

**DOVER URBAN RENEWAL AGENCY
REGULAR MEETING OF THE BOARD OF DIRECTORS
December 7, 2011 4:00 PM, Dover City Hall, Dover, Idaho**

CALL TO ORDER AND ROLL CALL

Acting Chairman Paul Nowaske opened the meeting at 4:00 PM. A roll call confirmed that Kim Keaton was also present. Staff present included John Austin, Administrator and Stephen Snedden, Attorney. Ralph Sletager from Dover Bay Development was also present, as were Dover City Council member David Darling, Council member-elect Annie Shaha and resident Bill Strand.

OLD BUSINESS

Next, the Board considered the minutes of the November 9, 2011 meeting were unanimously approved following a motion by Mr. Keaton and second by Mr. Nowaske, vacating the Chair.

Next, Mr. Austin presented the financial report, bank reconciliation and invoice approval list, which were unanimously approved following a motion by Mr. Keaton and second by Mr. Nowaske, vacating the Chair.

NEW BUSINESS

Next, Mr. Snedden presented the Bond Documents as signed by Mr. Nowaske following the bond close on November 18, 2011, which were ratified following a motion by Mr. Keaton and second by Mr. Nowaske, vacating the Chair. The motion passed unanimously.

Next, Mr. Snedden discussed Board ratification of Order of Payment #8, which is the official mechanism by which the Board retired the outstanding debt to DBD at the time of the bond close, following a motion by Mr. Keaton and second by Mr. Nowaske, vacating the Chair. The motion was unanimously approved

Next, Mr. Snedden presented an Amended Bond Refinance Agreement reflecting the option utilized by the Board at the bond close on November 18th. He stated the option was for DBD to loan \$112,000 to DURA to help fund the bond debt service reserve at the bond close. This option occurred because the city had not agreed to the loan of the 10 prepaid hookup fees at the time of closing, 30% of which the city would have retained and 70% loaned to DURA. Mr. Darling stated the reason the loan did not take place was because of the city's view that a city loan to its URA is subject to review by the Attorney General. Mr. Snedden reaffirmed the DURA Board position that the loan of funds was legal as previously determined when the original \$1.17 million in hookup fees were loaned to DURA by the city. Mr. Darling then thanked DURA for their work on behalf of the city, which retired the debt to DBD (except for the \$112,000 loan) for the \$8.3 million of city infrastructure improvements provided by DBD.

After discussion, the Amended Bond Refinance Agreement was unanimously approved following a motion by Mr. Keaton and second by Mr. Nowaske, vacating the Chair.

Next, the Board considered a Loan Agreement between the Board and DBD for \$112,000, as previously discussed, that was loaned by DBD to DURA to help fund the debt service reserve for the \$7 million bond issue in November. After discussion, the Loan Agreement was unanimously approved following a motion by Mr. Keaton and second by Mr. Nowaske, vacating the Chair.

ADJOURNMENT

With no further business to come before the Board, the meeting adjourned at 5:02 PM, following a motion by Mr. Keaton and second by Mr. Nowaske, vacating the Chair.