

ORDINANCE NO. 954-12

113

BY THE COUNCIL: BEAUMONT, MOSER, SIMKO, SOUZA

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN CITY, IDAHO, APPROVING THE RIVER FRONT EAST URBAN RENEWAL PROJECT URBAN RENEWAL PLAN, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Mayor and Council of Garden City, Idaho ("City"), respectively, on or about the 9th day of May, 1995, adopted and approved Resolution No. 669 creating the Garden City Urban Renewal Agency (the "Agency"), authorizing it to transact business and exercise the powers granted by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the "Act") upon making the findings of necessity required for creating said Agency;

WHEREAS, Resolution No. 669 certified an area in Garden City as a "deteriorated area" or "deteriorating area" based upon the July 1995 Urban Renewal Eligibility Report and the subsequent August 1995 Urban Renewal Eligibility Report prepared by Harlan W. Mann, Real Estate Consultant;

WHEREAS, the City, after notice duly published, conducted a public hearing on the River Front Urban Renewal Plan (the "River Front Plan");

WHEREAS, following said public hearing, the City adopted its Ordinance No. 681 on December 10, 1996, approving the River Front Plan and making certain findings;

WHEREAS, the City, after notice duly published, conducted a public hearing on the Amended and Restated Urban Renewal Plan River Front Urban Renewal Project (the "Amended and Restated Plan");

WHEREAS, following said public hearing, the City adopted its Ordinance No. 888.08 on April 14, 2008, approving the Amended and Restated Plan and making certain findings;

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amendment to the Amended and Restated Urban Renewal Plan River Front Urban Renewal Project (the "First Amendment to the Amended and Restated Plan");

Project (the “First Amendment to the Amended and Restated Plan”);

WHEREAS, following said public hearing, the City adopted its Ordinance No. 953-12 on October 22, 2012, approving the First Amendment to the Amended and Restated Plan;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, the Agency, obtained an eligibility report (the “Report”), which examined an area known as the River Front East Area for the purpose of determining whether such area was a deteriorated or deteriorating area as defined under Idaho Code Sections 50-2018(9) and 50-2903(8)(b);

WHEREAS, the Agency accepted the eligibility report by way of Resolution No. 02-12 at the February 7, 2012, meeting of the Agency Board;

WHEREAS, the City, on February 13, 2012, adopted Resolution No. 957-12 accepting the Report;

WHEREAS, the Mayor and Council considered the steps set forth by the Act and Law, accepting the Report finding the area set forth in the Report to be “deteriorated” or “deteriorating” areas as defined by Idaho Code Sections 50-2018(9), and 5-2903(8)(b) declaring each area as an urban renewal area, making additional findings regarding the characteristics of the areas, making the necessary findings as required by Idaho Code Section 50-2008(a) and authorizing the Agency to prepare an urban renewal plan;

WHEREAS, the Legislature of the state of Idaho has enacted the Act, authorizing certain urban renewal agencies, including the Urban Renewal Agency of Garden City, to adopt revenue allocation financing provisions as part of their urban renewal plans;

WHEREAS, in order to implement the provisions of the Act and the Law, either the Agency may prepare a plan or any person, public or private, may submit such plan to the Agency;

WHEREAS, the Agency and its consultants have undertaken the planning process during 2012;

WHEREAS, the Agency has prepared a proposed River Front East Urban Renewal Project Urban Renewal Plan (the “Plan”) and the urban renewal area referred to as the River

Front East Project Area (“Project Area”) for the areas designated as eligible for urban renewal planning;

WHEREAS, such proposed Plan also contains the provisions of revenue allocation financing as allowed by the Act;

WHEREAS, the Agency Board considered all comment and information submitted to the Agency during several Board meetings and the Board meeting held on July 16, 2012;

WHEREAS, on July 16, 2012, the Agency Board passed Resolution No. 2012-6 proposing and recommending the approval of the Plan;

WHEREAS, the Agency has, by letter of transmittal dated July 16, and July 23, 2012, submitted the Plan to the Mayor and City;

WHEREAS, the Mayor and City Clerk have taken the necessary action to process the Plan;

WHEREAS, at a meeting held August 15, 2012, the Garden City Planning and Zoning Commission considered the Plan and found that the Plan is in all respects in conformity with the Comprehensive Plan; a copy of the Planning and Zoning Commission Findings and Recommendations is attached hereto as Exhibit 1;

WHEREAS, notice of the public hearing of the Plan was caused to be published by the City Clerk of Garden City, Idaho, in the *Idaho Statesman* on August 25 and September 1, 2012, a copy of said notice being attached hereto as Exhibit 2;

WHEREAS, as of August 28, 2012, the Plan was submitted to the affected taxing entities, available to the public, and under consideration by the City Council;

WHEREAS, the City Council during its regular meeting of September 24, 2012, held such public hearing;

WHEREAS, as required by Idaho Code Sections 50-2905 and 50-2906, the Plan contains the following information which was made available to the general public and all taxing districts prior to the public hearing on September 24, 2012, the regular meeting of the City Council, but no more than sixty (60) days prior to the date set for final reading of the ordinance: (1) the kind, number, and location of all proposed public works or improvements within the revenue allocation area; (2) an economic feasibility study; (3) a detailed list of estimated project costs; (4) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds, notes and/or other obligations are repaid, upon all taxing districts levying taxes upon property in the revenue allocation area; and (5) a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;

WHEREAS, the Plan authorizes certain projects to be financed by revenue allocation

bonds, or loans, and proceeds from revenue allocation;

WHEREAS, appropriate notice of the Plan and revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code Section 50-2906;

WHEREAS, it is necessary and in the best interest of the citizens of Garden City, Idaho, to adopt the Plan, including revenue allocation financing provisions since revenue allocation will help finance urban renewal projects to be completed in accordance with the Plan (as now or hereafter amended), in order to: encourage private development in the urban renewal area; prevent and arrest decay of Garden City, Idaho, due to the inability of existing financing methods to provide needed public improvements; encourage taxing districts to cooperate in the allocation of future tax revenues arising in the urban renewal area in order to facilitate the long-term growth of their common tax base; encourage private investment within Garden City, Idaho; and to further the public purposes of the Agency;

WHEREAS, the City Council finds that the equalized assessed valuation of the taxable property in the revenue allocation area described in Attachments 1 and 2 of the Plan is likely to increase, and continue to increase, as a result of initiation and continuation of urban renewal projects in accordance with the Plan;

WHEREAS, under the Law and Act any such Plan should provide for (1) a feasible method for the location of families who will be displaced from the urban renewal area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban renewal plan should conform to the general plan of the municipality as a whole; (3) the urban renewal plan should give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of the children residing in the general vicinity of the site covered by the plan; and (4) the urban renewal plan should afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise;

WHEREAS, if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe, and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe, and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in the Law, because of defective or unusual conditions of title, diversity of ownership

tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area;

WHEREAS, the Plan does not contain any significant open land;

WHEREAS, pursuant to Chapter 14, Title 40 of the Idaho Code, the Ada County Highway District ("District") is granted certain authority and jurisdiction over public rights-of-way within the Project Area as that term is defined in the Plan;

WHEREAS, the District also has the opportunity to provide comments on the proposed Plan;

WHEREAS, the collective base assessment roll for the existing revenue allocation area and the new Plan area, cannot exceed ten percent (10%) of the Assessed Value of the City;

WHEREAS, the City at its regular meeting held on September 24, 2012, considered the Plan as proposed and made certain comprehensive findings.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GARDEN CITY:

SECTION 1: It is hereby found and determined that:

(a) The Project Area as defined in the Plan is a deteriorated or a deteriorating area as defined in the Law and the Act and qualifies as an eligible urban renewal area under the Law and Act.

(b) The rehabilitation, conservation, and redevelopment of the urban renewal area pursuant to the Plan are necessary in the interests of public health, safety, and welfare of the residents of the City.

(c) There continues to be a need for the Agency to function in the City.

(d) The Plan conforms to the Comprehensive Plan for the city of Garden City.

(e) The Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the mixed use components of the Plan and the need for overall public improvements), and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area covered by the Plan.

(f) The Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation and redevelopment of the urban renewal area by private enterprises.

(g) The Plan provides a feasible method for relocation of any displaced families residing within the urban renewal area.

(h) The collective base assessment roll of the existing revenue allocation area and the new Plan area do not exceed ten percent (10%) of the assessed value of the City.

(i) The Plan includes the requirements set out in Idaho Code § 50-2905.

SECTION 2: The City Council finds that the Project Area and Revenue Allocation Area do not consist of predominantly open land, that the Agency does not intend to acquire any open land on any widespread basis, and that the Project Area is planned to be redeveloped in a manner that will include nonresidential uses. Provided, however, the City Council finds that if portions of the Project Area and Revenue Allocation Area are deemed "open land," the criteria set forth in the Law and Act has been met.

SECTION 3: The City Council finds that the Plan meets the sound needs of the City and will provide opportunities in an area that does not now contain such opportunities, and nonresidential uses are necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan for the city of Garden City, as amended to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 4: The Plan, a copy of which is attached hereto and marked as Exhibit 3 and made a part hereof by attachment, be, and the same hereby is, approved. As directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the September 24, 2012, hearing, and incorporate changes or modifications, if any.

SECTION 5: That the City Council declares that nothing within the Plan is intended or shall be interpreted to usurp the jurisdiction and authority of the Ada County Highway District as defined in Chapter 14, Title 40, Idaho Code. Further, pursuant to Section 40-1415, Idaho Code, the Ada County Highway District has authority over the planning, location, design, construction, reconstruction, and maintenance of the City rights-of-way and accompanying curbs, gutters, culverts, sidewalks, paved medians, bulkheads, and retaining walls. In the planning process, the District shall take into consideration the planning principles contained in the Plan.

SECTION 6: No direct or collateral action challenging the Plan shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Plan.

SECTION 7: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the County Auditor and Tax Assessor of Ada County and to the appropriate officials of Ada County Board of County Commissioners, Ada County Emergency Medical Services, Independent School District of Boise No. 1, City of Garden City, North Ada Fire and Rescue, Mosquito Abatement District, College of Western Idaho, Ada County Highway

District, and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area, and a map or plat indicating the boundaries of the Revenue Allocation Area.

SECTION 8: The City Council hereby finds and declares that the Revenue Allocation Area as defined in the Plan (defined as the Project Area in the Plan), the equalized assessed valuation of which the Council hereby determines is in and is part of the Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

SECTION 9: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the Plan, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 10: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not exercise its power under Idaho Code Section 50-2006 to designate itself as the Agency Board.

SECTION 11: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2012, to the extent permitted by the Act.

SECTION 12: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 13: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

SECTION 14: All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

SECTION 15: SAVINGS CLAUSE: This ordinance does not affect an action or proceeding commenced or right accrued before this ordinance takes effect.

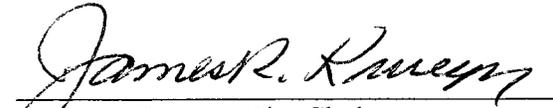
PASSED by the City Council of the city of Garden City, Idaho, on this 22nd day of October, 2012.

