

BLACKFOOT URBAN RENEWAL AGENCY

December 6, 2022

City Hall - 7 am

Meeting minutes

Present: Bart Brown, Michaelene Herbst, Commissioner Whitney Manwaring, Wayne Mikesell, Jordan McLaughlan, Garrett Sandow,

Absent: Jason Moulton, Ginette Manwaring

Guests: Mayor Carroll, Janis Groesbeck, Ben Arave, John Anderson, Stacy Harper-Wyndham Hotel Rep, Clint Arave, Dan Neff, Michael Johnson, Katie Harris, Alan Giesbrect-JUB.

Bart Brown called the meeting to order at 7:05 am and welcomed all guests. The board was asked if anyone had any conflicts of interest. No other conflicts of interest were disclosed. Bart Brown asked for approval of the minutes for November 1, 2022. A motion to approve the November 1, 2022 meeting minutes of the Blackfoot Urban Renewal Agency was made by Jordan McLaughlan and the motion was seconded by Wayne Mikesell. All in favor. Motion was unanimously adopted.

Downtown District: Nothing to report at this meeting

Riverview District:

- **Update on Twin Bridges Project:** Mayor Carroll and Alan Giesbrect from JUB presented an update on the Twin Bridges project. Alan gave an overview of the "Concept Review Workshop" report that was provided from the workshop meeting held in October 2022 regarding this project. Alan noted that the agencies that met and were represented at the workshop meeting gave input as to their area of involvement in the Twin Bridges project as well as their property ownership. The area will still need to be surveyed and Mayor Carroll noted there are potentially at least 5 owners of this property/area. The development plan will come after these owners are established and noted this could be a project that extends over the next 8-10 years. Michaelene Herbst asked about pedestrian access on the bridge over the river and Alan and Mayor Carroll confirmed there would be pedestrian access. Bart Brown confirmed with Alan and Mayor Carroll that one of the next steps then with this project is to establish property ownership after property surveys are done. This project will be kept as an agenda item for BURA as updates come up.

Other Business:

- **Discuss Development of New Districts:** Garrett Sandow reported that there are no new maps or evaluations on new district development at this time. He will email the board as soon as he gets the new maps and evaluations - hopefully in the next few weeks.

- **Ben Arave (Legacy Leader Group)-present Wyndham Gardens project:** Ben Arave from Legacy Leader Group introduced Stacy Harper, the Wyndham Hotel representative and she presented an overview of the project (note that Mr. Arave had emailed all information and application and bids out to the board for review prior to the meeting). Stacy Harper and Ben Arave answered all questions from board members. Bart Brown asked why Blackfoot is a good fit for the Wyndham Hotel project. Stacy responded that there is a demand for this area since it is within the Idaho Falls and Pocatello corridor and based their information off of the "Smith Travel Research - 3 year RevParTrend" reports. Wayne Mikesell and Jordyn McLaughlin asked about location and any traffic increase as well as if room rates were reasonable and affordable to which Ms. Harper and Mr. Arave replied.. Stacy noted that they are looking at "grab & go food", a small bar, and include breakfast at the hotel. Bart Brown asked Ben about the amounts of the preliminary bids he turned in - to which he replied the preliminary bids come in between \$14.5 - \$15.5 million . Ben replied to Wayne Mikesell's questions about how BURA would help and Ben stated that they are looking at other grants for minorities to help with the project costs from other agencies and that any help from BURA would be appreciated and helpful to further the project . No action from BURA at this time.

- **Financial Report: Action Item** There is no new Financial report for December

- **December Payables: Action Item**

Bart Brown presented the November payables as follows totaling \$ 4,137.03

Garrett Sandow – Legal Advisory \$ 400.00
Ginette Manwaring-for JanisGroesbeck - Admin \$ 375.00
City of Blackfoot - Twin Bridges project (JUB invoice) \$ 3,362.03

Wayne Mikesell made the motion to approve the December 2022 payables as presented. Bart Brown seconded the motion. All in favor, motion unanimously adopted.

- Mayors Update Mayor Carroll stated that there have been problems with the city water over the years and recent boil orders have necessitated putting together an inspection system to assist with the water issues. DEQ is involved in helping the city address the issues. It will cost around \$1.2 million to implement the water treatment system.

The Mayor also noted that there will soon be new BURA board members appointed and so the board will consist of 7 BURA board members.

Bart Brown made the board aware that today was the last meeting for Jason Moulton and Commissioner Whitney Manwaring as members of the BURA board and thanked them for their service and knowledge over the years and will be greatly missed. Wayne Mikesell noted that after the January 2023 meeting he will be out of town for 3 - 4 months.

There is no need for a motion to adjourn. The meeting was adjourned at 8:04 am.

The next meeting is January 3 or 10, 2023

City Hall Chamber Room