

IDAHO FALLS REDEVELOPMENT AGENCY

P.O. BOX 50220

IDAHO FALLS, ID 83405

January 15, 2026

Regular Meeting Minutes

Council Chambers

Call to Order: Lee Radford called the meeting to order at 12:00.

Members Present: Lee Radford, Terri Gazdik, Kirk Larsen, Karl Casperson, Brent Thompson.

Members Absent: Chris Pelkola Lee, Chris Harvey

Also Present: Wade Sanner, Brian Stevens, Ann Peterson, Meghan Conrad, Esq., and interested citizens.

1. Modification to Agenda. None.

2. Approval of Minutes November 20, 2025. Terri Gazdik moved to accept Minutes for November 20, 2025, Brent Thompson seconded the motion, and the motion passed.

3. Approval of Expenditures and Finance Report.

Lee Radford presented the Finance Report dated January 15, 2026. In the River Commons Area: \$4,413.75 to Brad Cramer Perspective Planning; \$2,402.00 to Elam and Burke for legal services; \$831.72 to City of Idaho Falls for administrative services; \$2,613.72 to Post Register publication costs. In Eagle Ridge \$880.00 to Elam and Burke for legal services; \$100.00 to City of Idaho Falls. In Jackson Hole Junction: \$412.50 to Elam and Burke for legal services; \$200.00 to City of Idaho Falls for administrative services. In the Anderson Bush Area: \$27.50 to Elam and Burke for legal services.

Brent Thompson moved to approve the Finance Report dated January 15, 2026, Kirk Larsen seconded the motion, and the motion passed unanimously.

4. Approval of Task Order #14 Authorizing Brad Cramer to prepare the Eligibility Report for the proposed Willow Creek Urban Renewal District.

Conrad indicated that the Willow Creek Project was originally contracted under Renae Magee for the Eligibility Report, as well as the Economic Feasibility Study. Conrad reported that Magee has contacted Conrad and Cramer and indicated that she would like to transfer that work to Cramer as she is not local and is feeling out of touch of the development work currently happening in the community. Conrad stated that Cramer has indicated he would be willing to take over this scope and has been in communication with the developer to work on the Economic Feasibility Study.

Cramer's estimate is \$10,000 for the Feasibility Study for this area. Cramer stated that a portion of the Feasibility and Eligibility is already done and he has no specific comments on the task order.

Gazdik clarified that the Board had already approved Renee Magee to perform this task, and this will transfer that approval of the work to Cramer. Conrad agreed that the scope of work for Cramer is determined by Task Orders and Renee is no longer interested in doing this work, so Mr. Cramer will be issued a new task order under his agreement with the City.

Thompson moved to approve the transfer of the scope of work to Brad Cramer in Task Order #14 Authorizing Brad Cramer to prepare the Eligibility Study for the proposed Willow Creek District, Gazdik seconded the motion. The motion passed unanimously.

5. EAGLE RIDGE PROJECT FOLLOW UP.

Conrad stated that the Eagle Ridge Project Area initially had 1 developer (Eagle Ridge Development) and Eagle Ridge Development had a development agreement with the City. There is now a second developer that is now working in the Eagle Ridge Area (Eagle Ridge Project) and Eagle Ridge Project has an agreement with the Agency for the reimbursement of certain scopes of work including some improvements to Utah. Conrad stated that the Eagle Ridge Project undertook the scope of work and has been seeking compensation reimbursement under the OPA, and after discussion it was learned that there was an agreement to Eagle Ridge Development for reimbursement under a similar scope. There are meetings to discuss this issue to resolve the issue and what are the plans for moving forward with City agreements and making sure there is an internal cross-checking. They are still in the due diligence gathering stage and will have more information in February.

Lee asked for more details. Conrad stated that under the development agreement with the City, there are certain types of improvements that are eligible for reimbursement by the City from Impact Fees or Sewer Fees. There was about \$5,000 from the City to Eagle Ridge Development, who was the contracting party under the development agreement. There wasn't any effort to reconcile the plan and so Eagle Ridge Project did purchase land and is the one that performed the scope of work in Utah and is seeking reimbursement under the OPA for similar work that the City had already compensated for Eagle Ridge Development. It is confusing as they have the same name, project name is the same, and they are working to coordinate how to memorialize these relationships between developer one and developer two.

