



Jerome County Urban Renewal Agency MINUTES

300 N Lincoln
Jerome, Idaho 83338

Commissioners:
Marsha Martin-Chair
Roger Morley-Vice Chair

Wendy Robbins-Secretary
Steven Huettig

March 5, 2020

Jack Nelsen Conference Room

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

Guests: Brent Tolman, Outwest Policy Advisors; Ryan Armbruster, Elam & Burke; Larry Hall – Jerome 2020, Greyson Stone – TOK Realty

Chair Marsha Martin opened the meeting at 1:03 PM.

Minutes: – Motion to approve the February 6, 2020 minutes was by Wendy Robbins, 2nd by Steven Huettig. Motion passed unanimously

Financial Status: - Chair Martin reviewed the financial report and bills to be paid. A motion to accept the financial report, ratify previously paid bills, and authorize paying current bills was made by Steven Huettig, 2nd by Wendy Robbins. Motion passed unanimously.

2019 Annual Report: - Mr. Tolman presented the final draft of the 2019 annual report. This is the same as the draft presented at the February meeting. Mr. Armbruster stated that this is the time and place for public comment. There being no one from the public wishing to comment, the public comment period was closed. A motion to Accept the Phase 2 Eligibility Report, approving Resolution 2020-2, instruct Outwest Policy Advisors and legal counsel to forward to the county Commissioners for a finding of eligibility, and instruct legal counsel and consultant to prepare the necessary documentation for approval was made by Steven Huettig, 2nd by Wendy Robbins, Motion passed unanimously.

Crossroads De-Annexation: – Mr. Tolman updated the board on the status of the deannexation request. The consultant and legal counsel have discussed the need plan content and believe it can be fairly straight-forward. However, the feasibility study that was done during the original plan and subsequently updated when the plan was approved in 2010 will most likely need updated. The projected development in the original plan was \$133 million and when updated in 2010 was \$132 million. Today the assessed value of the development within the Crossroads Point project is just over \$16 million, a significant variance from the original projections. As such it would be prudent to revise the feasibility study as part of the plan amendment. Mr. Armbruster outlined the timeline and legislative issues that may be of concern indicating that we need to move forward at a quick pace. Mr. Tolman stated the map and legal description will need prepared and is waiting for that from Scott Bybee, the engineer. Mr. Tolman will follow up with Scott and in conjunction with Mr. Armbruster will prepare a packet for board review in preparation for the formal deannexation.

Crossroads Phase 2 Eligibility Study: - Mr. Tolman reviewed the Crossroads Phase 2 eligibility report and answered questions by the board. Due to the conditions found at the site, the property, though there

have been some improvements essentially remain as approved for eligibility when included in the original plan. After discussion, Wendy Robins made a motion to accept the Phase 2 Eligibility Report, approving Resolution 2020-2, instruct Outwest Policy Advisors and legal counsel to forward to the county Commissioners for a finding of eligibility, and instruct legal counsel and consultant to prepare the necessary documentation for approvals, 2nd by Steven Huettig. Motion passed unanimously.

Crossroads East: Larry Hall of Jerome 2020 and Greyson Stone with TOK Realty presented a conceptual plan for property currently called Crossroads East. The developer would like to pursue the use of tax increment financing to assist with certain public infrastructure improvements to bring new industry and jobs to the area. The development name will be changed to Northbridge Junction. The current concept calls for over 690,000 square feet of warehouse space, and additional 9.4 acres of commercial\retail, and 167 residential units. Mr. Armbruster reviewed the timeline and planning process. There was a discussion of the costs of the planning process and the need to develop an MOU with the developer to fund the planning process. Mr. Greyson indicated the developer is ok with the estimated planning costs and asked how that payment would need to be made. Mr. Armbruster presented the method that the Agency would use with a prepayment from the Developer to cover those costs but could be included in developer reimbursements. Following discussion by the board, a motion was made by Marsha Martin, with a 2nd by Steven Huettig to authorize consultant and legal counsel to move forward to prepare and MOU with the developer for the planning costs, to authorize consultant and legal counsel to complete the update of the eligibility report and then preparation of the plan. Motion passed unanimously.

Legislative Update: Chair Martin asked Mr. Armbruster for an update on legislative issues. Mr. Armbruster addressed the following bills:

- HB409 – this legislation proposes a budget freeze for all local taxing districts for one year and may result in decreased levies for one year. The legislation was presented to address the concern of property tax rates for residential owner-occupied property. The freeze would allow the legislature to appoint an interim committee to work on how to best address property taxes and the increased property tax rates going forward.
- HB484 – was withdrawn and replaced with a new bill HB 587 this morning. Eliminates distribution of incremental tax revenue generated by highway district levies from being distributed to Urban Renewal Agencies unless there is a formal agreement between the highway district and an Urban Renewal Agency for a distribution of those revenues.
- SB1303 – removes the ability for urban renewal agencies to use eminent domain unless the board of the agency is elected. If an appointed board, the decision to use eminent domain would rest with the elected entity that appointed the board, i.e. city council or county commissioners.
- Senate Concurrent Resolution – would establish the interim committee to investigate the property tax issues and bring proposed changes to the legislature in 2021. This tag-teams with HB 409.

NEW BUSINESS: The board scheduled a Special Meeting for April 2, 2020 at 1:00 PM.

Next meeting: April 2, 2020 1:00 PM

Adjourn: Motion to adjourn at 2:05 PM by Wendy Robbins, 2nd by Steven Huettig. Motion passed.

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