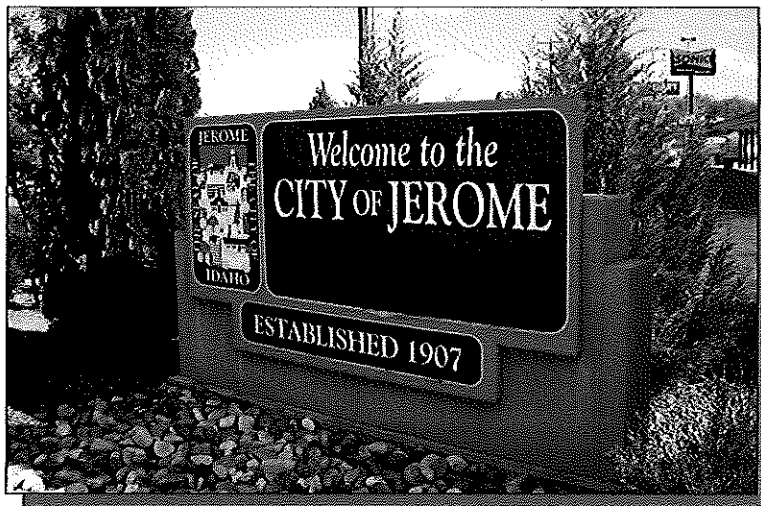


Urban Renewal Agency: Public Notice

The Jerome Urban Renewal Agency is seeking public comment regarding the report of its activities for the calendar year ended December 31, 2015. The report contains narrative descriptions of activities as well as financial statements. The report is accessible to the public at the Office of the City Clerk, 152 East Ave. A, Jerome, ID 83338 or on the City's website at www.ci.jerome.id.us. A public meeting will be held by the Jerome Urban Renewal Board of Commissioners on March 17, 2016 at 3:00 p.m. at the Jerome City Council Chambers located at 100 East Ave. A, Jerome, at which time public comment is welcome. You may also submit comments in writing to the Executive Director, Mike Williams at 152 East Ave. A, Jerome, ID 83338 or via e-mail to mwilliams@ci.jerome.id.us.

2015 Annual Report

Jerome Urban Renewal Agency



To create opportunities for economic growth through public improvements and neighborhood redevelopment.

I. EXECUTIVE SUMMARY

The following is a description of Agency projects in calendar year 2015:

- **New Street Construction - Connecting to Yakima:** As part of the plans for Area 2, a new roadway was constructed to provide for industry and public access to the southwest portion of the Southeast Industrial Area and the newly formed Area 4. The new street alignment is designed to best serve and provide growth opportunities for future industry in this industrial area. Civil Science, Inc. was been hired by the Agency in conjunction with the City to design the project and prepare construction drawings. Idaho Materials and Construction started construction on the roadway in July and were substantially complete by the end of October.

