

# Urban Renewal Agency Meeting

June 9, 2010

7:30a.m.

Driggs City Hall

**Members Present:** Reid Rogers (conducting), Hyrum Johnson, Tracy Silver, Guch Lombardi, Aaron Myler, Sean Moulton, and Kathy Rinaldi (left after meeting started).

Meeting was called to order at 7:30am.

Reid passed out information regarding the Teton Valley Summer Festival. He asked for volunteers to help manage the hot air balloons during the festival.

## **Approval of Minutes**

Hyrum had questions regarding the minutes. He made a correction to the motion on page 3.

Reid stated he had new information from the Legislation regarding Urban Renewal Agencies. The purpose was to get agencies to respond and recommend or not recommend, the changes that are being proposed. He reminded the Commission that if an expansion of the district was wanted, it should be done soon before the Legislation changed the rules and regulations.

**Hyrum Johnson made a motion to approve the minutes as corrected. Tracy Silver seconded the motion. The motion passed with all in favor.**

Reid stated that the most serious issues that arose from the Legislations would be compiled for all Agencies to review and submit comments. The idea was to try and get a group effort to find a compromise solution, get letters of support, and lobby the committee members or legislators.

**Hyrum Johnson made a motion to approve the involvement with the condition that no funds are spent at this time. Tracy Silver seconded the motion.**

Hyrum questioned why the issues had arisen and what were the problems or concerns. Reid stated that the concern was that some agencies might be exceeding their authority or were being mismanaged.

**The motion passed unanimously.**

## **Review of Changes to the Teton Scenic Byway Agreements**

Reid stated that the comments from the three agencies, Teton Valley Chamber of Commerce, City of Driggs, and the Urban Renewal Agency had been compiled. Reid explained the changes that were made by the City of Driggs which included the listing of a wrong sponsor and that the contact for community questions regarding the project should be Mayor Dan Powers.

Hyrum suggested the agency should approve the concept of the agreements and make necessary changes to the foundation of the documents and not “get hung up” and the small corrections. He began reviewing his concerns, questioning if the City should be the sponsor of the entire project, instead of certain specific components of the project, as stated in the agreement. Sean stated that if there was a question regarding this in the future, it would go back to what components the City was to pay for. In this case, the City is responsible for the entire project. Reid stated he felt this was referencing the specific grant from ITD.

Guch asked for clarification regarding, “Termination of Cooperative Agreement Nonappropriation.” Reid explained that the City couldn’t obligate itself for debt beyond the current year. Sean stated that the City and County have to spend their budget within the current year and this paragraph was included to comply with the state law.

Guch questioned if the Agency should have the Bylaws of the GYGC (Greater Yellowstone Geotourism Center), as she wanted to have a better understanding of the non-profit agency. Sean stated that he felt the interaction should be between the GYGC and the City of Driggs. However, the Agency was entitled to that information.

Hyrum asked that on page 9 under 3C it state, “Upon approval by fiscal manager pay all invoices and billing statement.”

Guch asked who would be paying for the marketing campaign to raise awareness for the center. Reid stated that the Teton Valley Chamber of Commerce would raise funds to cover marketing and that the grant would not be used for this.

Hyrum also requested that the Commission see reimbursement requests.

**Hyrum Johnson made a motion to approve the Inter-Agency Agreement with the condition that the discussed change in Paragraph 3C be made. Guch Lombardi seconded the motion. The motion passed with all in favor.**

Guch questioned the documents and sketch plans and the approximation of funds for each square feet. Reid explained that this estimate was for the interior of the museum, not including the building itself. He further described some elements that he had seen in other buildings that housed similar entities.

Discussion of the sketch plans began and ideas for the building were discussed. Hyrum reminded the Commission that these drawings were concept drawings. Tracy questioned the amount of stories that would be in the building, as in the past 2-3 stories were discussed. Reid stated that the cost of an elevator was too expensive to build and maintain and therefore the building would consist of one story.

Reid explained that the State and Local Agreement and the RFQ documents had been submitted to ITD and should be returned soon.

Hyrum questioned if there was any information from Ryan Kearsley regarding the audit. Reid stated he was still in the process of getting information from Amy Smith. He stated that lawyers' fees were higher than anticipated in the budget. Mr. Kearsley has reviewed to 2007 and felt that using one account (as done by the previous City Treasurer, Amy Smith) had created a problem to get sufficient information.

Tracy stated he still had not had a chance to meet with Ryan Kearsley. Reid stated he would discuss this with Mr. Kearsley again to ensure a meeting was developed.

Reid stated that the agency should select a member to be the representative on the Project Advisory Committee.

**Guch Lombardi nominated Hyrum Johnson to be on the Project Advisory Committee. Sean Moulton seconded the nomination. All were in favor.**

**Bylaw Review**

**Hyrum Johnson made a motion to table the review of the Bylaws until the next regularly scheduled meeting. Guch Lombardi seconded. All were in favor.**

Reid stated that elections should be held in July. The budget also should be presented at a public hearing in late August. The next regularly scheduled meeting will be held July 7, 2010 at 7:30am. The Commission would like to start looking at the budget at the July meeting. Hyrum also requested that a discussion of expanding the district be added to the July meeting.

**Aaron Myler made a motion to adjourn. Guch Lombardi seconded the motion. The motion passed with all in favor and the meeting was adjourned at 9:13am.**

Attest:

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Secretary

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Reid Rogers  
Chairman