



Jerome County Urban Renewal Agency MINUTES

300 N Lincoln
Jerome, Idaho 83338

Commissioners:
Marsha Martin-Chair
Roger Morley-Vice Chair

Wendy Robbins-Secretary
TJ McArthur
Steven Huettig

February 6, 2020

Jack Nelsen Conference Room

Present: Marsha Martin – Chair, Roger Morley – Vice- Chair, Wendy Robbins - Secretary, Steven Huettig

Guests: Brent Tolman, Outwest Policy Advisors; Ryan Armbruster, Elam & Burke; Blair Crouch & Arlen Crouch, ABC Agra

Chair Marsha Martin opened the meeting at 1:10 PM.

Consent calendar – November 7, 2019 minutes were approved. Motion by Wendy Robbins, 2nd by Steven Huettig. Motion Passed

Financial Status was presented. Mr. Tolman presented the financial report reviewing bill paid since the November meeting. Mr. Tolman then reviewed the current bills due calling out an adjustment to the Outwest Policy Advisors invoice for expenses that were billed in error. A motion to accept the financial report, ratify previously paid bills, and authorize paying current bills was made by Roger Morley, 2nd by Wendy Robbins. Motion Passed.

Audit Engagement Letter: Chair Martin shared the Audit engagement letter received from Rexroat, Harberd, & Associates for the FY2019 Audit. After a brief discussion, a motion to Approve the Audit Engagement letter and instruct consultant to work with the auditor and supply necessary documentation was made by Steven Huettig, 2nd by Wendy Robbins. Motion passed unanimously.

2019 Annual Report - Mr. Tolman presented the annual report. The activities of the Agency reflect the monitoring of the Crossroads Point project, the proposed deannexation at Crossroads Point and potential new urban renewal areas requested by the County Commissioner. and the finances of the agency. FY2019 revenues and expenditures were reviewed and are included in the 2019 Annual Report. Motion to approve the draft of the 2019 Annual Report, to schedule a public Hearing for March 6 at 1:00 PM, and to instruct Mr. Tolman to publish notice of the hearing was made by Wendy Robbins, 2nd by Steven Huettig. Motion passed unanimously.

Crossroads De-Annexation – Mr. Tolman reviewed the Deannexation Analysis and Recommendation report outlining the impact to the Agency of deannexing the requested parcels. The incremental taxes generated by the said parcels generate approximately \$2685 to the agency. The long-term use of these parcels would be better suited to be deannexed and made available for future projects. Deannexing the proposed parcels would add approximately \$321,688 in assessed value to the tax base for the affected taxing districts. Mr. Armbruster addressed the need to move forward with the deannexation as quickly as possible and also reviewed pending legislation that may affect the process if not done as soon as possible. After discussion by the board, a motion was made by Roger Morley, 2nd by Wendy Robbins to

proceed with a Deannexation Plan as proposed. Motion was approved unanimously. Mr. Arlen Crouch addressed the board explaining they have had some leads from the state but then they disappeared. There is other additional interest in another parcel not part of Crossroads Point URD.

Crossroads Phase 2 Eligibility Study - Mr. Tolman reviewed some of his findings from a site visit to the property and information received from the City and Intermountain Gas. Mr. Tolman recommended proceeding with the eligibility study and estimated a cost for the eligibility study. Mr. Armbruster advised the board that it would be in the best interests of the community and the Agency to proceed with the eligibility study and getting it completed sooner than later due to potential legislative impacts that may arise out of pending legislation. The property was deemed eligible in 2008, it has characteristics that would most likely make it eligible today. Mr. Armbruster recommended that the eligibility report done, accepted by the board and presented to the County Commissioners for acceptance sooner than later. A discussion of how to fund the new eligibility report and plan for Phase 2. Following discussion by the board, a motion to approve the completion of a Phase 2 Eligibility Study to be presented to the board on March 5th along with a memorandum of understanding on the payment by the developer for the Phase 2 costs was made by Wendy Robbins, 2nd by Steven Huettig. The motion passed unanimously.

Additional Urban Renewal Areas – Mr. Tolman and Mr. Armbruster led a brief discussion about possible additional studies on proposed urban renewal districts. There was no action taken on this item.

Legislative Update: Mr. Armbruster covered potential legislative issues during the discussion on the Crossroads Deannexation and Phase 2 discussions. Mr. Morley requested the board be kept informed about legislative issues as they arise between board meetings.

Redevelopment Association of Idaho: -

Friend of the Court – there is a lawsuit being worked through the courts in Ada County where the City of Boise was sued for approving an urban renewal plan that the plaintiffs believe violates provisions of the Idaho Constitution of encumbering future councils with debt not approved by the voters. The Court ruled in the favor of the City and the Idaho Freedom Foundation has appealed the ruling. RAI is seeking to become a friend of the court along with the Association of Idaho Cities to file a brief explaining the impact a ruling against the city would have statewide.

Success Stories – RAI is requesting success stories to use to demonstrate the effectiveness of urban renewal in bringing jobs and appropriate growth to Idaho communities. A motion to authorize Agency Administrative Services contractor to work with Crossroads developer to obtain the information needed to develop a success story highlighting the impact of the urban renewal project on the community and submit to RAI was made by Wendy Robbins, 2nd by Roger Morley. Motion passed Unanimously.

NEW BUSINESS: Chair Marsha Martin has received a letter from TJ McArthur informing the board that he has resigned due to personal circumstances. Steven Huettig provided the name of Carl Montgomery and will give contact info to Marsha Martin.

Mr. Tolman updated the board on the progress of a website for Agency information. He will meet with the Commissioners on Monday to ask about space on the County website.

Mr. Tolman also introduced potential issues with property classification as exempt and it appears this is incorrect. There is another potential impact on revenues due to the sale of property to the University of Idaho. There is another property that tax distributions have been sent to the Agency but is outside of the URD boundaries. These items will need to be addressed at the next meeting.

Next meeting: March 5, 2020 1:00 PM

Adjourn: Motion to adjourn at 2:21 PM by Roger Morley, 2nd by Wendy Robbins. Motion passed.

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