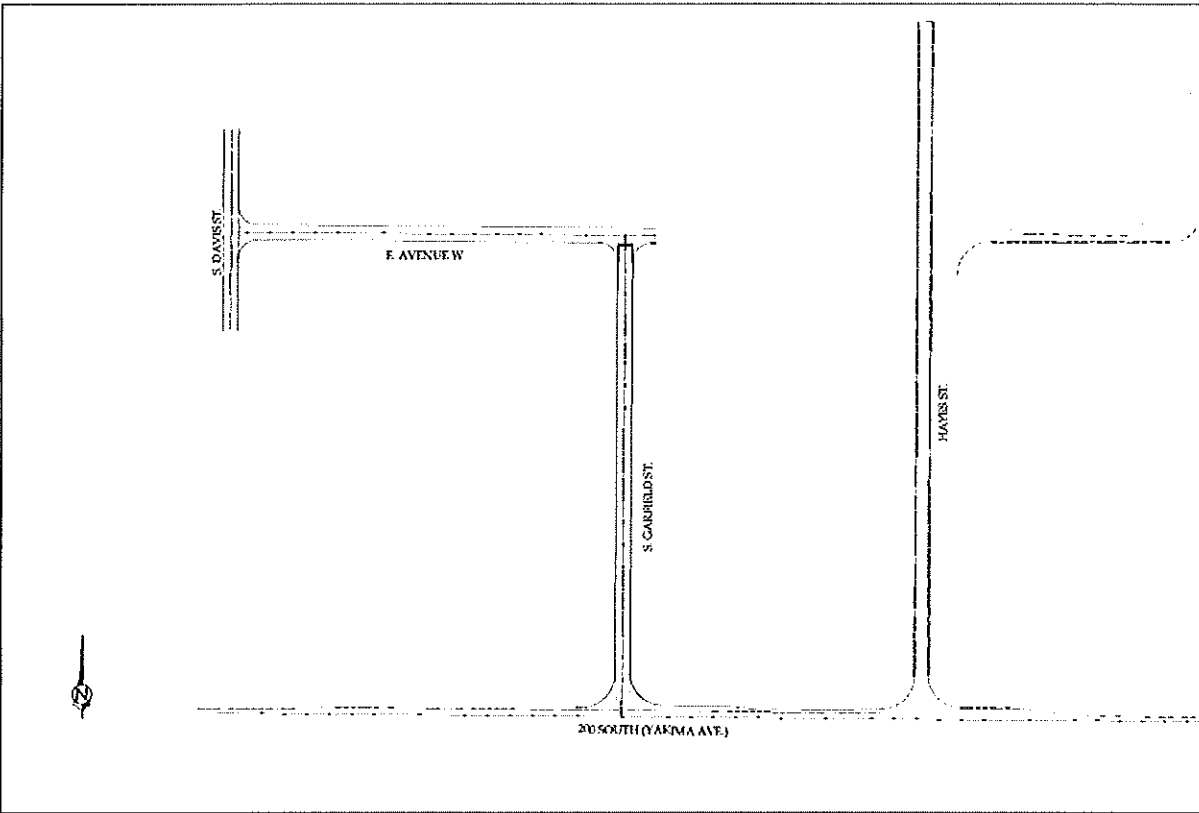
The final contract approved for the road construction and engineering work was approximately \$1,135,000. Actual costs have not been finalized as there are outstanding invoices to be paid but it is believed the project will finish under budget.

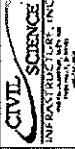


- Area 3 was in its first year and did not have any projects occur within its boundaries in 2015.

The following aerial depicts the alignment of the new street:

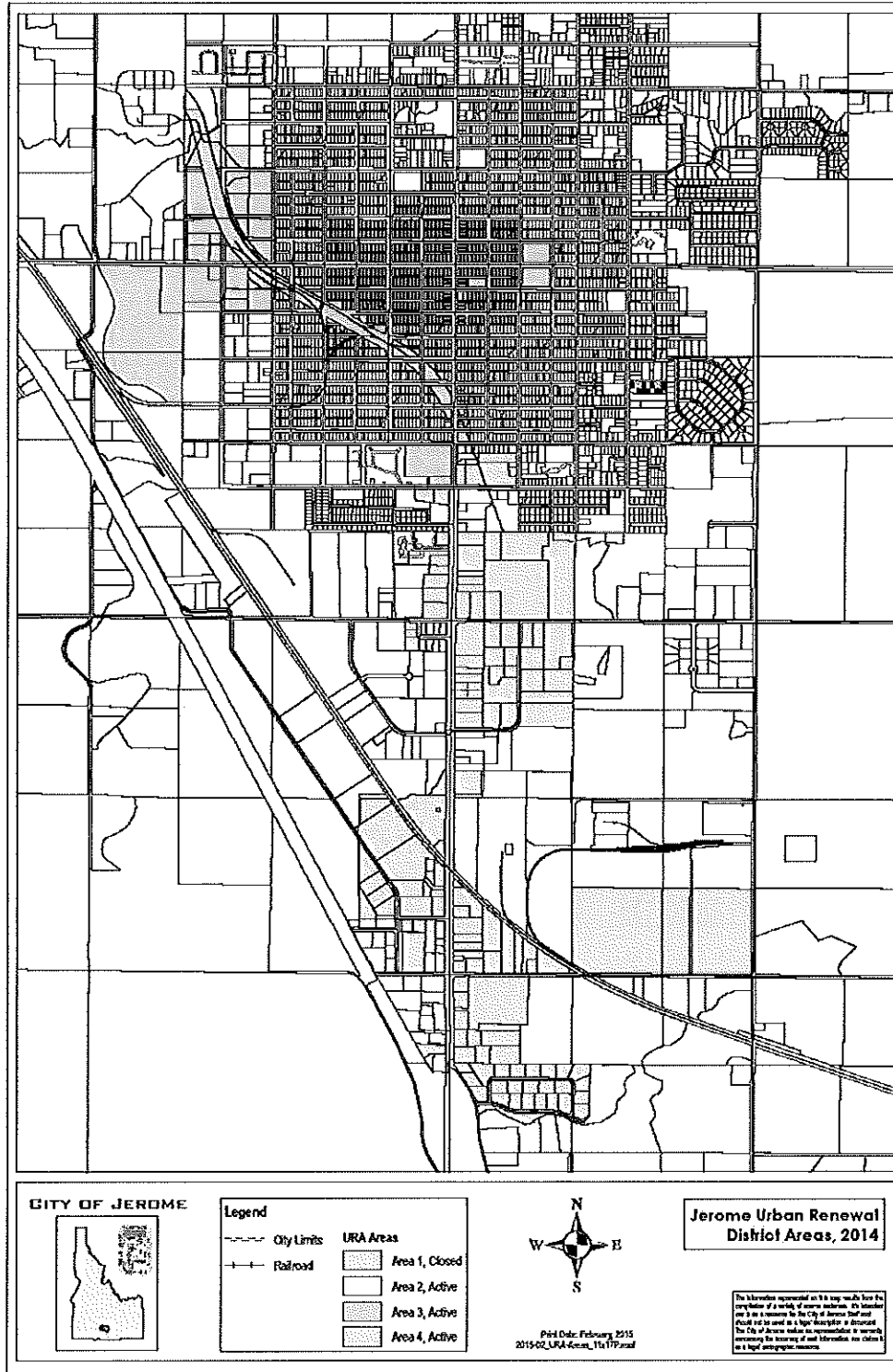
PLANT: 20150320 09:24 AM
 2025: 1:13:40 PM (C:\URRA\2015\20150320 09:24 AM - JEROME STREETS PROJECT - AREA 2.DWG - CIVIL) (C:\URRA\2015\20150320 09:24 AM)



