	Aye
Board Member Beck	Aye

Board Member Blakey	Aye
Board Member Hasenoehrl	Aye
Board Member Marsh	Aye

The motion carried 7-0.

D. LETTER OF ENGAGEMENT, CLEARWATER FINANCIAL

Board member Cole-Hansen expressed concern that entering into a letter of engagement was premature at this time. Board members Beck and Blakey agreed.

URA Attorney Jennifer Douglass added that, if staff wished to pursue an ongoing consultation relationship with Mr. Aerial, the scope of work in the agreement be revised and sent back for review as a revised letter may satisfy all parties.

Board member Marsh moved the board elect not to engage in a full fledged financial services agreement but pursue an hourly consultation agreement. Board member Hasenoehrl seconded. The motion carried 7-0.

IV. ADOPTION OF RESOLUTION 2020-2 TERMINATION OF RAA #3 (ACTION ITEM)

URA Attorney Jennifer Douglass recommended that upon doing a calculation of the return of any increment to underlying taxing districts, the county confirms the final calculation in writing.

Board member Cole-Hansen made the point that the water main was part of the original plan and, since water main replacements are substantial in the Orchards, it would have been a substantial project in downtown Lewiston.

Board members Alford and Blakey moved and seconded, respectively, adoption of Resolution 2020-2.

Board member Alford lamented closure of the district means loss of flexibility and loss of time on some needed infrastructure, which includes the potential of the courthouse project and it is disappointing to lose time. Board member Alford asked Board member Beck what the latest is, in terms of the courthouse proposal.

Board member Beck noted it would be an advisory vote but the courthouse is on hold as they are trying to work out things with the city. They'd like to encourage the Lewiston Police Department to move in the future and they are at the juncture of sitting and seeing where they are. Board Member Beck also mentioned that although there is lots of talk about helping, the courthouse is not in Revenue Allocation Area #3.

Community Development Director Laura Von Tersch stated for the record that the courthouse is within the RAA #3 and wondered if the county knew what the notes of participation would be for the bond and if it would add an additional expense to the taxpayer. Board member Beck said he would need to discuss with the other County Commissioners.

Upon roll call, the vote was as follows:

Chair Hulett	Aye
Vice Chair Cole-Hansen	Aye
Board Member Alford	Aye
Board Member Beck	Aye
Board Member Blakey	Aye
Board Member Hasenoehrl	Aye
Board Member Marsh	Aye

The motion carried 7-0.

V. PUBLIC HEARING

A. CONSIDERATION OF AMENDED 2020 BUDGET TO TERMINATE RAA #3

Chair Hulett opened the public hearing.

Ms. Von Tersch noted the purpose of the budget amendment is to state the Board's intent to terminate. Tax revenues are not expected to be until August and the bank account will be cleared out by the end of September.

There being no public comments received, Chair Hulett closed the public hearing.

VI. ADOPTION OF AMENDED 2020 BUDGET (ACTION ITEM)

Board members Cole-Hansen and Marsh moved and seconded, respectively, adoption of the amended 2020 budget, which includes the termination of RAA #3. Upon roll call, the vote was as follows:

Chair Hulett	Aye
Vice Chair Cole-Hansen	Aye
Board Member Alford	Aye
Board Member Beck	Aye
Board Member Blakey	Aye
Board Member Hasenoehrl	Aye
Board Member Marsh	Aye

The motion carried 7-0.

VII. UNFINISHED AND NEW BUSINESS

A. Board Member Comments

Board member Hasenoehrl apologized for misunderstanding the agenda and being late to the meeting.

Board member Blakey expressed that it was time to look into discussing a new revenue allocation area. Board member Marsh agreed.

Board member Cole-Hansen questioned the next steps for Bryden Avenue. Ms. Von Tersch responded the next step is to get design done.

Board member Alford favored a new allocation area as soon as they can downtown.

B. Staff Comments

None.

VIII. ADJOURN

There being no further business to come before the board, Chair Hulett adjourned the meeting at approximately 12:53 p.m.

RESPECTFULLY SUBMITTED,

ATTEST:

TANYA M. BROCKE,
RECORDING SECRETARY

URBAN RENEWAL AGENCY CHAIR

Approved this _____ day of _____, 2020.