APPROVED by the Mayor of the city of Garden City, Idaho, on this 22nd day of October, 2012.



Mayor John Evans

ATTEST:



James R. Krueger, City Clerk



Exhibit 1

FINDINGS AND RECOMMENDATIONS FINDING THE RIVER FRONT EAST URBAN
RENEWAL PROJECT URBAN RENEWAL PLAN IN CONFORMITY WITH
COMPREHENSIVE PLAN

GARDEN CITY PLANNING AND ZONING COMMISSION FINDINGS AND RECOMMENDATION: *River Front East Urban Renewal Plan*

This proposal came before the Garden City Planning and Zoning Commission for consideration on August 15, 2012. The Commission reviewed the materials submitted. Based on the evidence presented, the Commission makes the following findings and recommendation to the Garden City Council:

Findings

1. On May 9, 1995, the Council and Mayor of Garden City, Idaho respectively, adopted Resolution No. 669 thereby creating the Garden City Urban Renewal Agency("URA"), authorizing it to transaction business and exercise the powers granted by the Idaho Urban Renewal Law of 1965.
2. The Legislature of the State of Idaho has enacted the Local Economic Development Act, Chapter 29, Title 50, Idaho Code authorizing certain urban renewal agencies, including the Urban Renewal Agency of Garden City, to adopt revenue allocation financing provisions as part of their urban renewal plans.
3. URA has prepared a proposed River Front East Urban Renewal Plan for the areas designated as eligible for urban renewal planning and revenue allocation;
4. Idaho Code Section 50-2906, requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area.
5. Idaho Code Section 50-2008 does not allow for an urban renewal project may to be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project.
6. Garden City Council has adopted Resolution 957-12 which certified the subject area in Garden City as a "deteriorated area" or "deteriorating area" based upon the January 2012 Urban Renewal Eligibility Report;
7. The River Front East Urban Renewal Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the mixed use components of the River Front East Urban Renewal Plan, the need for overall public improvements, and the proposed public open space), and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area.
8. The River Front East Urban Renewal Plan is in all aspects in conformance with the Garden City Comprehensive Plan.
9. The collective base assessment roll of the River Front East Urban Renewal Plan, and the adjusted Amended and Restated River Front Urban Renewal Plan, does not exceed ten percent (10%) of the assessed value of the City of Garden City.
10. The equalized assessed valuation of the taxable property in the revenue allocation area River Front East Urban Renewal Plan is likely to increase, and continue to increase, as a result of initiation and continuation of urban renewal projects in accordance with the River Front East Urban Renewal Plan.

11. The rehabilitation, conservation, and redevelopment of the urban renewal area pursuant to the River Front East Urban Renewal Plan are necessary in the interests of public health, safety, and welfare of the residents of the City of Garden City.

12. The River Front East Urban Renewal Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation and redevelopment of the urban renewal area by private enterprises.

Recommendation

The Garden City Planning and Zoning Commission recommends adoption of the River Front East Urban Renewal Plan.


Chairman, Planning and Zoning Commission

09/06/2012
Date

Exhibit 2

NOTICE PUBLISHED IN THE *IDAHO STATESMAN*

NOTICE OF REGULAR MEETING AND PUBLIC HEARING BY THE
CITY COUNCIL OF THE CITY OF GARDEN CITY
TO CONSIDER THE
RIVER FRONT EAST URBAN RENEWAL PROJECT
URBAN RENEWAL PLAN
OF THE GARDEN CITY URBAN RENEWAL AGENCY
OF THE CITY OF GARDEN CITY

NOTICE IS HEREBY GIVEN that the City Council of the city of Garden City will hold during its regular meeting, a public hearing in City Council Chambers, 6015 Glenwood Street, Garden City, Idaho, 83714 on September 24, 2012, at 6:00 p.m., to consider the River Front East Urban Renewal Project Urban Renewal Plan ("Plan") of the Garden City Urban Renewal Agency ("Agency"). The boundaries of the Plan Area are hereinafter described. The boundaries include both urban renewal and revenue allocation areas. The Plan proposes that the Agency undertake urban renewal projects pursuant to the Idaho Urban Renewal Law of 1965 as amended. The Plan proposes to create an urban renewal area commonly referred to as the River Front East Urban Renewal Project Area. The Plan being considered for adoption contains a revenue allocation financing provision pursuant to the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, that will cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1, 2012, to be allocated to the Agency for urban renewal purposes. The Agency has adopted and recommended approval of the Plan. The City Council will also be considering the first reading of an Ordinance to adopt the Plan. The third reading of the Ordinance is scheduled for October 22, 2012, at 6:00 p.m.

The general scope and objectives of the Plan are:

1. The installation, construction, or reconstruction of streets, utilities, including electrical distribution and transmission lines in underground configuration, if needed to encourage new developments, fiber optic or other communication systems, and other public improvements, including, but not limited to, irrigation and drainage laterals and ditches, canal crossings, storm drain systems, water and sewer improvements, fire protection systems, streetlights; and other public improvements including civic building or community facilities owned or occupied by the Agency or other public agencies including the City of Garden City's walkways, public open spaces, community centers, cultural centers, and visitors or information centers, as may be deemed appropriate by the Urban Renewal Agency Board;
2. The acquisition of certain real property (if needed);
3. The demolition or removal of certain buildings and improvements for public rights-of-way for streets, utilities, walkways, and other improvements, for public facility building sites, to eliminate unhealthful, unsanitary, or unsafe conditions, enhance density, eliminate obsolete or other uses detrimental to the public welfare or otherwise to remove or to prevent the spread of deteriorating or deteriorated conditions;

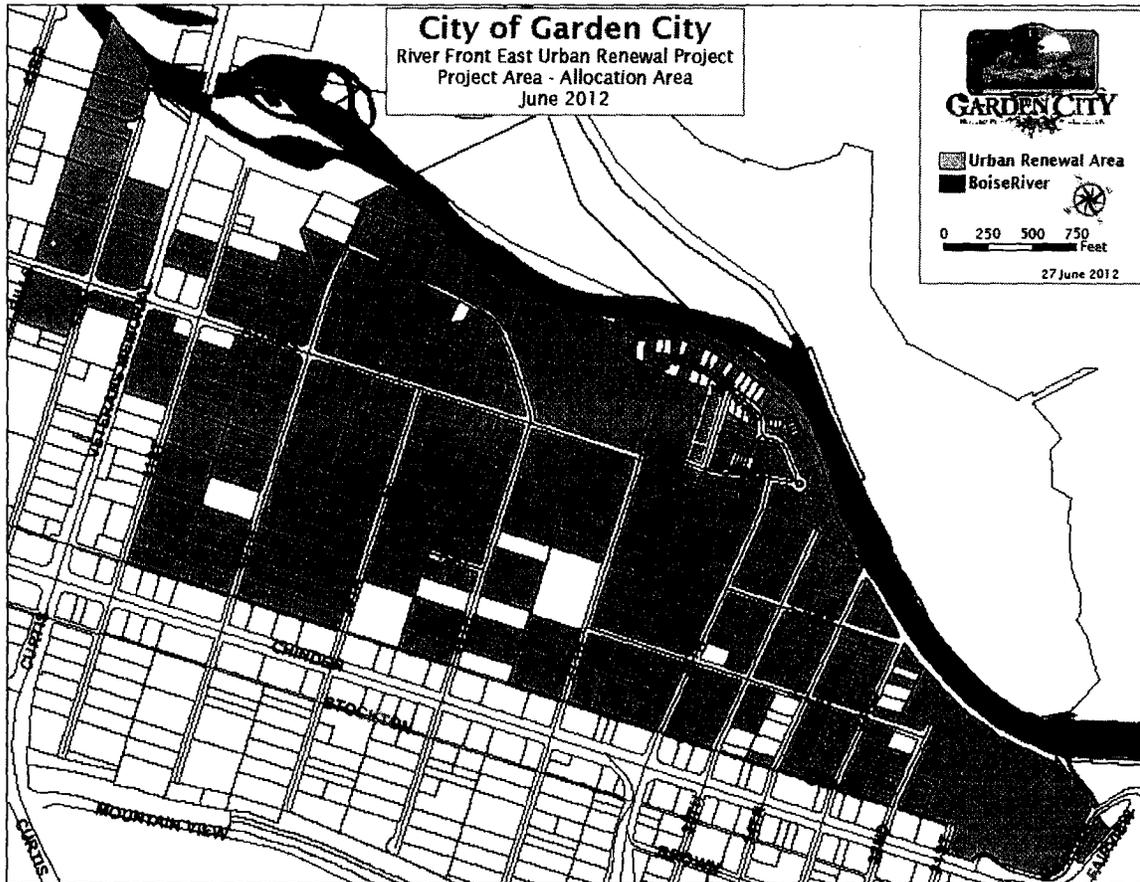
4. The provision for participation by the property owner within the Project Area to achieve the objectives of this Plan;
5. The management of any property acquired by and under the ownership and control of the Agency;
6. The provision for relocation assistance to displaced Project occupants, as required by law;
7. The disposition of property for uses in accordance with this Plan;
8. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
9. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
10. The preparation and assembly of adequate sites for the development and construction of facilities for industrial, commercial, retail, and governmental use;
11. To the extent allowed by law, lend or invest federal funds to facilitate redevelopment; and
12. The construction of foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights, sites for buildings to be used for residential, commercial, industrial, and other uses contemplated by the Plan, and to provide utilities to the development site.

Any such land uses as described in the Plan will be in conformance with zoning for the city of Garden City and the Comprehensive Plan for the city of Garden City, as adopted by the City Council. Land made available will be developed by private enterprises or public agencies as authorized by law. The Plan identifies various public and private improvements which may be made within the Urban Renewal Area.

The Urban Renewal Project Area and Revenue Allocation Area herein referred to is located generally as follows:

An area consisting of approximately 199 acres from Veterans Memorial Drive on the west, Garden Street on the east, the Boise River on the north, and the Osage Street right-of-way on the south, along with certain properties west of Veterans Memorial Drive, past 42nd Street to Bills Avenue extending to the Boise River.

The project area is also depicted in the map below.



Copies of the proposed Plan are on file for public inspection and copying for the cost of duplication at the office of the City Clerk of Garden City, 6015 Glenwood Street, Garden City, Idaho 83714, between the hours of 8:00 o'clock a.m. and 5:00 o'clock p.m., Monday through Friday, exclusive of holidays.

The hearing will be held in a handicapped accessible facility. All information presented in the hearing shall also be available upon advance request in a form usable by persons with hearing or visual impairments; individuals with other disabilities may receive assistance by contacting the City 24 hours prior to the hearing.

At the hearing date, time, and place noted above (September 24, 2012, at 6:00 p.m.), all persons interested in the above matters may appear and be heard. Written comments will also be accepted. Comments should be directed to the City Clerk of Garden City. Written comments should be submitted prior to the hearing date.

DATED this 20TH day of August, 2012.

James R. Krueger, City Clerk

2 publication dates: August 25th and September 1st, 2012.