 CIVIL SCIENCE <small>INFRASTRUCTURE, INC.</small> <small>1000 1/2 S. 10th St.</small> <small>Boise, ID 83725</small>
City of Jerome <small>16300</small>
SE INDUSTRIAL AREA <small>STREETS PROJECT</small> <small>JEROME, IDAHO</small>

II. MAP OF THE JEROME URBAN RENEWAL DISTRICTS

The map below indicates the boundaries of the four plan areas the Agency has established since its inception. As indicated on the map, Area 1 is now closed.



III. ORGANIZATION AND MISSION

Mission and Vision

To revitalize and improve the quality of life for Jerome; to create opportunities for economic growth through public improvements and neighborhood redevelopment.

The Agency operated one urban renewal plan in calendar year 2014, as the urban renewal plans for Areas 3 and 4 were not approved until late in 2014. The City of Jerome established the Jerome Urban Renewal Agency in 1998 with the formation of the South Lincoln Plan (Area 1). On July 7, 2011, the JURA Board voted to close the South Lincoln Area (Area 1) by September 30, 2012 which was 10 years earlier than required by state law.

In late 2005, the Agency established the Southeast Industrial Area (Area 2), which is now home to Idaho Milk Products and Jackson/Scoular.

In 2013, the agency hired Kushlan Associates, a consulting firm, to assist with the eligibility report and economic feasibility study related to Area 3. The study was completed in 2014 and the Agency established Area 3 in December 2014. The area takes in all of W. Main to Interstate 84 within the City limits. This area would encompass some of the most dilapidated and blighted areas of Jerome.

In 2014, the Agency also amended the Southeast Industrial Area (Area 2) to eliminate the unfunded portion, which then became the new Area 4.

The Agency Board of Commissioners is currently comprised of five appointed individuals:

- Marjorie Schmidt, Chair
- Gary Warr, Vice-Chair
- Carl Morrell, Treasurer
- Jason Peterson, Secretary
- Kathy Cone

Professional staff for the agency is comprised of both City of Jerome staff member and outside consultants hired by the Agency. Legal counsel is provided by Ryan Armbruster with Elam and Burke. City staff is comprised of Mike Williams, Executive Director, Michelle Frostenson, Finance Director, and Shonna Fraser, Administrative Clerk.