Lee confirmed that the Agency has not paid out to developer two, and developer one has been paid by the City for doing something. Lee agreed they need to figure out how to coordinate that, so they do not run into that problem in the future.

6. UPDATE ON WILLOWCREEK ECONOMIC FEASIBILITY STUDY.

Cramer stated that there is a draft report in the packet. Cramer informed the Board that Renee Magee contacted him before Christmas to see if he would take on this scope as the developer is anxious to move forward. Cramer stated that there is information still missing from the

developer and they are working on that. There are things in the scope that haven't been considered yet and they are talking through eligible costs.

Radford stated that the basalt pile is difficult for this property and the developer has done the work and they need to look to the eligible costs and questions of fill vs. blasting and finding the balance.

Cramer stated that the blasting number labeling for utilities and nothing was in there for potential blasting for foundations/building site. Cramer asked if that is something that the Board had discussed with the developer.

Larsen asked if all the work that will be paid for be done in the initial phase or will it continue in other phases. Cramer stated that it appears that the roads and utilities will be in the first phase, and most of the work would be in the first couple of years. If they add scope to the agreement with blasting for pad sites, that will change and costs will come in later. Radford indicated that the Agency generally does not fund foundations.

Thompson asked on the conservative revenues coming in is \$7 million and how much of the 100-acre project to you envision being built out in the projection to generate the proposed revenues. Cramer stated that it is most of the land. Cramer stated that the developer has provided a master plan for the 100-acre property and they are covering most of the site. Thompson stated that Cramer takes the developers' projection and runs with that for producing the projected revenues. Cramer stated that the developer has provided backgrounds for other projects.

7. REVIEW OF DRAFT SKYLINE/BROADWAY ELIGIBILITY STUDY.

Cramer wanted to discuss the first two slides because after he was authorized to start a report, one of the things he does is go to the City to see if there are any projects in the area that justify expanding the boundary from what was originally requested.

Slide 2 – The red dash line was the original request and after conversation with the City, they decided to study the larger area as the area is lacking infrastructure on the east and the problems that you see up against I-15 has surface level rock that has stalled multiple developments. There are also some problems in the northwest (green area) and there are challenges on that site too. Cramer stated that there were some assumptions on the original site that there was going to be some shallow basalt to deal with and after geo-technical report, there isn't, there are some elevation changes that drop 6-7', but it is not due to rock. The test holes went down to 6' and found good soil. Out of the original area, there is surface level basalt. In some ways extension of the area will help with eligibility. If the Board wants to stick with the original boundary the report talks about what is eligible in that boundary. Cramer wants to discuss what the Board wants to do. There is not a resolution today and he will save the presentation for another day.

Radford agreed that they need to have a discussion on expanding past the developer's land. Radford asked for pros/cons of going beyond the red area.

Cramer stated that the micro-district has worked well in some cases and other cases it is smarter to look beyond the boundary and see what is close because there can be opportunities to use the revenue at the end of the district. In this case there is some publicly owned property in sub area 3 and infrastructure that is needed. Cramer indicated that the pros are capturing a larger area and the original developer would receive any % that they require 1st and as other areas show need there could be excess funds. Cramer stated that he cannot come up with a con.

Radford asked Conrad to give the legal perspective pros/cons. Conrad stated that public infrastructure connectivity and sidewalk improvements as well as water and sewer lines that are needed in the broader area could be helped. Conrad stated that the process to establish a revenue allocation area is the same whether it is small district or a larger district. OPA reimbursements would be based on specific sites. The broader look will give the City an opportunity to partner public/private infrastructure. Conrad stated that legal cons are when there are smaller project areas, and something high value goes in, you can close out districts earlier, and the broader area will require a longer timeline to get all the accomplishments that were considered in the plan.

Developer - The project right now is working with the engineers and finalizing access points off Skyline and Broadway. In 118 holes there was no rock so that is a good thing, and they are moving forward with some pretty big players.

Radford asked if someone comes and wants to develop their property 8 years from now and they can either do the project with 12 years left or they can divide out, and what happens legally if they want to separate out and get the entire 20 years.

