February 25, 2025

THE URBAN RENEWAL AGENCY BOARD OF THE CITY OF LEWISTON, IDAHO, met in a regular meeting Tuesday, February 25, 2025, at Lewiston City Hall. Chairperson Sheila Bond called the meeting to order at 12:00 p.m.

I. CALL TO ORDER

BOARD MEMBERS PRESENT: Sheila Bond, Chairperson; Tim Switzer, Vice Chair; Jim Kleeburg (at 12:04 pm); Joe Anderson; A.L. "Butch" Alford; Doug Havens;

BOARD MEMBERS EXCUSED: None

STAFF MEMBERS PRESENT: Katie Hollingshead, URA Director;

OTHERS PRESENT: Thad O'Sullivan, URA Legal Counsel (via Zoom); Willard Maughan, Lewiston Orchards Irrigation District;

II. CITIZEN COMMENTS

None,

III. ACTIVE AGENDA (ACTION ITEM)

A. Review Draft of 2024 Annual Report (review and direction to staff)

Director Hollingshead reviewed the draft annual report page by page with the board. Board member Havens noted that the percentages for Exhibit 1 had been cut off.

The board suggested minor grammatical corrections on the Work Focus 2025 section.

The board suggested that under "Work Completed in FY 2024, Bryden Avenue #6" that the date of the reimbursement agreement with the Lewiston Orchards Irrigation District be added to the paragraph.

Chair Bond suggested that a table showing the full amount of the bond for the East Orchards Sewer project with all regular payments, principal only payments and expected pay off date be added. Board member Havens asked if a bond summary table would include the increase to increment in the area. Director Hollingshead stated no, that the bond summary table would just show the beginning bond amount, the payments made thus far and the anticipated pay off date. Director Hollingshead offered to send Board member Havens a copy of the East Orchards Sewer RAA plan with the base value information and the estimated increase in property value. Chair Bond also mentioned that former URA board member Joe Gish had done a value chart showing updated estimates in the property value increase. Director Hollingshead said that she could share that information with Board member Havens also.

Director Hollingshead reviewed each of the tables in the report and the maps provided in the report.

Director Hollingshead reviewed the Tax Bill explanation on the final page of the report and said that Chair Bond had provided a few suggestions as to how to improve the explanation. Chair Bond stated that she had ran the information through ChatGPT and ChatGPT had provided some suggestions. Director Hollingshead provided printed copies of the suggestion to the board and read through the different wording. The board asked that the additional explanation be added to the page but that the information regarding the levy rate, base tax year and current market value be retained. Director Hollingshead stated she would make all the requested changes and would schedule the annual report for a public hearing at the March 11th, 2025 URA meeting.

IV. UNFINISHED AND NEW BUSINESS

A. Board Member Comments

Board member Havens asked if there was a sunset clause on the URA as a whole as he thought the agency was only good for 20 years. Director Hollingshead stated that she was unaware of such a clause but that she could research and bring information back to the board. Board member Havens asked legal counsel O'Sullivan if he was aware of such a clause and Mr. O'Sullivan stated that he would have to do some research. Board member Havens gave Director Hollingshead a bound collection of papers that he had found while cleaning his office that led him to believe that there was a sunset clause on the URA. Director Hollingshead will research.

Board member Anderson asked how the closure of the Main East Main Revenue Allocation Area would effect the percentage of tax dollars redirected from the Port. Director Hollingshead stated she would have to consult with the Nez Perce County Tax Collectors office to see if there was a change.

B. Staff Comments

Director Hollingshead asked if there were any board members unable to attend the March 11, 2025 meeting. Board member Anderson stated he would be out of town for that meeting. Board member Havens stated he was a maybe but he would follow up with the Director.

V. ADJOURN (ACTION ITEM)

There being no further business, Board members Havens and Anderson moved and seconded, respectively, to adjourn. The motion carried 6-0 and the Urban Renewal Agency Board adjourned at approximately 12:47 p.m.

RESPECTFULLY SUBMITTED,

Katie Hollingshead

KATIE HOLLINGSHEAD,
RECORDING SECRETARY

ATTEST:

Sheila Bond

URBAN RENEWAL AGENCY CHAIR

Approved this 11 day of March, 2025