



AGENDA

NOTICE TO THE PUBLIC: Any person needing special accommodation to participate in the above-noticed meeting should contact the County Building, 300 North Lincoln Jerome, Id. 83338, or by telephone at 644-2703 seven days prior to the meeting.

Agency Members

Type of Meeting: Regular

Agenda Topics: Call to Order

Modification of Agenda, if any (by Motion) No action may be take on items added to the Agenda unless declared as an emergency item, stating the nature of the emergency requiring immediate action by the Agency

Consent Calendar **ACTION ITEM**

- a. Minutes of July 11, 2019 meeting
- b. Expenditures
- c. Financial Report

Business

A. Review Reports from County Treasurer Payments to the URA (TX038 URD Payments by PIN) and County Assessor 2019 Assessments (URD055 Urban Renewal by PIN within TAG)

B. **FY2020 Annual Budget** (ACTION ITEM)

- a. Review of budget by the commission
- b. Public Hearing on the FY2020 Budget

Proposed action: Hold public hearing then approve the annual budget and instruct consultant to file with the county

C. **County Loan** (ACTION ITEM)

There is an unstated \$70,000 loan from the county to the Agency for startup costs that has never been memorialized even though the agency is not making payment to the county at this time for that loan. Discuss memorializing this loan and the current no-payment plan or establishing a payment plan to the county

Proposed action: Authorize legal counsel to draft a document that memorializes the existence of a loan from the County for the startup costs of the Agency and establish a repayment schedule

D. **Crossroads De-Annexation** – (ACTION ITEM)

Proposal by developer to de-annex 250 Acres from the Crossroads development. Discuss timelines and processes for de-annexing said parcel, impact on revenue projections, and future use of Urban Renewal for this

Proposed action: Authorize legal counsel and consultant to engage in discussions with the Developer, County Assessor and Treasurer\Auditor to determine impact of de-annexation on Agency & Developer, and to establish a proposed timeline and costs for completing the process of de-annexation



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E. Reimbursement rate for ABC Agra (ACTION ITEM)

- a. The Owner Participation Agreement states revenues will be split 75%/25% between the developer and the Agency. Review projected amortization schedule based on current revenue projections. Discuss modifying the revenue split between the agency and the developer

Proposed action: Determine whether to adjust current revenue split between developer and Agency

F. Consultant Agreement – Ryan (ACTION ITEM)

- a. The current agreement provides for a term that expired on 9/30/2018. Propose to create an agreement which would provide for an automatic fiscal year renewal unless either party provided thirty days' written notice of its intent not to renew. There would still be the right to terminate for convenience or for cause within the fiscal year.

Proposed action: approve amendment to the Agency-Consultant agreement providing automatic renewal of the agreement, unless 30 days' notice is provided by either party, subject to current provisions for termination as outlined in the agreement.

G. Board Vacancy

- a. Roger has announced his intention to resign once a replacement is named, Discuss process of filling this upcoming vacancy prior to expiration of term

H. New Business (if any)

Adjourn