

**DOVER URBAN RENEWAL AGENCY
REGULAR MEETING OF THE BOARD OF DIRECTORS
November 9, 2011 5:00 PM, Dover City Hall, Dover, Idaho**

CALL TO ORDER AND ROLL CALL

Acting Chairman Paul Nowaske opened the meeting at 5:00 PM. A roll call confirmed that Kim Keaton was also present. Staff present included John Austin, Administrator and Stephen Snedden, Attorney. Ralph Sletager and Attorney John Finney from Dover Bay Development were also present, as was Dover resident George Eskridge.

OLD BUSINESS

Next, the Board considered the minutes of the October 5 meeting, as amended that Bryan Quayle was also in attendance and that Councilwoman Peggy Burge was not in favor of using the Sandpoint impact fee study for Dover's study. The amended minutes were unanimously approved following a motion by Mr. Keaton and second by Mr. Nowaske, vacating the Chair.

Next, the minutes of the October 19 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.

Next, Mr. Austin stated that the bond refinancing was a scheduled to close on November 19, following the 30-day comment period.

PUBLIC COMMENTS

Next, Mr. Eskridge asked about the pending bond sale and the related issue of the fire station title transfer from DBD to the city of Dover. He stated he did not feel the bond sale should proceed until the title was transferred. Mr. Nowaske stated that issue was under consideration under new business and would be further discussed then.

NEW BUSINESS

Next, the Board discussed the Project Specific Owner Participation Agreement with DBD to potentially fund continuing operations of the Agency, in the event revenues are not in place to cover the costs, and the Hookup Fees Agreement with DBD for the prepaid hookups to the city, of which DURA receives 70%. The two agreements were combined into a Bond Refinance Agreements.

Mr. Sletager questioned what would trigger the funding for operations and the second hookup fee purchased. After discussion, Mr. Austin recommended that an Exhibit A be added showing the revenue and cost projections presented at the October 19 meeting. Mr. Keaton then moved for approval of the Bond Refinance Agreement, as amended with Exhibit A added, which after a second by Mr. Nowaske, vacating the Chair was unanimously approved. Mr. Keaton then motioned to authorize the Acting Chairman to sign the amended agreement at closing of the bond sale on November 18. The motion was seconded by Mr. Nowaske, vacating the Chair and the motion was unanimously approved

Next, the Board considered the Fire Station Agreement with DBD. Mr. Snedden discussed the pending issues including that the site must first be replatted. He also noted that transfer of the station site was already a requirement of the development agreement between DBD and the city. He then listed three options for the Board to consider: 1- Take no action on the issue as DBD had been paid off, 2- Approve the Fire Station Agreement because DURA's investment in the fire station is not guaranteed without it and 3- consider a different agreement. Discussion followed, including Mr. Keaton stating that he had an issue with the fair market value of the transfer if it didn't occur until 2015. Mr. Sletager then stated that DBD is not being paid off entirely with the bond sale since there were contingent liabilities included in the bond agreement, including the purchase of prepaid hookups in 2011 and 2012 and the possible funding of the Agency's operating costs. As such the fire station site transfer is not required at this time. However, he also stated he is willing to meet with the city to make the transfer happen, with contingencies based upon the continued use of the site as a fire station. Mr. Eskridge then stated that the Agency should not complete the bond sale until the issue was resolved. With these issues pending, the Board tabled the issue until the next meeting, following a motion by Mr. Keaton and second by Mr. Nowaske, vacating the Chair. The motion was unanimously approved

ADJOURNMENT

With no further business to come before the Board, the meeting adjourned at 6:40 PM, following a motion by Mr. Keaton and second by Mr. Nowaske, vacating the Chair.