LEGAL PROOF OF PUBLICATION

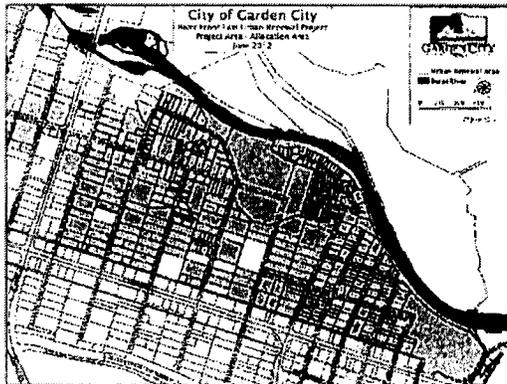
Account #	Ad Number	Identification	PO	Amount	Cols	Lines
35530	0000611642	LEGAL NOTICE	RiverEast	\$576.69	3	76

Attention: Jim Krueger
 GARDEN CITY CITY OF
 6015 GLENWOOD ST
 BOISE ID 83714

**LEGAL NOTICE
 NOTICE OF REGULAR MEETING AND PUBLIC HEARING BY THE
 CITY COUNCIL OF THE CITY OF GARDEN CITY
 TO CONSIDER THE
 RIVER FRONT EAST URBAN RENEWAL PROJECT
 URBAN RENEWAL PLAN
 OF THE GARDEN CITY URBAN RENEWAL AGENCY
 OF THE CITY OF GARDEN CITY**

NOTICE IS HEREBY GIVEN that the City Council of the city of Garden City will hold during its regular meeting, a public hearing in City Council Chambers, 6015 Glenwood Street, Garden City, Idaho, 83714 on September 24, 2012, at 6:00 p.m., to consider the River Front East Urban Renewal Project Urban Renewal Plan (Plan) of the Garden City Urban Renewal Agency (Agency). The boundaries of the Plan Area are hereinafter described. The boundaries include both urban renewal and revenue allocation areas. The Plan proposes that the Agency undertake urban renewal projects pursuant to the Idaho Urban Renewal Law of 1965 as amended. The Plan proposes to create an urban renewal area commonly referred to as the River Front East Urban Renewal Project Area. The Plan being considered for adoption contains a revenue allocation financing provision pursuant to the local Economic Development Act, Chapter 29, Title 50, Idaho Code, that will cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1, 2012, to be allocated to the Agency for urban renewal purposes. The Agency has adopted and recommended approval of the Plan. The City Council will also be considering the first reading of an Ordinance to adopt the Plan. The third reading of the Ordinance is scheduled for October 22, 2012, at 6:00 p.m.

- The general scope and objectives of the Plan are:
1. The installation, construction, or reconstruction of streets, utilities, including electrical distribution and transmission lines in underground configuration, if needed to encourage new developments, fiber optic or other communication systems, and other public improvements, including, but not limited to, irrigation and drainage laterals and ditches, canal crossings, storm drain systems, water and sewer improvements, fire protection systems, streetlights, and other public improvements including civic building or community facilities, owned or occupied by the Agency or other public agencies including the City of Garden City's walkways, public open spaces, community centers, cultural centers, and visitors or information centers, as may be deemed appropriate by the Urban Renewal Agency Board.
 2. The acquisition of certain real property if needed.
 3. The demolition or removal of certain buildings and improvements for public rights-of-way for streets, utilities, walkways, and other improvements; for public facility building sites to eliminate undesirable, unsafe, or unsafe conditions, enhance density, eliminate obsolete or other uses detrimental to the public welfare or otherwise to remove or to prevent the spread of deteriorating or deteriorated conditions.
 4. The provision for participation by the property owner within the Project Area to achieve the objectives of this Plan.
 5. The management of any property acquired by and under the ownership and control of the Agency.
 6. The provision for relocation assistance to displaced Project occupants, as required by law.
 7. The disposition of property for uses in accordance with this Plan.
 8. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan.
 9. The rehabilitation of structures and improvements by present owners, their successors, and the Agency.
 10. The preparation and assembly of adequate sites for the development and construction of facilities for industrial, commercial, retail and governmental use.
 11. To the extent allowed by law, fund or invest federal funds to facilitate redevelopment and
 12. The construction of foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights, sites for buildings to be used for residential, commercial, industrial, and other uses contemplated by the Plan, and to provide utilities to the development site.
- Any such land uses as described in the Plan will be in conformance with zoning for the city of Garden City and the corresponding Plan for the city of Garden City, as adopted by the City Council. Land made available will be developed by private enterprises or public agencies as authorized by law. The Plan identifies various public and private improvements which may be made within the Urban Renewal Area.
- The Urban Renewal Project Area and Revenue Allocation Area herein referred to is located generally as follows:
- An area consisting of approximately 199 acres from Veterans Memorial Drive on the west, Garden Street on the east, the Boise River on the north, and the Osage Street right-of-way on the south, along with certain portions west of Veterans Memorial Drive, east of Osage Street to Bill Avenue extending to the Boise River. The project area is also depicted in the map below.



Copies of the proposed Plan are on file for public inspection and copying for the cost of duplication at the office of the City Clerk of Garden City, 6015 Glenwood Street, Garden City, Idaho 83714, between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, exclusive of holidays. The hearing will be held in a handicapped accessible facility. All information presented in the hearing shall also be available upon advance request in a form usable by persons with hearing or visual impairments, individuals with other disabilities may receive assistance by contacting the City 24 hours prior to the hearing.

At the hearing date, time and place noted above, September 24, 2012, at 6:00 p.m., all persons interested in the above matters may appear and be heard. Written comments will also be accepted. Comments should be directed to the City Clerk of Garden City. Written comments should be submitted prior to the hearing date.

DATED this 20th day of August, 2012
 James R. Krueger, City Clerk

ALEXIS FOWLER, being duly sworn, deposes and says: That she is the Principal Clerk of The Idaho Statesman, a daily newspaper printed and published at Boise, Ada County, State of Idaho, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of twelve consecutive months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The Idaho Statesman, in conformity with Section 60-108, Idaho Code, as amended, for:

2 Insertions

Beginning issue of: 08/25/2012

Ending issue of: 09/01/2012

Alexis Fowler
 (Legals Clerk)

STATE OF IDAHO)
) SS
 COUNTY OF ADA)

On this 4 day of September in the year of 2012 before me, a Notary Public, personally appeared before me Alexis Fowler known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same.

Heather Harradine
 Notary Public for Idaho
 Residing at: Boise, Idaho

Commission expires:

2/08/2014

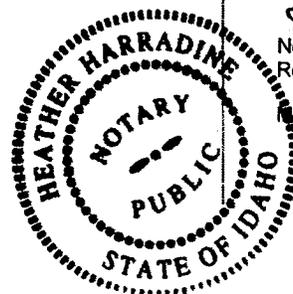


Exhibit 4
CITY OF GARDEN CITY

SUMMARY OF ORDINANCE NO. 954-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN CITY, IDAHO, APPROVING THE RIVER FRONT EAST URBAN RENEWAL PROJECT URBAN RENEWAL PLAN, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GARDEN CITY:

SECTION 1: It is hereby found and determined that:

- (a) The Project Area as defined in the Plan is a deteriorated or a deteriorating area as defined in the Law and the Act and qualifies as an eligible urban renewal area under the Law and Act.
- (b) The rehabilitation, conservation, and redevelopment of the urban renewal area pursuant to the Plan are necessary in the interests of public health, safety, and welfare of the residents of the City.
- (c) There continues to be a need for the Agency to function in the City.
- (d) The Plan conforms to the Comprehensive Plan for the city of Garden City.
- (e) The Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the mixed use components of the Plan and the need for overall public improvements), and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area covered by the Plan.
- (f) The Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation and redevelopment of the urban renewal area by private enterprises.
- (g) The Plan provides a feasible method for relocation of any displaced families residing within the urban renewal area.

(h) The collective base assessment roll of the existing revenue allocation area and the new Plan area do not exceed ten percent (10%) of the assessed value of the City.

(i) The Plan includes the requirements set out in Idaho Code § 50-2905.

SECTION 2: The City Council finds that the Project Area and Revenue Allocation Area do not consist of predominantly open land, that the Agency does not intend to acquire any open land on any widespread basis, and that the Project Area is planned to be redeveloped in a manner that will include nonresidential uses. Provided, however, the City Council finds that if portions of the Project Area and Revenue Allocation Area are deemed “open land,” the criteria set forth in the Law and Act has been met.

SECTION 3: The City Council finds that the Plan meets the sound needs of the City and will provide opportunities in an area that does not now contain such opportunities, and nonresidential uses are necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan for the city of Garden City, as amended to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 4: The Plan, a copy of which is attached hereto and marked as Exhibit 3 and made a part hereof by attachment, be, and the same hereby is, approved. As directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the September 24, 2012, hearing, and incorporate changes or modifications, if any.

SECTION 5: That the City Council declares that nothing within the Plan is intended or shall be interpreted to usurp the jurisdiction and authority of the Ada County Highway District as defined in Chapter 14, Title 40, Idaho Code. Further, pursuant to Section 40-1415, Idaho Code, the Ada County Highway District has authority over the planning, location, design, construction, reconstruction, and maintenance of the City rights-of-way and accompanying curbs, gutters, culverts, sidewalks, paved medians, bulkheads, and retaining walls. In the planning process, the District shall take into consideration the planning principles contained in the Plan.

SECTION 6: No direct or collateral action challenging the Plan shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Plan.

SECTION 7: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the County Auditor and Tax Assessor of Ada County and to the appropriate officials of Ada County Board of County Commissioners, Ada County Emergency Medical Services, Independent School District of Boise No. 1, City of Garden City, North Ada Fire and Rescue, Mosquito Abatement District, College of Western Idaho, Ada County Highway District, and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area, and a map or plat indicating the boundaries of the Revenue Allocation Area.

SECTION 8: The City Council hereby finds and declares that the Revenue Allocation Area as defined in the Plan (defined as the Project Area in the Plan), the equalized assessed valuation of which the Council hereby determines is in and is part of the Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

SECTION 9: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the Plan, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 10: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not exercise its power under Idaho Code Section 50-2006 to designate itself as the Agency Board.

SECTION 11: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2012, to the extent permitted by the Act.

SECTION 12: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 13: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

SECTION 14: All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

SECTION 15: SAVINGS CLAUSE: This ordinance does not affect an action or proceeding commenced or right accrued before this ordinance takes effect.

PASSED by the City Council of the city of Garden City, Idaho, on this 22nd day of October, 2012.

APPROVED by the Mayor of the city of Garden City, Idaho, on this 22nd day of October, 2012.

