

**Minutes of the February Regular Meeting of the
Board of Commissioners Victor Urban Renewal Agency**

February 1st, 2021
Work Farm - Zoom Meeting

i. Opening -

- a. **Call to Order** – Tom Clark, Chair
- b. **Roll Call** – determination of a quorum (9:36 AM)
- c. **Determination of a Quorum** -
Commissioners Present: Co-Chair Zach Smith

Commissioners by Phone/Zoom: Co-Chair Tom Clark, Vice Chair Deb Grove, Commissioner Albert, Commissioner Kaufmann

Others Present: Erin Gaffney

Others by Phone:

- d. **Certify Meeting Notice** – Erin Gaffney, Administrator

“Erin Gaffney certified that the meeting had been legally noticed in accordance with Idaho Code Section 74-204.”

ii. Action Items -

- a. **Approval of the December Meeting Minutes – Tom Clark, Chair Changes -**

A motion was made to move the minutes approval to the next meeting date.

Moved: Comm Clark Second: Comm Kaufmann Passed: Unanimously

- b. **Approval of Monthly Claims – Administrator Gaffney**

A motion was made to approve the monthly claims as presented.

Moved: Comm Grove Second: Comm Albert Passed: Unanimously

iii. Work Session -

- a. **Review of monthly financial reports – Erin Gaffney, Administrator**

The board reviewed the financials as presented.

b. Commissioner Training Session 2 – Pros and Cons of URA's – Erin Gaffney, Admin

Administrator Gaffney presented the URA pros and cons document, with some legal information pertaining to this topic. The board opened the topic up for conversation.

The potential of the Broulims project coming into the downtown was discussed and used as a case study for what the pros and cons could be. Pros would be leveraging development and investment in the community creating tax increment funding which in turn would be put back into the community to revitalize and promote infrastructure.

Due to urban renewal the property tax generated can be captured and used to develop the downtown/urban core. Job Creation is also a pro.

Cons were discussed and it was noted that many of those might be seen as personal opinion or not applicable in every URA, they can also be viewed as warnings.

Erin will update this document per the points noted above.

c. Victor Comp Plan Updates -- Zach Smith, Co-Chair – Tom Clark, Co-Chair

Co-Chair Smith updated the board that the plan was on its way to council after P&Z made their recommendations. The main commentary from P&Z was focused on the density of the plan. There was a higher density to the East and they would like to see higher density in the core and a bit less in the East.

The plan as a whole seems to be supported. It is a guiding document and as long as code is maintained some items can be modified. There is a City staff report online that also discusses this and would provide further information from the P&Z meeting.

d. Administrator Updates – Admin Gaffney

Tom quickly created the 2020 annual report and Erin sent to everyone for review. The commissioners were asked to review that and send any changes, etc. so that it can be updated before the March meeting and public hearing.

It was also brought up that Lance Pittman needed to be checked in with about whether he would like to stay on the board or not. Erin will reach out to see where he stands. If he no longer wants to participate the board could fill the seat with someone that would play a more active role.

iv. Adjourn (10:42 AM)

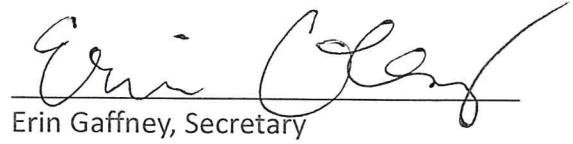
A motion was made to adjourn the meeting.

Moved: Comm Kaufmann Second: Comm Albert Passed: Unanimously

Attest:



Zach Smith, Chair



Erin Gaffney, Secretary

The next monthly meeting of the VURA Board of Commissioners will be held March 8th at 9:30A.M. at WorkFarm/Zoom.

Anyone requiring special access consideration must notify the VURA 2 days prior.