

**DOVER URBAN RENEWAL AGENCY
JOINT MEETING OF THE BOARD OF DIRECTORS AND CITY OF DOVER
November 8, 2017 5:00 PM, Dover City Hall, Dover, Idaho**

CALL TO ORDER AND ROLL CALL FOR URA MEETING

Chairman Paul Nowaske opened the meeting at 5:00 PM. A roll call confirmed that Jim Haynes, Bill Strand and Mike Mooney were also present. Staff present was John Austin.

OLD BUSINESS

Next, the Board considered the minutes of the October 11, 2017 meeting, which were unanimously approved following a motion by Mr. Haynes and second by Mr. Mooney, with

Next, Mr. Austin presented the financial report, bank reconciliation and invoice approval list. After discussion, the reports were unanimously approved following a motion by Mr. Haynes and second by Mr. Mooney.

Next, the Board heard from Mr. Strand about tax assessments, comparing January 1, 2016 to 2017 (attached.) It shows the increase in assessments but does not include any of the vertical improvements in calendar year 2017.

Mr. Strand then made a motion to adjourn the regular meeting, which was seconded by Mr. Mooney at 5:21 pm.

CALL TO ORDER AND ROLL CALL FOR THE JOINT MEETING

The joint meeting with the city was convened at 5:28 PM, with Mayor Shaha joined by Council Member Susie Kubiak.

NEW BUSINESS

1. Next, the parties discussed the Assessment Valuation in the URD, as a follow up to the discussion during the regular meeting. He noted bare land went down 10%, but was offset by an increase in both overall building assessments and new growth, totaling 16%. Mr. Austin reiterated that the 2017 vertical is not included.
2. Next, Mr. Strand discussed the water system upgrade (attached), providing background into the system including its various deficiencies. He noted the system works well despite the problems. He said DEQ is reviewing the water facility plan to deal with the issues in the system. The plan includes the breakdown of costs, via four phases, and would be funded with only the available resources of the city and DURA. The city is budgeting for its share of phase 1, dealing with the most vulnerable parts of the system. Mayor Shaha asked about various upgrades and Mr. Strand discussed those issues. He noted the lower reservoir holds 355,000 gallons and 47,000 gallons are in the upper reservoir. The Board then discussed the timing of reimbursement from DURA. Mayor

Shaha stated the city will fund the improvements and seek reimbursement from DURA. Chairman Nowaske stated Will Herrington is working on a revised agreement that should include the attached water facility plan. Mayor Shaha stated phase 2 includes providing water service to Syringa Heights Water District, who will provide some funding for that phase and phase 3 is actually the new water intake system DURA agreed to fund several years ago. Mr. Austin stated with the city's \$30,000 rebate dedicated to debt service, DURA could possibly do a loan for up to \$300,000. Jointly with the \$200,000 in current unrestricted cash of DURA, and SHWD funding, both phases 1 and 2 could potentially be funded in 2018. The Board directed Mr. Austin to seek up to \$300,000 in loans from banks. Mayor Shaha then discussed roads within Dover Bay, stating the roads have never been dedicated to the city. She said the city is working with Dover Bay Development on resolving the issue.

3. The next joint meeting was scheduled for May 9, 2018.

ADJOURNMENT

With no further business to come before the Board, the meeting adjourned at 6:24 PM, following a motion by Mr. Strand and second by Mr. Haynes.