EXHIBITS TO THE ORDINANCE

- Exhibit 1 Findings and Recommendations Finding the River Front East Urban Renewal Project Urban Renewal Plan In Conformity With Comprehensive Plan
- Exhibit 2 Notice Published in the *Idaho Statesman*
- Exhibit 3 River Front East Urban Renewal Project Urban Renewal Plan
- Exhibit 4 Ordinance Summary

SUMMARY OF PLAN

The River Front East Urban Renewal Project Urban Renewal Plan (“Plan”) was prepared by the urban renewal agency of the city of Garden City, the Garden City Urban Renewal Agency (“Agency”) pursuant to the state of Idaho Urban Renewal Law, the Local Economic Development Act, the Idaho Constitution, and all applicable laws and ordinances and was approved by the Agency. The Plan provides for the Agency to undertake urban renewal projects pursuant to the Idaho Urban Renewal Law of 1965 as amended. The Plan contains a revenue allocation financing provision pursuant to the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the original base assessment roll as of January 1, 2012, to be allocated to the Agency for the urban renewal purposes.

The general scope and objectives of the Plan are:

- a. The provision of adequate land for parks, open space, street rights-of-way and pedestrian rights-of-way;
- b. The construction, reconstruction and improvement of major street corridors to allow traffic flows to move through the development along with the accompanying utility connections, through the Project Area; including relocating certain utilities to underground facilities;
- c. The provision of public service utilities such as water system improvements, sewer system improvements (which may be located outside the Project Area);
- d. The elimination of environmental deficiencies in the Project Area, including, among others, deteriorated and inadequate public improvements including certain streets and improvements; improvements to public utilities including water and sewer improvements, fire protection systems; streetlights; other public improvements; removal, burying, or relocation of overhead utilities; extension of electrical distribution lines and transformers; and improvement of irrigation and drainage ditches and laterals;

- e. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area;
- f. The replanning, redesign, and development of undeveloped or underdeveloped areas which are stagnant or improperly utilized because of limited traffic access, underserved utilities, and other site conditions;
- g. The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate new private development providing, employment, and economic growth;
- h. The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources;
- i. The strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Revenue Allocation Area and the Project Area as a whole and benefiting the various taxing districts in which the urban renewal area is located; and
- j. The funding of necessary public infrastructure to accommodate both public and private development.

Any such land uses as described in the Plan will be in conformance with zoning for the city of Garden City and the Comprehensive Plan, as adopted by the City Council. Land made available will be developed by private enterprises or public agencies as authorized by law. The Plan identifies various public and private improvements which may be made within the Urban Renewal Area.

The Urban Renewal Project Area and Revenue Allocation Area herein referred to is located generally as follows:

An area consisting of approximately 199 acres from Veterans Memorial Drive on the west, Garden Street on the east, the Boise River on the north, and the Osage Street right-of-way on the south, along with certain properties west of Veterans Memorial Drive, past 42nd Street to Bills Avenue extending to the Boise River.

Garden City Urban Renewal Agency Boundary Description Urban Renewal Project Area and Revenue Allocation Area

18 October 2012

An area consisting of approximately 240.41 acres enclosed within the following boundary:

Land being situate in the south one-half of Section 32 of Township 4 North, Range 2 East, and Section 5 and the southwest quarter of the southwest quarter of Section 4 of Township 3 North, Range 2 East, Ada County, Idaho, and including portions of Fairview Acres Subdivisions #1, #3, #5 and #7 and Waterfront District Subdivision, as shown on the official plats thereof on file in the office of the Ada County, Idaho, Recorder, and being more particularly described as follows:

Commencing at the section corner common to Sections 4, 5, 8 and 9 of Township 3 North, Range 2 East, Boise Meridian; thence $N00^{\circ}25'34''W$, 297.95 feet along the line common to said Sections 4 and 5 to the northwesterly right-of-way of Main Street and to the ***Point of Beginning***:

Thence $S67^{\circ}47'36''W$, 331.75 feet along the northwesterly right-of-way of Main Street to the extension of the northeasterly right-of-way of Chinden Boulevard;

Thence $N45^{\circ}44'00''W$, 656.57 feet along the northeasterly right-of-way of Chinden Boulevard to the southeasterly right-of-way of 31th Street;

Thence $N44^{\circ}16'00''E$, 157.50 feet along the southeasterly right-of-way of 31th Street to the centerline of Osage Street;

Thence $N45^{\circ}44'00''W$, 1,250.55 feet along the centerline of Osage Street to the extension of the northwesterly boundary of Lot 4 of Block 32 of said Fairview Acres Subdivision No. 5;

Thence $N51^{\circ}30'00''E$, 57.96 feet along the extension of and the northwesterly boundary of said Lot 4 to the most northerly corner of said Lot 4;

Thence $S45^{\circ}44'00''E$, 150.00 feet along the northeasterly boundary of Lot 4 to the most easterly corner of said Lot 4;

Thence $N51^{\circ}30'00''E$, 352.80 feet along the southeasterly boundary of said Block 32 to the northeasterly boundary of said Block 32;

Thence N45°44'00"W, 150.00 feet along the southeasterly boundary of said Block 32 to the most northerly corner of Lot 11 of Block 32 of said Fairview Acres Subdivision No. 5;

Thence S51°30'00"W, 252.00 feet along the northwesterly boundary of Lots 11 through 7 of Block 32 of said Fairview Acres Subdivision No. 5 to the most westerly corner of said Lot 7;

Thence N45°44'00"W, 150.00 feet along the southwesterly boundary of Lot 28 of Block 32 of said Fairview Acres Subdivision No. 5 to the most westerly corner of said Lot 28;

Thence S51°30'00"W, 158.76 feet along the northwesterly boundary of said Block 32 to the centerline of Osage Street;

Thence N45°44'00"W, 1,249.85 feet along the centerline of Osage Street to the extension of the southeasterly boundary of Lot 31 of Block 12 of Fairview Acres Subdivision No. 3;

Thence N44°16'00"E, 107.50 feet along the extension of and the southeasterly boundary of said Lot 31 to the most easterly corner of said Lot 31;

Thence N45°44'00"W, 300.00 feet along the northeasterly boundary of said Lot 31 to the most northerly corner of said Lot 31;

Thence S44°16'00"W, 107.50 feet along the northwesterly boundary of said Lot 31 and the extension thereof to the centerline of Osage Street;

Thence N45°44'00"W, 350.00 feet along the centerline of Osage Street to the extension of the northwesterly boundary of Lot 4 of Block 8 of Fairview Acres Subdivision No. 1;

Thence N44°16'00"E, 307.50 feet along the extension of and the northwesterly boundary of Lots 4 through 6 of Block 8 of Fairview Acres Subdivision No. 1 to the most northerly corner of said Lot 6;

Thence N45°44'00"W, 300.00 feet along the northwesterly boundary of Lot 29 of Block 8 of Fairview Acres Subdivision No. 1 to the most northerly corner of said Lot 29;

Thence S44°16'00"W, 307.50 feet along the northwesterly boundary of Lots 29 through 31 and the said boundary extended to the centerline of Osage Street;

Thence N45°44'00"W, 1,350.00 feet along the centerline of Osage Street to the southeasterly boundary extended of Block 5 of Fairview Acres Subdivision No. 1;

Thence N44°16'00"E, 807.50 feet along the extension of and the southeasterly boundary of Block 5 to the most easterly corner of Lot 11 of said Block 5;

Thence N45°44'00"W, 300.00 feet along the northeasterly boundary of said Lot 11 to the most northerly corner of said Lot 11;

Thence N44°16'00"E, 500.00 feet along the northwesterly boundary of Lots 12 through 16 of said Block 5 to the most northerly corner of said Lot 16;

Thence N45°44'00"W, 350.00 feet along the southwesterly boundary of Lot 18 of said Block 5 and the extension thereof to the most easterly corner of Lot 16 of Block 4 of said Fairview Acres Subdivision No. 1;

Thence S44°16'00"W, 200.00 feet along the southeasterly boundary of Lots 16 and 15 of said Block 4 to the most southerly corner of said Lot 15;

Thence N45°44'00"W, 300.00 feet along the southwesterly boundary of said Lot 15 to the most westerly corner of said Lot 15;

Thence N44°16'08"E, 1,795.09 feet along the northwesterly boundary of Lots 15 through 17 of said Block 4 and the extension thereof, and the northwesterly boundary of Lots 1 through 13 of Block 17 of said Fairview Acres Subdivision No. 3 to the most northerly corner of said Lot 13;

Thence S07°38'36"E, 381.08 feet along the easterly boundary of said Lot 13 to the southeasterly boundary of said Lot 13;

Thence S13°48'04"W, 49.31 feet to the centerline extended of 42nd Street;

Thence S44°16'00"W, 567.50 feet along the extension of and the centerline of 42nd Street to the extension of the northeasterly boundary of Lot 29 of Block 16 of said Fairview Acres Subdivision No. 3;

Thence S45°44'00"E, 325.00 feet along the extension of and the northeasterly boundary of said Lot 29 to the most easterly corner of said Lot 29;

Thence S44°16'00"W, 200.00 feet along the southeasterly boundary of Lots 29 and 30 of said Block 16 to the most southerly corner of said Lot 30;

Thence S45°44'00"E, 650.00 feet along the northeasterly boundary and the extension thereof of Lots 4 and 31 of Block 15 of said Fairview Acres Subdivision No. 3 to the most easterly corner of said Lot 31;

Thence N44°16'00"E, 100.00 feet along the northwesterly boundary of Lot 4 of said Block 15 to the most northerly corner of said Lot 4;

Thence S45°44'00"E, 159.81 feet along the northeasterly boundary of said Lot 4 to the westerly boundary of said Fairview Acres Subdivision No. 7;

Thence N07°57'00"E, 150.72 feet along the westerly boundary of said Fairview Acres Subdivision No. 7;

Thence N56°06'00"E, 4.64 feet along the northwesterly boundary of said Fairview Acres Subdivision No. 7 to the most northerly corner of Lot 16 of Block 2 of said Fairview Acres Subdivision No. 7;

Thence S39°55'00"E, 292.92 feet along the northeasterly boundary of said Lot 16 and the extension thereof to the northwesterly boundary extended of Block 3 of said Fairview Acres Subdivision No. 7;

Thence N50°05'28"E, 232.00 feet along the extension of and the northwesterly boundary of said Block 3 to the northeasterly boundary of said Block 3;

Thence N39°55'00"W, 49.45 feet along the northeasterly boundary of said Fairview Acres Subdivision No. 7 to the northerly boundary of land described in Instrument Number 8804227, records of Ada County, Idaho;

Thence S89°35'00"E, 256.53 feet along the northerly boundary of land described in said Instrument Number 8804227 to the northeasterly boundary of land described in said Instrument Number 8804227;

Thence S22°41'03"E, 510.65 feet along the northeasterly boundary of land described in said Instrument Number 8804227;

Thence S05°53'15"E, 95.07 feet along the easterly boundary of land described in said Instrument Number 8804227 to the northeasterly boundary of said Fairview Acres Subdivision No. 7;

Thence S31°27'00"E, 293.87 feet along the northeasterly boundary of said Fairview Acres Subdivision No. 7 to the most easterly corner of Lot 36 of Block 3 of said Fairview Acres Subdivision No. 7;

Thence S42°35'57"E, 315.75 feet to the most northerly corner of said Waterfront District Subdivision;

