

  

# BLACKFOOT URBAN RENEWAL AGENCY



May 3, 2022

## Meeting minutes

**Present:** Jason Moulton, Bart Brown, Commissioner Whitney Manwaring, Wayne Mikesell, Jordan McLaughlan, Garrett Sandow, Ginette Manawring

**Absent:** Christi Kotter

**Guests:** Mayor Carroll, Alan Geisbrecht, Ben Arave, Morris Jackson, Clint Arave, John Anderson, Michael Johnson, Leo Hancock, Eric Christiansen, Janis Groesbeck

Jason Moulton called the meeting to order at 7:03a.m. and welcomed all guests. The board was asked if anyone had any conflicts of interest. No conflicts of interest were disclosed. Jason Moulton asked for approval of the minutes for April 2022. A motion to approve the April 5, 2022 meeting minutes of the Blackfoot Urban Renewal Agency was made by Bart Brown and the motion was seconded by Commissioner Whitney Manwaring. All in favor. Motion was unanimously adopted.

**Downtown District:** Jason Moulton asked Leo Hancock to provide an update on the Teton House which Leo did noting that they are open for business and has appreciated the support and help from BURA and only has the one facade grant remaining on the project.

### **Riverview District:**

Update on the Twin Bridges Project - Mayor Carroll and Alan Geisbrecht of JUB Engineers were present and provided an update. Mayor Carroll reviewed the amount BURA approved at the last board meeting of up to \$25,000 for start up costs of this project. It was also noted that the BURA of Reclamation, Fish & Game and BLM have been contacted about their input for this project. Jason Moulton asked who the owner of the land was and Mayor Carroll said that it is still unknown at this time but in process of finding out. Alan Geisbrecht identified up to 11 agencies so far that will need to be contacted regarding the environmental and other issues associated with this property as well as the initial costs for the project. Jason Moulton asked that this be kept on the agenda for next month.

### **Other Business:**

- **Presentation by Ben Arave and the Legacy Leader Group:** Ben Arave introduced Morris Jackson, his business partner with Legacy Leader Group, who provided an overview of the company and its goals and latest investment in the 22 acre property located at 1701 NW Main street - the old sugar beet factory property. Ben Arave expounded on the development of this property and the plot plan for the 3 parcel lot.

They have come to BURA looking for ideas and potential usage of the middle piece of property that would benefit the community as well as options for funding that would help with this project . Commissioner Whitney Manwaring offered that in his opinion there needs to be a multi-use area that the community could access and use all year long. The Board discussed various ideas and costs for this potential area. Jason Moulton made note that this area being discussed is not in either of the 2 current BURA districts. Jason noted that if they are asking for a BURA grant then they would have to have a building project in order to build up this tax base first in order to see how BURA can participate. Wayne Mikesell asked if the area has been cleared of any environmental issues. Bart Brown noted that based on the Environmental reports he received and reviewed that there are no environmental issues currently as they have all been addressed and the site is cleared to build on. Ginette Manwaring offered an overview of how BURA works, the process and need of a revenue stream and the time frame allowed for a district. She referred to the Premier project in the Riverview district. Ben Arave responded to answers from the board Jason Moulton noted the typical time frame of a district, which is about 10 years. Bart Brown noted that this is a good first discussion with Legacy Leader Group. Garrett Sandow provided clarification of what an anchor project is, noting that there needs to be an anchor for this project and revenue area, that generates the revenue and tax increment in order for BURA to assist. Ginette Manwaring and the board agreed with this and agreed that this project has potential and would provide the need for possible expansion of the downtown district or creation of a new district. Bart Brown asked how long it would take to develop a new district. Garrett Sandow replied that it takes about 4-5 months to form a district, but to Bond it takes longer than that depending on the type of bonding. Ginette Manwaring added comments and the board discussed. Morris Jackson and Ben Arave thanked the board for their time and input and will work to bring a project to the table that BURA can help with and Ben Arave will send additional information to the board.

- **Discussion about creating new BURA districts:** The board discussed the potential need for and options of creating a new BURA district and the potential of expanding the Downtown District. Jason Molton requested that this item of discussion be an agenda item at the next BURA board meeting.
- **Discussion regarding the review process of potential projects and grant applications:** Jordan McLaughlin expressed his opinion regarding the review of applications for grants and projects and that those should be on a list that are presented to the board for review. Bart Brown responded that those are kept on a list and asked Janis Groesbeck to confirm, which she did. The board discussed ideas of how to make the community aware of BURA grants and Garrett Sandow suggested that BURA could advertise so the community is aware of the help BURA offers. It was said that there is a budget for advertising if needed. Garrett suggested that a work meeting be held to address new potential projects and discuss this further and the board agreed.
- **Financial Report: Action Item** Ginette Manwaring sent in the financial report and reported on the balances available in each of the districts. There is currently about \$978,000 in the Riverview district and about \$1.5 million in the Downtown district , all of which is committed monies to current projects.

Bart Brown made a motion to approve the Financials as presented. Jordan McLaughlin seconded the motion. All in favor, motion unanimously adopted.

- **April Payables: Action Item**

Jason Moulton presented the APRIL payables as follows totaling \$ 103,776.84 :

Garrett Sandow	\$ 400.00
Ginette Manwaring	\$ 750.00
Milmor project	\$ 5,000.00
Frontier Building	\$ 97,626.84

(NOTE: The Frontier project amount on the payables is the Final amount reimbursed except for 1 facade that remains)

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

**Mayor's Update:**

Jason Moulton asked the Mayor if there was an update and Mayor Carroll reported that the Maverik gas station and convenience store is in the process of acquiring the property on NW Main street where the Melinas restaurant is. They are also building another Maverik out on Hwy 26 and 39.

Jason Moulton requested that the BURA board meet in two weeks to discuss the development of future districts and the board agreed. The next meeting will be May 18th at 7 pm at the GetFoundFirst Building. Jason asked Mayor Carroll to provide additional information on the Maverik store at the next meeting, which the Mayor agreed to do.

A motion to adjourn the meeting was made by Bart Brown. The motion was seconded by Commissioner Whitney Manwaring. All in favor. The motion was unanimously adopted. The meeting was adjourned at 8:15 am.

**The next meeting is May 18, 2022, at 7:00 p.m.**

**GetFoundFirst building**