

EVANS REDEVELOPMENT AGENCY

MINUTES

June 20, 2016

CALL TO ORDER

Chairman Morris called the meeting to order at 9:17 p.m.

ROLL CALL

Present: Chairman Morris, Vice-Chair Rudy, Commissioners Clark, Finn, Homann, Schaffer, and Speer

APPROVAL OF AGENDA

Commissioner Schaffer made the motion, seconded by Commissioner Clark, to adopt the Agenda. The motion passed with all voting in favor thereof.

CONSENT AGENDA

A. Approval of Minutes of May 3, 2016

Commissioner Schaffer made the motion, seconded by Vice-Chair Rudy, to adopt the Consent Agenda. The motion passed with all voting in favor thereof.

NEW BUSINESS

A. Approval of Contract to Purchase Real Property

Sheryl Trent, City Economic Development Director, provided an update to the ERA concerning the ERA's current project at the Junction and the need to have a broker assigned to purchase adjacent property located at 708 31st Street, 3100 State Street and 3108 State Street in Evans. While there are three lots and three addresses, this is considered one plat.

According to Ms. Trent, the contract for the property was \$450,000, which would be loaned to the ERA from the City of Evans through the adoption of a budget amendment for fiscal year 2016.

Mr. Trent discussed the ongoing environmental issues one parcel, due to underground storage tanks (USTs). She explained that the State has presented a letter that indicates that neither the City nor the ERA as has any responsibility over these issues, which can be resolved with development of the property.

Ms. Trent discussed the building on the site and the plan for the building to be demolished. She discussed the timeline to clean the property and consolidate the parcels of the property for sale by the summer of 2017.

She deferred to Malcolm Murray, ERA Attorney, and Mark Bradley, ERA Broker for additional information.

Chairman Morris asked about proof from the state showing that the ERA or City is not responsible for the USTs.

Ms. Trent referred the Agency Members to the June 9th letter from Tom Fox, indicating no responsibility to the ERA or City of Evans.

Commissioner Speer asked about asbestos in the building and if the ERA is responsible for any asbestos removal.

Ms. Trent explained that the cost of demolishing the building would be the ERA's responsibility, even to address issues such as asbestos.

Commissioner Speer asked about the remediation plan for the USTs and if there were more tanks on the other parcels.

Ms. Trent discussed the remediation plan for the USTs and assured the ERA Members that there were no tanks on the other parcels.

Commissioner Schaffer asked Mr. Murray if he felt that the environmental concerns have been addressed on the property.

Mr. Murray stated that due-diligence had been followed for the site.

Chairman Morris asked Mr. Bradley about potential buyers.

Mr. Bradley discussed the timeline to attract buyers for the project.

Commissioner Homann made the motion, seconded by Commissioner Clark, to approve the contract to purchase 708 31st Street, 3100 Street, and 3108 State Street and authorize the Executive Director to sign the contract.

The motion passed on a 6-1 roll call vote with Commissioner Speer opposed.

B. Resolution No. ERA-003-2016 - Expressing The Intent Of The Agency To Be Reimbursed For Certain Expenses Relating To Certain Capital Expenditures Associated With The Acquisition Of Property In Connection With The Highway 85 Urban Renewal Area

Ms. Trent discussed the need for the Resolution to allow the City or the Agency to be reimbursed by the ERA bonds if any costs are incurred in order to create a redevelopment project, such as the purchase of land, construction of ROW, and other expenses.

According to Ms. Trent, state law requires the adoption of a Resolution within 60 days of those expenses being incurred by the City or the Agency, so the ERA may have to adopt several of these resolutions over time. According to the Resolution, the financing must take place, and future Resolutions that address specifics of each transaction may also be presented to the ERA for consideration.

Vice-Chairman Rudy made the motion, seconded by Commissioner Finn, to adopt Resolution No. ERA-003-2016-expressing the intent of the agency to be reimbursed for certain expenses relating to certain capital expenditures associated with the acquisition of property in connection with the Highway 85 Urban Renewal Area
The motion passed on a 6-1 roll call vote with Commissioner Speer opposed.

C. Public Hearing – Resolution No. ERA-004-2016- Budget Amendment

Chairman Morris opened the public hearing at 9:32 p.m. for Resolution No. ERA-004-2016.

Jacque Troudt, Evans Finance Manager, explained the Resolution and the budget for the project. She explained that the revision increases revenues and expenditures for the land acquisition and redevelopment previously presented in item 6.A., for property located at 708 31st Street, 3100 State, and Street and 3108 State Street, in Evans.

Ms. Trout stated that the budget revision totaled \$481,000 to capture the land purchase price of \$450,000; the estimated closing costs of \$1,000; the survey and plat preparation costs of \$5,000; and estimated costs to demolish the existing buildings for \$25,000.

Commissioner Homann asked if the \$25,000 includes asbestos removal.

Ms. Trent explained that additional costs for removing asbestos would require a budget amendment.

Chairman Morris asked for public comment supporting or opposing the budget amendment—there was none.

Chairman Morris closed the hearing at 9:34p.m.

Commissioner Homann made the motion, seconded by Commissioner Clark, to approve Resolution No. ERA-004-2016- budget amendment for \$481,000.
The motion passed on a 6-1 roll call vote with Commissioner Speer opposed.

REPORTS

A. Executive Director

There were no comments from the ERA Executive Director.

B. ERA Attorney

There were no comments from the ERA Attorney.

ADJOURNMENT

The meeting adjourned at 9:35 p.m.



Raegan Robb, City Clerk