Thence the following courses and distances along the boundary of said Waterfront District Subdivision:

S52°36'00"E, 250.00 feet;
S55°30'00"E, 401.00 feet;
S42°30'00"E, 152.00 feet;
S37°00'00"E, 125.00 feet;
S27°30'00"E, 400.00 feet;
S05°00'00"E, 200.00 feet;
S04°30'00"W, 300.00 feet;
S11°30'00"W, 290.00 feet;
S10°00'00"E, 70.00 feet;
S03°30'00"W, 100.00 feet;
S10°59'57"W, 70.30 feet;
N32°00'00"W, 23.00 feet to the boundary of said Fairview Acres Subdivision No. 5;

Thence the following courses and distances along the boundary of said Fairview Acres Subdivision No. 5:

S00°10'09"E, 76.69 feet;
S08°39'09"W, 73.52 feet;
S05°23'05"E, 177.66 feet;
S01°44'00"E, 185.76 feet;
S11°46'09"E, 55.98 feet;
S09°40'07"E, 169.86 feet;
S16°04'02"E, 160.99 feet;
S12°44'04"E, 55.52 feet;
S21°08'31"E, 155.91 feet;
S30°16'25"E, 150.35 feet;
S18°02'26"E, 53.37 feet;
S35°59'37"E, 148.95 feet;
S39°59'46"E, 198.87 feet;
N51°30'00"E, 27.74 feet;
S10°39'10"E, 168.30 feet;
S12°23'44"E, 165.71 feet;
S00°47'35"E, 63.20 feet;
S08°05'50"E, 111.68 feet to the northwesterly right-of-way of Main Street;

Thence S67°47'36"W, 101.02 feet along the northwesterly right-of-way of Main Street to the ***Point of Beginning***.
AND INCLUDING adjoining public right-of-ways.

EXCEPTING THEREFROM the following lands:

Within Fairview Acres Subdivision No. 1:

The southeasterly 100 feet of Lot 17 of Block 5;
Lot 9 and the northeasterly 74.14 feet of Lot 8 of Block 6;
The northwesterly 200 feet of Lot 18 of Block 6;
Lot 7 and the southwesterly 20 feet of Lot 8 of Block 8.

Within Fairview Acres Subdivision No. 3:

Lots 8 through 11 of Block 12;
Lot 24 of Block 12;
Lot 28 and the southwesterly 20 feet of Lot 27 of Block 12.

Within Fairview Acres Subdivision No. 5:

Lots 33 and 34 of Block 28;
Lot 29 of Block 36;
Lot 31 and the northeasterly one-half of Lot 32 of Block 36;
Lot 33 and the southwesterly one-half of Lot 32 of Block 36;
Lots 10 and 11 of Block 37.

Within Fairview Acres Subdivision No. 7:

The southeasterly 13.5 feet of Lot 2 and Lot 1 of Block 1, except the following land within Lot 1, which is to be included in the Urban Renewal Area:

Beginning at the most easterly corner of said Lot 1, which is the ***Point of Beginning***:

Thence 100 feet along the northeasterly boundary of said Lot 1;

Thence southwesterly 84 feet, more or less, to a point on the southerly boundary of said Lot 1, 114 feet from the most easterly corner of said Lot 1;

Thence 114 feet along the southerly boundary of said Lot 1 to the ***Point of Beginning***.

Within Waterfront District Subdivision:

Lots 7 through 13 of Block 1;

Lots 16 through 19 of Block 1;

Lot 21 of Block 1;

Lots 23 and 24 of Block 1;

Lot 27 of Block 1;

Lots 29 and 30 of Block 1;

Lot 33 of Block 1;

Lot 37 of Block 1;

Lots 39 through 64 of Block 1;

Lots 12 through 14 of Block 2;

Lots 23 through 27 of Block 2.

This description has been prepared from information of record in the Ada County Recorder's office and provided by the Garden City Urban Renewal Agency.

Sections 300 through 314 discuss the proposed redevelopment actions, participation opportunities and agreements, cooperation with public bodies, property acquisition standards and requirements, relocation, demolition, and property disposition.

Section 402 discusses the type of land uses authorized in the Project Area.

Section 412 describes design guidelines for development.

The Plan also contains a major section on financing. Among other sources, the Plan will utilize revenue allocation financing, authorized by Chapter 29, Title 50, Idaho Code. This statute was approved in 1988 by the Idaho Legislature. Section 504 and Attachment 5 discuss revenue allocation financing and show how such financing has worked and would work in the Project Area in the future if certain new private developments occur as estimated.

Increases in assessed valuation of real and personal property in the Project Area that occur after January 1, 2012, will generate revenue for the Agency to pay project costs. Project costs include street improvements, parking facilities, and other public improvement costs. The assessed valuation of real and personal property on the base assessment roll is still available for use by the other taxing districts, Ada County, city of Garden City, Ada County Highway District, Ada County Emergency Medical Services, Independent School District No. 1, North Ada Fire and Rescue, Mosquito Abatement District, and College of Western Idaho to finance their operations. The Plan authorizes the Agency to sell revenue bonds to finance project costs and to use annual revenue allocations to pay the debt service.

The program outlined in the Plan emphasizes the installation of needed public improvements, street improvements, utility work, and other costs to encourage private development.

Attachment 5 describes in detail the cost and financing methods for complete repayment of the debt incurred used to finance the Project and to also fund the additional described activities.

No change in the land use designation or the potential uses in the area have been proposed. The Plan follows the underlying zoning classifications of the city of Garden City.

Sections 600 and 700 describe cooperative activities by the Agency with the City.

The duration of the Plan is for twenty (20) years. A termination process is described in Section 800 of the Plan. The Agency is required to prepare an annual report each year describing its activities during the previous year.

ATTACHMENTS TO THE PLAN

- Attachment 1 Garden City Urban Renewal Agency Boundary Description River Front East Project Area and Revenue Allocation Area
- Attachment 2 River Front East Project Allocation Boundary Map
- Attachment 3 Private Properties Which May Be Acquired by the Agency
- Attachment 4 Maps Depicting Area within Revenue Allocation and Project Area
- Attachment 5 Statement of Proposed Public Improvements, Costs, Revenue, Tax Impacts, and Financing Methods
- Attachment 5A Garden City River Front East Urban Renewal Area Estimated Net Taxable Value of New Private Development and Estimated Garden City Growth Rates
- Attachment 5B Garden City River Front East Urban Renewal Area Estimated Annual Revenue Allocation Based on Estimated New Private Development and Estimated Garden City Growth Rate
- Attachment 5C Garden City River Front East Urban Renewal District Projected Revenue and Expenses – FY 2013-2032

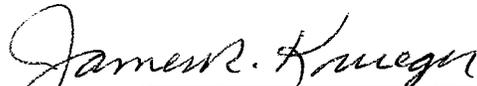
The full text of Ordinance **954-12** is available at the offices of the City Clerk, City Hall, 6015 Glenwood Street, Garden City, Idaho, 83714.

This summary is approved by the Garden City City Council at its meeting of October 22, 2012.



Mayor John Evans

ATTEST:


James R. Krueger, City Clerk

I, Frank Walker, City Attorney for the city of Garden City, Idaho, hereby declare and certify that in my capacity as City Attorney of the city of Garden City, pursuant to Idaho Code Section 50-901A(3) of the Idaho Code as amended, I have reviewed a copy of the above Summary of Ordinance, have found the same to be true and complete, and said Summary of Ordinance provides adequate notice to the public of the contents, including the exhibits, of Ordinance No **954-12**

DATED this 22nd day of October 2012.


Frank Walker, City Attorney
Garden City, Idaho

**Garden City Urban Renewal Agency
Boundary Description
Urban Renewal Project Area and
Revenue Allocation Area**

18 October 2012

An area consisting of approximately 240.41 acres enclosed within the following boundary:

Land being situate in the south one-half of Section 32 of Township 4 North, Range 2 East, and Section 5 and the southwest quarter of the southwest quarter of Section 4 of Township 3 North, Range 2 East, Ada County, Idaho, and including portions of Fairview Acres Subdivisions #1, #3, #5 and #7 and Waterfront District Subdivision, as shown on the official plats thereof on file in the office of the Ada County, Idaho, Recorder, and being more particularly described as follows:

Commencing at the section corner common to Sections 4, 5, 8 and 9 of Township 3 North, Range 2 East, Boise Meridian; thence N00°25'34"W, 297.95 feet along the line common to said Sections 4 and 5 to the northwesterly right-of-way of Main Street and to the ***Point of Beginning***:

Thence S67°47'36"W, 331.75 feet along the northwesterly right-of-way of Main Street to the extension of the northeasterly right-of-way of Chinden Boulevard;

Thence N45°44'00"W, 656.57 feet along the northeasterly right-of-way of Chinden Boulevard to the southeasterly right-of-way of 31th Street;

Thence N44°16'00"E, 157.50 feet along the southeasterly right-of-way of 31th Street to the centerline of Osage Street;

Thence N45°44'00"W, 1,250.55 feet along the centerline of Osage Street to the extension of the northwesterly boundary of Lot 4 of Block 32 of said Fairview Acres Subdivision No. 5;

Thence N51°30'00"E, 57.96 feet along the extension of and the northwesterly boundary of said Lot 4 to the most northerly corner of said Lot 4;

Thence S45°44'00"E, 150.00 feet along the northeasterly boundary of Lot 4 to the most easterly corner of said Lot 4;

Thence N51°30'00"E, 352.80 feet along the southeasterly boundary of said Block 32 to the northeasterly boundary of said Block 32;

Thence N45°44'00"W, 150.00 feet along the southeasterly boundary of said Block 32 to the most northerly corner of Lot 11 of Block 32 of said Fairview Acres Subdivision No. 5;

Thence S51°30'00"W, 252.00 feet along the northwesterly boundary of Lots 11 through 7 of Block 32 of said Fairview Acres Subdivision No. 5 to the most westerly corner of said Lot 7;

Thence N45°44'00"W, 150.00 feet along the southwesterly boundary of Lot 28 of Block 32 of said Fairview Acres Subdivision No. 5 to the most westerly corner of said Lot 28;

Thence S51°30'00"W, 158.76 feet along the northwesterly boundary of said Block 32 to the centerline of Osage Street;

Thence N45°44'00"W, 1,249.85 feet along the centerline of Osage Street to the extension of the southeasterly boundary of Lot 31 of Block 12 of Fairview Acres Subdivision No. 3;

Thence N44°16'00"E, 107.50 feet along the extension of and the southeasterly boundary of said Lot 31 to the most easterly corner of said Lot 31;

Thence N45°44'00"W, 300.00 feet along the northeasterly boundary of said Lot 31 to the most northerly corner of said Lot 31;

Thence S44°16'00"W, 107.50 feet along the northwesterly boundary of said Lot 31 and the extension thereof to the centerline of Osage Street;

Thence N45°44'00"W, 350.00 feet along the centerline of Osage Street to the extension of the northwesterly boundary of Lot 4 of Block 8 of Fairview Acres Subdivision No. 1;