Conrad stated that the land is already included within the boundaries of a revenue allocation area, and if that developer wants the full 20 years, they will have to do a deannexation of the area and include it in a new area to restart the 20-year clock. Radford asked if that could be accomplished without resetting the base for the original area. Conrad agreed that deannexation is an exception to the base reset.

Cramer stated that one thing to consider is with the expectation that there was rock on the original site, and there was no rock found, that really limits the eligible costs that can be reimbursed on the original property and what is left is improvements on crumbling curb gutter and sidewalk. Cramer stated the available eligible projects are greatly reduced with the lack of rock on the original site. Radford asked if there will be a public street going through the property. Cramer indicated that as of right now they are not showing a public street.

Larsen asked about the original red including Arby's on the northeast corner and why that was included. Cramer deferred to developer. The Developer indicated that the line should not go that far over and only goes to the property line.

Radford indicated that the infrastructure need is great in this area.

Gazdik asked if they know if there are development issues like basalt in the south part of the yellow section. Cramer stated that there is a lot of lava even under the homes. Cramer stated that they are comfortable with extending the scope into the County if they want. The City has

owned the parcels for many years, and they cannot do anything because of the rock. The storm pond was added when Saturn was punched through, and it is a big hole full of rocks. Gazdik asked if that area is zoned residential. Cramer stated that it is a mix with some commercial, mixed residential. Gazdik clarified that no developer is currently interested in developing the additional areas. Cramer stated that there was a site plan on the City's site plan map that showed some plans.

Larsen asked about the skinny piece. Sanner stated that there was a site plan, and he is not sure where it is in the process currently. Stevens stated that they do look at things when they look at GIS and one of the beauties of IFRA is they can use the dollars that are generated above paying back the applicant for public improvements. That is a potential park zoned in green. The area that is LC along the freeway there is high lava and they have put the application on hold specifically waiting for the ability to create an OPA. If they were contacted and told that they could seek an OPA for lava in the area, that could incentivize them to continue development. Stevens stated that there is a community garden on the left side of Saturn and there is a park that is potentially available to develop.

Larsen asked if there is a benefit to the City building park that is within the District as they do not need any advantage. Radford stated that the Agency can use funds for public improvement of the entire area. Radford added that they have done that in multiple areas of the City.

Sanner stated that the concern from Public Works was regarding the 4 streets and the lack of curb/gutter/sidewalk. There is a lack of infrastructure in the area. Radford stated that it is difficult to develop in the area, and the homes are built around the lava, and a lot of the homes are trailers.

Thompson asked how robust the utilities that were put in Saturn and Colorado were. Sanner stated that the properties are fully serviced and have water, sewer, and electrical. Thompson asked if there is capacity for future development using the infrastructure that was put in Saturn. Sanner stated that they have full capacity for water, and he would assume the same for sewer. Thompson feels that if the utilities were available, it would encourage development if the area was included in a larger district.

Radford asked about I-15 and if the corridor is going to be narrowed and lose some of the area. Stevens stated that there is potential to lose land on both sides.

Radford asked the Board how they feel about extending the boundary either with red (original), green or yellow. Radford wants to be able to advise Cramer on what boundary he needs to finalize the report with.

Larsen stated that if someone comes and wants to have their property pulled out that is doable. Radford agreed and indicated that they would have to go through the deannexation and the establishment of a new district. Larsen feels that including properties outside of the original area could encourage development to begin sooner rather than later with less overhead to be in the District.

Conrad stated that the costs incurred by the developer for the MOU are eventually rolled into the OPA and they are reimbursed for the cost of creation if the District is stood up.

Thompson asked if the yellow area has a section that in 8 years wants to be removed, the base value has to be adjusted up to whatever the property is worth at that time. Radford agreed, but indicated that it doesn't reset the entire area, only the part that is carved out.

The Board concurred that the larger area makes sense, and they asked Cramer to move forward with that boundary for next month's meeting.

9. RAI AND LEGISLATIVE UPDATE. Nothing significant to report.

Next meeting February 19, 2026.

Thompson moved to adjourn the meeting, Larsen seconded, the motion passed unanimously.

Radford adjourned the meeting at 12:50 p.m.

Respectfully Submitted: Beckie Thompson