



**URBAN REDEVELOPMENT AGENCY (URA)
MEETING
February 10th, 2021
5:30 p.m.**

MINUTES

Members Present: Jonathan Elmore, Mayor
Brian Fisher, Mayor Pro Tem
Lisa Shortell, Commissioner
Lionel Laratte, Commissioner
Dee Merriam, Commissioner

Staff Present: Patrick Bryant, City Manager
Paul Hanebuth, Asst. City Manager
Shannon Powell, Asst. City Manager
Rebecca Long, Communications Manager
Gina Hill, City Clerk
Stephen Quinn, City Attorney

Item No. 1 Meeting Called to Order

Item No. 2 Adoption of Agenda
Mayor Pro Tem Fisher moved to adopt. Commissioner Shortell seconded. All ayes.

Item No. 3 **Fabric Project Management Agreement**
An agreement between the Urban Redevelopment Agency (URA) and the developer is necessary to facilitate the construction of the Town Green.

Commissioner Laratte moved to approve. Commissioner Shortell seconded. All ayes.

City Manager Bryant gave an overview of the memorandum of understanding (MOU) between the URA and Fabric Development. He also explained that last spring, Fabric told the URA that the commercial portion of the project was not feasible at the time because they could not get financing. Fabric's Jerry Miller proposed a temporary alternative that was accepted. Because the scope of the project has changed, Mr. Bryant said some of the agreement needs to be changed for legal reasons concerning the process of bidding. Mayor Pro Tem Fisher said it's important to him to have the freedom to explore options other than Fabric's interim solution if the opportunity arises. Mr. Bryant said the MOU is not binding and the area would be prepared for a number of options should they decide to pivot. City Attorney Quinn explained how

any changes would be handled legally. There was more discussion about cost, underground parking, and change orders within a contract. Fabric's Jerry Miller spoke about their plans for the interim solution where the commercial area will ultimately be built and gave reasons why he thinks it's the most cost-effective approach. He also spoke about the difficulties getting financing for these projects and the ability to pivot the project through contract change orders. Commissioner Shortell wanted confirmation that nothing about the interim solution for the commercial development area would negatively impact the future of park and it's publicly chosen design. Mr. Miller confirmed. Commissioner Merriam had a technical question about the agreement which Mr. Miller answered. She added more questions about the stormwater plan for the park. Mr. Miller and Assistant City Manager Powell responded. Commissioner Laratte asked if the city could consider other offers for development. Mr. Quinn explained that this agreement with Fabric was for services only and nothing would prevent the consideration of other offers.

Item No. 4 Public Comment: None

Item No. 5 Adjournment
Commissioner Shortell motioned to adjourn. Mayor Pro Tem Fisher seconded. All ayes.