Thence N44°16'00"E, 307.50 feet along the extension of and the northwesterly boundary of Lots 4 through 6 of Block 8 of Fairview Acres Subdivision No. 1 to the most northerly corner of said Lot 6;

Thence N45°44'00"W, 300.00 feet along the northwesterly boundary of Lot 29 of Block 8 of Fairview Acres Subdivision No. 1 to the most northerly corner of said Lot 29;

Thence S44°16'00"W, 307.50 feet along the northwesterly boundary of Lots 29 through 31 and the said boundary extended to the centerline of Osage Street;

Thence N45°44'00"W, 1,350.00 feet along the centerline of Osage Street to the southeasterly boundary extended of Block 5 of Fairview Acres Subdivision No. 1;

Thence N44°16'00"E, 807.50 feet along the extension of and the southeasterly boundary of Block 5 to the most easterly corner of Lot 11 of said Block 5;

Thence N45°44'00"W, 300.00 feet along the northeasterly boundary of said Lot 11 to the most northerly corner of said Lot 11;

Thence N44°16'00"E, 500.00 feet along the northwesterly boundary of Lots 12 through 16 of said Block 5 to the most northerly corner of said Lot 16;

Thence N45°44'00"W, 350.00 feet along the southwesterly boundary of Lot 18 of said Block 5 and the extension thereof to the most easterly corner of Lot 16 of Block 4 of said Fairview Acres Subdivision No. 1;

Thence S44°16'00"W, 200.00 feet along the southeasterly boundary of Lots 16 and 15 of said Block 4 to the most southerly corner of said Lot 15;

Thence N45°44'00"W, 300.00 feet along the southwesterly boundary of said Lot 15 to the most westerly corner of said Lot 15;

Thence N44°16'08"E, 1,795.09 feet along the northwesterly boundary of Lots 15 through 17 of said Block 4 and the extension thereof, and the northwesterly boundary of Lots 1 through 13 of Block 17 of said Fairview Acres Subdivision No. 3 to the most northerly corner of said Lot 13;

Thence S07°38'36"E, 381.08 feet along the easterly boundary of said Lot 13 to the southeasterly boundary of said Lot 13;

Thence S13°48'04"W, 49.31 feet to the centerline extended of 42nd Street;

Thence S44°16'00"W, 567.50 feet along the extension of and the centerline of 42nd Street to the extension of the northeasterly boundary of Lot 29 of Block 16 of said Fairview Acres Subdivision No. 3;

Thence S45°44'00"E, 325.00 feet along the extension of and the northeasterly boundary of said Lot 29 to the most easterly corner of said Lot 29;

Thence S44°16'00"W, 200.00 feet along the southeasterly boundary of Lots 29 and 30 of said Block 16 to the most southerly corner of said Lot 30;

Thence S45°44'00"E, 650.00 feet along the northeasterly boundary and the extension thereof of Lots 4 and 31 of Block 15 of said Fairview Acres Subdivision No. 3 to the most easterly corner of said Lot 31;

Thence N44°16'00"E, 100.00 feet along the northwesterly boundary of Lot 4 of said Block 15 to the most northerly corner of said Lot 4;

Thence S45°44'00"E, 159.81 feet along the northeasterly boundary of said Lot 4 to the westerly boundary of said Fairview Acres Subdivision No. 7;

Thence N07°57'00"E, 150.72 feet along the westerly boundary of said Fairview Acres Subdivision No. 7;

Thence N56°06'00"E, 4.64 feet along the northwesterly boundary of said Fairview Acres Subdivision No. 7 to the most northerly corner of Lot 16 of Block 2 of said Fairview Acres Subdivision No. 7;

Thence S39°55'00"E, 292.92 feet along the northeasterly boundary of said Lot 16 and the extension thereof to the northwesterly boundary extended of Block 3 of said Fairview Acres Subdivision No. 7;

Thence N50°05'28"E, 232.00 feet along the extension of and the northwesterly boundary of said Block 3 to the northeasterly boundary of said Block 3;

Thence N39°55'00"W, 49.45 feet along the northeasterly boundary of said Fairview Acres Subdivision No. 7 to the northerly boundary of land described in Instrument Number 8804227, records of Ada County, Idaho;

Thence S89°35'00"E, 256.53 feet along the northerly boundary of land described in said Instrument Number 8804227 to the northeasterly boundary of land described in said Instrument Number 8804227;

Thence S22°41'03"E, 510.65 feet along the northeasterly boundary of land described in said Instrument Number 8804227;

Thence S05°53'15"E, 95.07 feet along the easterly boundary of land described in said Instrument Number 8804227 to the northeasterly boundary of said Fairview Acres Subdivision No. 7;

Thence S31°27'00"E, 293.87 feet along the northeasterly boundary of said Fairview Acres Subdivision No. 7 to the most easterly corner of Lot 36 of Block 3 of said Fairview Acres Subdivision No. 7;

Thence S42°35'57"E, 315.75 feet to the most northerly corner of said Waterfront District Subdivision;

Thence the following courses and distances along the boundary of said Waterfront District Subdivision:

S52°36'00"E, 250.00 feet;

S55°30'00"E, 401.00 feet;

S42°30'00"E, 152.00 feet;

S37°00'00"E, 125.00 feet;

S27°30'00"E, 400.00 feet;

S05°00'00"E, 200.00 feet;

S04°30'00"W, 300.00 feet;

S11°30'00"W, 290.00 feet;

S10°00'00"E, 70.00 feet;

S03°30'00"W, 100.00 feet;

S10°59'57"W, 70.30 feet;

N32°00'00"W, 23.00 feet to the boundary of said Fairview Acres Subdivision No. 5;

Thence the following courses and distances along the boundary of said Fairview Acres Subdivision No. 5:

S00°10'09"E, 76.69 feet;

S08°39'09"W, 73.52 feet;

S05°23'05"E, 177.66 feet;

S01°44'00"E, 185.76 feet;

S11°46'09"E, 55.98 feet;

S09°40'07"E, 169.86 feet;

S16°04'02"E, 160.99 feet;

S12°44'04"E, 55.52 feet;

S21°08'31"E, 155.91 feet;

S30°16'25"E, 150.35 feet;

S18°02'26"E, 53.37 feet;

S35°59'37"E, 148.95 feet;

S39°59'46"E, 198.87 feet;

N51°30'00"E, 27.74 feet;

S10°39'10"E, 168.30 feet;

S12°23'44"E, 165.71 feet;

S00°47'35"E, 63.20 feet;

S08°05'50"E, 111.68 feet to the northwesterly right-of-way of Main Street;

Thence S67°47'36"W, 101.02 feet along the northwesterly right-of-way of Main Street to the ***Point of Beginning***.
AND INCLUDING adjoining public right-of-ways.

EXCEPTING THEREFROM the following lands:

Within Fairview Acres Subdivision No. 1:

The southeasterly 100 feet of Lot 17 of Block 5;
Lot 9 and the northeasterly 74.14 feet of Lot 8 of Block 6;
The northwesterly 200 feet of Lot 18 of Block 6;
Lot 7 and the southwesterly 20 feet of Lot 8 of Block 8.

Within Fairview Acres Subdivision No. 3:

Lots 8 through 11 of Block 12;
Lot 24 of Block 12;
Lot 28 and the southwesterly 20 feet of Lot 27 of Block 12.

Within Fairview Acres Subdivision No. 5:

Lots 33 and 34 of Block 28;
Lot 29 of Block 36;
Lot 31 and the northeasterly one-half of Lot 32 of Block 36;
Lot 33 and the southwesterly one-half of Lot 32 of Block 36;
Lots 10 and 11 of Block 37.

Within Fairview Acres Subdivision No. 7:

The southeasterly 13.5 feet of Lot 2 and Lot 1 of Block 1, except the following land within Lot 1, which is to be included in the Urban Renewal Area:

Beginning at the most easterly corner of said Lot 1, which is the ***Point of Beginning***:

Thence 100 feet along the northeasterly boundary of said Lot 1;

Thence southwesterly 84 feet, more or less, to a point on the southerly boundary of said Lot 1, 114 feet from the most easterly corner of said Lot 1;

Thence 114 feet along the southerly boundary of said Lot 1 to the ***Point of Beginning***.

Within Waterfront District Subdivision:

Lots 7 through 13 of Block 1;

Lots 16 through 19 of Block 1;

Lot 21 of Block 1;

Lots 23 and 24 of Block 1;

Lot 27 of Block 1;

Lots 29 and 30 of Block 1;

Lot 33 of Block 1;

Lot 37 of Block 1;

Lots 39 through 64 of Block 1;

Lots 12 through 14 of Block 2;

Lots 23 through 27 of Block 2.

This description has been prepared from information of record in the Ada County Recorder's office and provided by the Garden City Urban Renewal Agency.

Attachment 2

River Front East Project Boundary and Revenue Allocation Area Map

The attached map shows the River Front East Project Area and Revenue Allocation Boundary, generally described as that area from Veterans Memorial Parkway on the west, Garden Street on the east, the Boise River on the north and the Osage right-of-way on the south, and property located on 42nd Street from Adams to the Boise River. All parcels included in both the Urban Renewal Area and the Revenue Allocation Area by boundaries are identified by the gray shading. The Revenue Allocation Area will consist of most, but not all, of the Urban Renewal Area. Those areas not included within the Revenue Allocation Area but within the Urban Renewal Area are those in white. The outside boundaries of the Urban Renewal Area and the Revenue Allocation Area are co-terminus.



