

prudent to consider conducting an eligibility study of these parcels for a Phase 2 district in the event that future development is proposed for this area thereby reducing the timeline to complete a future new urban renewal plan. The cost of considering a new plan for the subject property would be closer to \$30,000. The developer is amenable to helping with these costs by either a reduction of the planning costs from the current repayments or by fronting funds to the Agency. This deannexation would reduce the projected tax increment revenues to the agency by approximately \$2260 annually.

A motion to authorize legal counsel and consultant to conduct necessary analysis and drafting of plan amendment to deannex parcels approved for deannexation from the urban renewal district and authorize the chair, or designated appointee, to sign any required documentation to proceed with the deannexation and to authorize Outwest Policy Advisors to conduct an eligibility study of the Phase 2 parcels for future consideration within an urban renewal district was made by Vice-Chair Morley, 2nd by Robbins. Motion passed unanimously.

Additional Urban Renewal Areas – Vice-Chair Morley asked Mr. Tolman to address the proposal by Jerome County through Jerome 20/20 to consider identifying potential new areas for inclusion within an urban renewal district. Mr. Tolman reviewed a map provided by Larry Hall of Jerome 20/20. The commissioners discussed the different areas and pros and cons of the mapped areas and what entities need to be involved in discussions. Additionally there was information presented by Commissioner Huettig regarding potential parcels in the Eden\Hazelton area both inside and outside the city limits. There was discussion of how a joint powers agreement between the cities and the Agency could benefit development in these areas.

A motion to Authorize Agency Legal Counsel and Consultant to undertake necessary discussions with the County Commissioners, city officials, or appointed designees, to begin the planning process as projects are considered in the appropriate areas was made by Vice-Chair Morley, 2nd by Huettig. Motion passed unanimously.

Legislative Outlook – Mr. Armbruster discussed the Property Tax working group of the legislature and their recent meeting. It primarily was related to the Property Tax working group that met on 10/21/2019. This group is co-chaired by Senator Kelly Anthon from Rupert. They are gathering information at this point to look at property taxes and how they are distributed. This is driven in response to statewide concerns of constantly increasing property taxes\assessed values. Though we are not a taxing district, we are impacted by the revenues that the taxing districts would get based on the levy rates which are derived from the budget and the law concerning how to calculate budgets.

1:50 pm - Mr. Armbruster was excused to attend to other meetings.

Compliance Filings – Mr. Tolman reviewed the timelines for various compliance reporting requirements. The agency is current in its filing with both the Legislative Services Office registry as well as the State Tax Commission. The tax commission has not updated their link to the information provided during the summer and still links to the City of Jerome website.

Agency Website – Mr. Huettig led the discussion by saying that there is nowhere on line to be able to find information relating to the urban renewal plan, meetings, etc. of the agency. As indicated in the compliance discussion, the current link on the Tax Commission website goes to the city information. Commissioners think it would be good idea to have something available for the public. A suggestion was

made to see if there could be a page made available on the county website and several of the commissioner thought that should be the first line of exploration.

A motion was made to authorize consultant to research the costs of developing and maintaining an Agency website and report back to the board.

Banking Options – Mr. Tolman explained his findings on options for banking. The account at US Bank cannot be changed and does not allow online access. There are other institutions with options that do allow online access. Mr. Tolman presented information about First Federal and Zions Bank. Both have checking account options that do allow for online access. Zions only allows online access by signors on the account. First Federal allows different permissions to be set up for different users. Signors could be set up with admin access and Outwest Policy Advisors could have view only privileges. Board members asked if DL Evans or ICCU had been contacted. Mr. Tolman indicated they had not and the board asked Mr. Tolman to contact both institutions and bring information back to the next meeting for a decision.

Adjourn: Motion to adjourn at 2:16 PM by Robbins, 2nd Huettig. Motion passed.

Attest

Title

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