

Urban Renewal Agency Meeting
Special Meeting
September 21, 2010
6:30p.m.
Driggs City Hall

Members Present: Hyrum Johnson (conducting), Guch Lombardi, Tracy Silver, Aaron Myler, Kathy Rinaldi, and Isabel Waddell.

Others Present: Doug Self, Planning and Zoning Administrator.

Review and Approve the Eligibility Report submitted by Harlan Mann Consulting regarding possible expansion of the Urban Renewal District

Isabel Waddell made a motion to approve Resolution 2010-0921a accepting the Eligibility Report by Harlan Mann Consulting. Tracy Silver seconded the motion.

Isabel questioned why the agency was expanding the district. Guch replied and stated it enabled the agency to appropriate more tax funds for future projects within the district and that there is the potential for future legislation that could prohibit expansion of a URD. Kathy also stated that the addition had potential for redevelopment and the tax money can assist in helping with said redevelopment.

Discussion of how the additional revenue would be used began. Isabel was concerned that the revenue would not equate to the amount of repair or redevelopment that was needed. Doug Self stated that the property owners would not be paying any more taxes to be included in this district and that the agency would only receive the increase of taxes on the properties. Isabel did not want to see the agency get into a situation where they were “pulling funds” from a property owner who would not see a benefit.

Isabel questioned why some of the structures in the report were identified as deteriorating structures when renovations had been done in the recent past. Hyrum stated that Mr. Mann was very familiar with the law and definitions for the report and could be brought into the discussion if needed to help answer that question. Aaron added that typically properties older than 15 years were considered deteriorating. Isabel was concerned that property owners identified in the report as needing substantial rehabilitated, might not get fair market value if they wanted to sell their property in the future. Isabel wanted to ensure it was not an adverse impact on the property owner. Guch felt that those within the district also had a greater advantage for improved infrastructure.

A vote was taken and all were in favor. Aaron Myler abstained from the vote due to a conflict of interest.

Discussion of the need for a work session to determine what projects should be done in the future began and scheduling a strategic planning meeting.

Adjournment

Kathy Rinaldi made a motion to adjourn the meeting. Isabel Waddell seconded the motion. The motion passed with all in favor and the meeting was adjourned.

Attest:

Secretary

Hyrum Johnson
Chairman