B & A Engineers, Inc.
Consulting Engineers & Land Surveyors
5505 West Franklin Rd. Boise, ID 83705
Telephone 208-343-3381 Facsimile 208-342-5792

Garden City Original Urban Renewal Agency Boundary Description Excluding Lands To Be Included In Proposed 2013 Urban Renewal Area

22 October 2012

An area consisting of approximately 395.36 acres enclosed within the following boundaries:

A portion of Sections 30, 31, and 32, Township 4 North, Range 2 East and Sections 5 and 6, Township 3 North, Range 2 East, Boise Meridian, Ada County, Idaho and including portions of Fairview Acres Subdivisions #1 and #3, Randall Acres Subdivisions #4 and #5, Phelps Subdivision and Bradley Park Subdivision No. 1, as shown on the official plats thereof on file in the office of the Ada County, Idaho, Recorder, and being more particularly described as follows:

Commencing at the common corner of Sections 31 and 32, Township 4 North, Range 2 East and Sections 5 and 6, Township 3 North, Range 2 East; thence S 89°52' W, 131.11 feet to the southwesterly right-of-way of Osage Street, which is the ***Point of Beginning***:

Thence S 45°44' E, 1,461.99 feet, more or less, along the southwesterly right-of-way of Osage Street to the east corner of Lot 32, Block 5 of Fairview Acres Subdivision No. 1, said lot corner lies within the right-of-way of Veterans Memorial Parkway;

Thence N 44°16' E, 2,307.51 feet, more of less, to the north corner of Lot 8, Block 16 of Fairview Acres Subdivision No. 3;

Thence N 00°44' W, 106.07 feet to the south corner of Lot 25, Block 16 of Fairview Acres Subdivision No. 3;

Thence N 02°02' W, 311.21 feet to the north corner of Lot 25, Block 16 of Fairview Acres Subdivision No. 3;

Thence N 16°30' E, 107.35 feet to the southeast corner of Lot 15, Block 17 of Fairview Acres Subdivision No. 3;

Thence N 07°40' W, 381.08 feet to the north corner of Lot 15, Block 17 of Fairview Acres Subdivision No. 3;

Thence N 32°14' W, 308.52 feet to the north corner of Lot 20, Block 17 of Fairview Acres Subdivision No. 3;

Thence N 42°18' W, 50.09 feet to the southeast corner of Lot 16, Block 18 of Fairview Acres Subdivision No. 3;

Thence N 31°42' W, 309.23 feet to the north corner of Lot 16, Block 17 of Fairview Acres Subdivision No. 3;

Thence N 52°12' W, 301 feet to the north corner of Lot 19, Block 17 of Fairview Acres Subdivision No. 3;

Thence N 55°56' W, 50.80 feet to the east corner of Lot 15, Block 19 of Fairview Acres Subdivision No. 3;

Thence N 86°43' W, 384.19 feet to the northwest corner of Lot 14, Block 19 of Fairview Acres Subdivision No. 3;

Thence N 69°19' W, 327.35 feet to the north corner of Lot 15, Block 19 of Fairview Acres Subdivision No. 3;

Thence N 52°35' W, 50.36 feet to the north corner of Lot 12, Block 20 of Fairview Acres Subdivision No. 3;

Thence N 45°33' W, 300 feet to the north corner of Lot 12, Block 20 of Fairview Acres Subdivision No. 3 also to the intersection of the northeasterly boundary of Fairview Acres Subdivision No. 3 and the US Hay Reserve;

Thence N 37°23' W, 303.21 feet to the north corner of Lot 23, Block 20 of Fairview Acres Subdivision No. 3;

Thence N 36°39' W, 50.64 feet to the east corner of Lot 12, Block 21 of Fairview Acres Subdivision No. 3;

Thence N 38°08' W, 302.65 feet to the north corner of Lot 12, Block 21 of Fairview Acres Subdivision No. 3;

Thence N 42°52' W, 300.37 feet to the north corner of Lot 22, Block 21 of Fairview Acres Subdivision No. 3;

Thence N 25°56' W, 53.14 feet to the east corner of Lot 13, Block 22 of Fairview Acres Subdivision No. 3;

Thence N 58°54' W, 254.69 feet to the north corner of Lot 13, Block 22 of Fairview Acres Subdivision No. 3;

Thence S 44°16' W, 15 feet to the west corner of Lot 13, Block 22 of Fairview Acres Subdivision No. 3;

Thence S 60°36' W, 40.31 feet to the intersection of the north boundary of Fairview Acres Subdivision No. 3 and the section line common to said Sections 31 and 32;

Thence S 79°47' W, 185.64 feet;

Thence S 75°01' W, 121.78 feet;

Thence N 45°39' W, 981.6 feet;

Thence N 43°06' W, 12.25 feet;

Thence N 15°10' W, 227.27 feet;

Thence N 65°51' W, 295.82 feet;

Thence N 89°11' W, 184 feet;

Thence N 64°33' W, 86.52 feet;

Thence S 34°18' W, 447.61 feet to the north corner of Lot 6, Block 1 of Randall Acres Subdivision No. 5;

Thence N 32°06' W, 1,250.57 feet along the northeasterly boundary of Randall Acres Subdivision No. 5 to its intersection with the section line common to said Sections 31 and 32;

Thence N 29°39' W, 226.3 feet to the southeast corner of Lot 21, Block 5 of Randall Acres Subdivision No. 5;

Thence N 01°35' E, 213.6 feet along the easterly boundary of Lot 21, Block 5 of Randall Acres Subdivision No. 5;

Thence N 39°12' W, 192.6 feet to the north corner of Lot 21, Block 5 of Randall Acres Subdivision No. 5;

Thence N 63°34' W, 302.1 feet to the north corner of Lot 11, Block 5 of Randall Acres Subdivision No. 5;

Thence N 68°00' W, 320.6 feet;

Thence N 58°08' W, 172.2 feet to the southeast corner of Lot 9, Block 6 of Randall Acres Subdivision No. 5;

Thence N 49°12' W, 693.88 feet to the north corner of Randall Acres Subdivision No. 5;

Thence S 00°04' W, 1,506.68 feet to the southwesterly right-of-way of Alworth Street;

Thence S 55°40' E, 625.38 feet along the southwesterly right-of-way of Alworth Street to the north corner of Lot 16, Block 2 of Randall Acres Subdivision No. 4;

Thence S 34°20' W, 300 feet to the west corner of Lot 16, Block 2 of Randall Acres Subdivision No. 4;

Thence S 55°40' E, 1,005.00 feet along the southwesterly boundary of Randall Acres No. 5 to the north corner of Lot 1, Block 4 of Bradley Park Subdivision No. 1;

Thence S 34°20' W, 174.35 feet along the northwesterly boundary of Lot 1, Block 4 of Bradley Park Subdivision No.1 to the west corner of Lot 1, Block 4 of Bradley Park Subdivision No. 1;

Thence S 55°40' E, 391.25 feet along the southwesterly boundary of Lot 1, Block 4 of Bradley Park Subdivision No. 1 to the south corner of Lot 1, Block 4 of Bradley Park Subdivision No. 1;

Thence N 34°22' E, 174.35 feet along the southeasterly boundary of Lot 1, Block 4 of Bradley Park Subdivision No.1 to the east corner of Lot 1, Block 4 of Bradley Park Subdivision No. 1;

Thence S 55°40' E, 574.63 feet along the southwesterly boundary of Randall Acres No. 5;

Thence S 34°22' W, 500 feet;

Thence S 55°40' E, 526.87 feet;

Thence S 02°50' W, 349.71 feet, more or less, to the northwest corner of Lot 8, Block 3, Randall Acres Subdivision No. 4;

Thence N 55°42' W, 865.11 feet to the north corner of Randall Acres Subdivision No. 4;

Thence S 34°20' W, 184.10 feet, more or less, to the west corner of the intersection of an alley, as shown in Bradley Field Business Park

Subdivision, as shown on the official plats thereof on file in the office of the Ada County, Idaho, Recorder, and East 49th Street;

Thence N 55°40' W, 197 feet along the southwesterly right-of-way of said alley to the east corner of Lot 1, Block 1 of Bradley Field Business Park Subdivision;

Thence S 34°20' W, 115.50 feet along the southeast boundary of Lot 1, Block 1 of Bradley Field Business Park;

Thence S 45°44' E, 200.00 feet along a line parallel to the northeasterly right-of-way of Chinden Boulevard to the northwesterly right-of-way of East 49th Street;

Thence S 48°17'23" E, 50.42 feet to the west corner of Lot 30, Block 2, Randall Acres Subdivision No. 4;

Thence S 45°44' E, 817.30 feet to the southeasterly boundary of 48th Street right-of-way;

Thence N 44°16' E, 150 feet along the southeasterly boundary of 48th Street right-of-way to the north corner of Lot 53, Block 1, Randall Acres Subdivision No. 4;

Thence S 45°44' E, 1,288.50 feet along the southwesterly boundary of Fenton Street right-of-way to the east corner of Lot 29, Block 1, Randall Acres Subdivision No. 4;

Thence N 64°51'22" E, 17.46 feet;

Thence N 52°55' E, 453.82 feet;

Thence S 45°44' E, 106.63 feet, more or less, to the north corner of Lot 26, Block 1, Fairview Acres Subdivision No. 1;

Thence S 22°21' W, 107.8 feet to the north corner of Lot 27, Block 1, Fairview Acres Subdivision No. 1;

Thence S 53°42'56" W, 522.08 feet along the northwesterly boundary of Fairview Acres Subdivision to the north corner of Lot 34, Block 1, Fairview Acres Subdivision No. 1 and to the southwesterly right-of-way of Osage Street;

Thence S 45°44' E, 1,382.64 feet along the southwesterly right-of-way of Osage Street to the ***Point of Beginning***.

EXCEPTING THEREFROM the following lands:

Lots 4 and 5, Block 2, Lot 5, Block 3, Lots 4 through 7, Block 4, Lots 23 through 26, Block 5 of Fairview Acres Subdivision No. 1; Lots 25 through 28, Block 16, Lots 1, 2, 3 and 12, 13 and 20 through 23, Block 17, Lots 19 through 26, Block 18, Lots 10, 11 and Lots 28 through 30, Block 19, Lots 6 through 11 and 24 through 30, Block 20, Lots 3, 4, 5, 7, 26, 27 and 28, Block 21, Lots 10 through 13, Block 22 and the re-subdivided Riverview West and Northwind subdivisions in Fairview Acres Subdivision No. 3; Lots 6 through 8, Block 5, of Randall Acres Subdivision No. 5; Lot 1, Block 1 of Phelps Subdivision; and the following parcels:

A portion of Lots 1, 28 and 29, Block 6 of Randall Acres Subdivision No. 5, as shown on the official plat thereof on file in the office of the Ada County, Idaho, Recorder, being more particularly described as follows:

Commencing at the most southerly corner of said Lot 29, thence N 55°40'00"W, 100.00 feet along the southwesterly boundary of said Lot 29 to the **Point of Beginning**:

Thence continuing N55°40'00"W, 218.17 feet along the southwesterly boundary of said lots 29 and 1 to the southwest corner of said Lot 1;

Thence N00°04'00"E, 170.00 feet along the westerly boundary of said Lot 1 to a point 30.00 feet southerly of the northwest corner of said Lot 1;

Thence S89°56'00"E, 105.69 feet along a line 30.00 feet southerly of and parallel to the northerly boundary of said Lot 1;

Thence S55°40'00"E, 226.54 feet along the northeasterly boundary of said Lot 28 to a point 100.00 feet northwesterly of the most easterly corner of said Lot 28;

Thence S34°20'00"W, 200.00 feet along a line 100.00 feet northwesterly of and parallel to the southeasterly boundary of said lots 28 and 29 to the **Point of Beginning**.

AND EXCLUDING:

A portion of Lot 7, Block 18 of Fairview Acres Subdivision No. 3, as shown on the official plat thereof on file in the office of the Ada County, Idaho, Recorder, being more particularly described as follows:

Beginning at the most southerly corner of said Lot 7; which is the **Point of Beginning**:

Thence N45°44'W, 300.00 feet along the southwesterly boundary of said Lot 7 to the most westerly corner of said Lot 7;

Thence N44°16'E, 50.00 feet along the northwesterly boundary of said Lot 7 to the mid-point of said Lot 7;

Thence S45°44'E, 300.00 feet to the mid-point on the southeasterly boundary of said Lot 7;

Thence S44°16'W, 50.00 feet along the southeasterly boundary of said Lot 7 to the ***Point of Beginning***.

AND FURTHER EXCLUDING:

A portion of Section 32, Township 4 North, Range 2 East and Section 5, Township 3 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho and including portions of Fairview Acres Subdivisions #1 and #3, as shown on the official plats thereof on file in the office of the Ada County, Idaho, Recorder, and being more particularly described as follows:

Commencing at the common corner of Sections 31 and 32, Township 4 North, Range 2 East and Sections 5 and 6, Township 3 North, Range 2 East; thence S 89°52' W, 131.11 feet to the southwesterly right-of-way of Osage Street, thence S 45°44' E, 1,461.99 feet, more or less, along the southwesterly right-of-way of Osage Street to the east corner of Lot 32, Block 5 of Fairview Acres Subdivision No. 1, said lot corner lies within the right-of-way of Veterans Memorial Parkway; thence N 44°16' E, 1,332.51 feet, more or less, to the south corner of Lot 18, Block 5 of Fairview Acres Subdivision No. 1 which is the Point of Beginning;

Thence N 45°44' W, 350.00 feet to the south corner of Lot 17, Block 4 of Fairview Acres Subdivision No. 1;

Thence S 44°16' W, 200.00 feet to the south corner of Lot 15, Block 4 of Fairview Acres Subdivision No. 1;

Thence N 45°44' W, 300.00 feet to the west corner of Lot 15, Block 4 of Fairview Acres Subdivision No. 1;

Thence N 44°16' E, 350.00 feet to the west corner of Lot 1, Block 17 of Fairview Acres Subdivision No. 3;

Thence S 45°44' E, 300.00 feet to the south corner of Lot 1, Block 17 of Fairview Acres Subdivision No. 3;

Thence N 44°16' E, 300.00 feet to the south corner of Lot 4, Block 17 of Fairview Acres Subdivision No. 3;

Thence N 45°44' W, 300.00 feet to the west corner of Lot 4, Block 17 of Fairview Acres Subdivision No. 3;

Thence N 44°16' E, 800.00 feet to the north corner of Lot 11, Block 17 of Fairview Acres Subdivision No. 3;

Thence S 45°44' E, 300.00 feet to the east corner of Lot 11, Block 17 of Fairview Acres Subdivision No. 3;

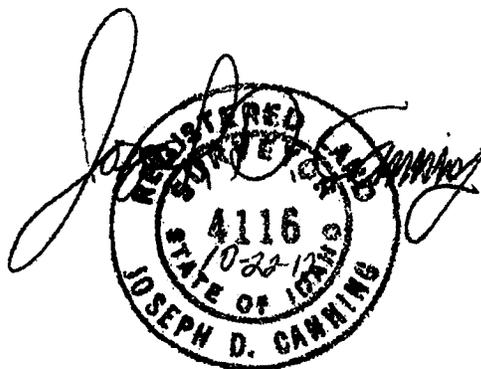
Thence S 44°16' W, 500.00 feet to the south corner of Lot 7, Block 17 of Fairview Acres Subdivision No. 3;

Thence S 45°44' E, 350.00 feet to the south corner of Lot 28, Block 16 of Fairview Acres Subdivision No. 3;

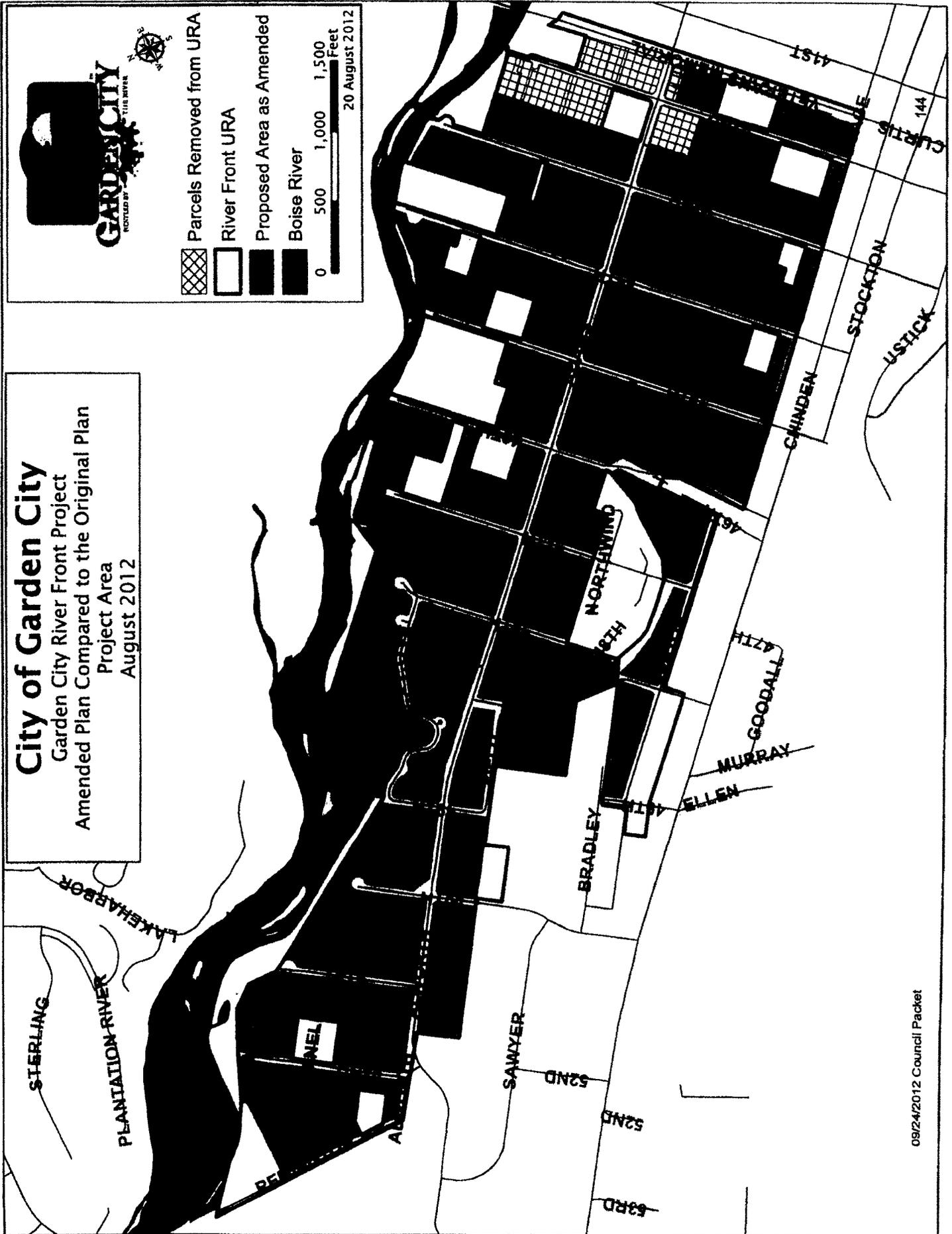
Thence S 44°16' W, 750.00 feet to the Point of Beginning.

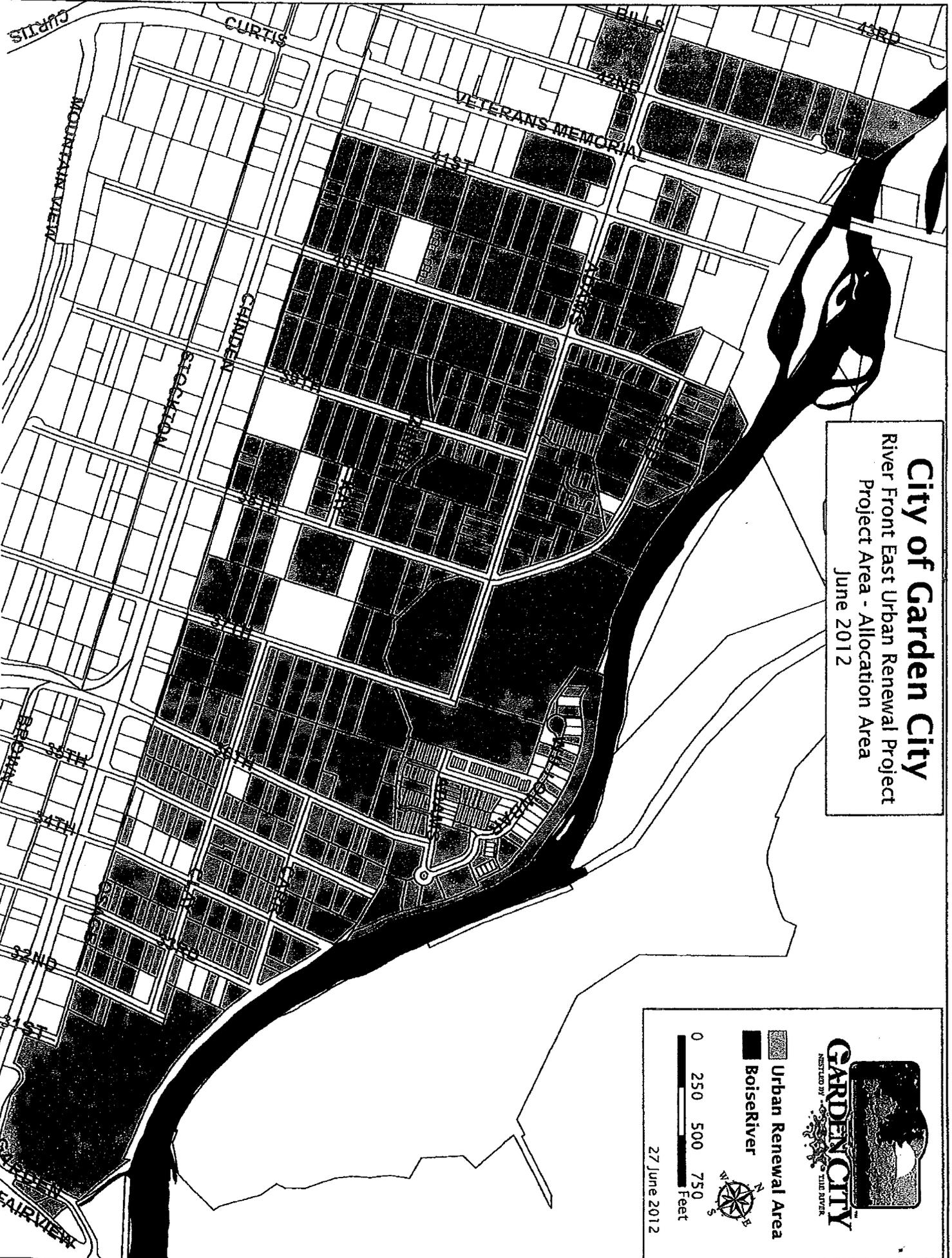
Comprising 13.94 acres more or less

This description has been prepared from information of record in the Ada County Recorder's office and provided by the Garden City Urban Renewal Agency. A land survey specific to this description has not been performed.



The project area is also depicted in the map below:





City of Garden City
 River Front East Urban Renewal Project
 Project Area - Allocation Area
 June 2012

Urban Renewal Area
Boise River

0 250 500 750 Feet

27 June 2012