IV. STRATEGIC PRIORITIES

On August 25, 2011, the Agency held a Strategic Planning meeting where the board members, staff, and public discussed the strategic focus areas for the next 12 months and five years. As a result, the Agency established its first mission statement, vision statement, and a strategic plan for the five years. The Agency last updated the strategic priorities in January 2013:

Priority Objectives:

- 12 Month Plan
 - Draft Plan for Opening Area 3
 - Plan completed for solving the WWTP issues

- 5 Year Plan
 - Improve west entrance to Jerome for economic development and redevelopment
 - Redevelop west side of Jerome for buildable lots and revitalized neighborhoods
 - Ensure adequate sewer capacity for economic development

V. TAX INCREMENT REVENUE: 2015

The only source of Agency income, other than interest on interest bearing accounts, is property taxes generated within the tax increment revenue allocation areas of the Southeast Industrial (Area 2) urban renewal district. In 2013 the Idaho Legislature approved legislation to provide personal property tax relief to all Idaho businesses while replacing the revenue losses for local governments, including Urban Renewal Agencies. At the conclusion of calendar year 2015, the total Tax Increment Revenue received by the Agency was \$1,266,929 for the Southeast Industrial Area. The Agency also received \$11,619 in property tax replacement revenue. The following graph shows a summary of revenue received for the 2015 calendar year:

Urban Renewal Area	Revenue Received in 2015
Southeast Industrial Area (property taxes and replacement funding)	\$1,278,548
TOTAL	\$1,278,548

VI. JEROME URBAN RENEWAL DISTRICTS

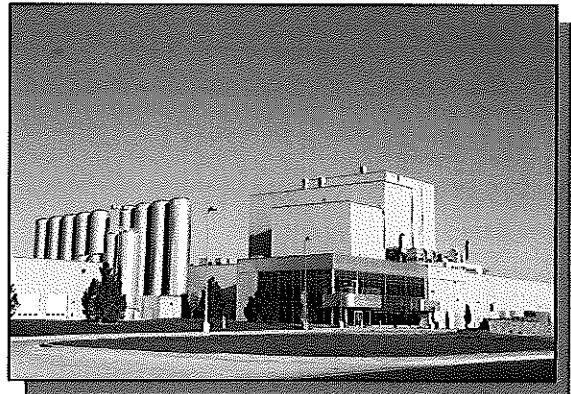
- **South Lincoln District - Closed**

- The Jerome City Council formally approved the South Lincoln Urban Renewal Plan in December of 1998 through Ordinance No. 870. The plan was amended and restated as follows: November 1999 through Ordinance No. 887, December 2000 through Ordinance No. 903, and March 2003 through Ordinance No. 940. The base value for the district is \$5,992,823. A copy of the complete plan with all amendments is available in the Office of the Jerome City Clerk, 152 East Ave. A, Jerome, ID.
- In 2012, the Agency closed the area.



- **Southeast Industrial Area**

- The Jerome City Council formally approved the Southeast Industrial Urban Renewal Plan in December of 2005 through Ordinance No. 986. The plan was amended and restated in December 2014 through Ordinance No. 1133. The adjusted base value for the district is \$999,512. The copy of the plan is available in the Office of the Jerome City Clerk, 152 East Ave. A, Jerome, ID.



- **Area 3**

- The Jerome City Council formally approved the Urban Renewal Plan for Area 3 in December 2014 through Ordinance No. 1135. The base value for the district is \$30,160,058. The copy of the plan is available in the Office of the Jerome City Clerk, 152 East Ave. A, Jerome, ID.

- **Area 4**

- The Jerome City Council formally approved the Urban Renewal Plan for Area 3 in December 2014 through Ordinance No. 1134. The base value for the district is \$315,935. The copy of the plan is available in the Office of the Jerome City Clerk, 152 East Ave. A, Jerome, ID.

VII. SUMMARY OF INCREMENT VALUE OF JURA DISTRICTS

District	Base Value	Increment Value (2015)
Southeast Industrial (Area 2)	\$ 999,512	\$73,814,898
Area 3	\$30,160,058	\$1,534,098
Area 4	\$ 315,935	\$0

In 2012 the increment value of the Southeast Industrial Area decreased by approximately \$12.5 million from the previous year, in large part due to the fact that on October 9, 2012 a judgment was entered to reduce the taxable value of a property owner in the Southeast Industrial Area. In 2013 the increment value for the South Lincoln Area was reassigned to the values of the taxing entities within the area's boundaries due to the closing of the district. In comparison to 2014, the SE Industrial Area increment value for 2015 increased by \$5,321,919, an increase of 7.77%. Area 3 recognized its first incremental increase in 2015.

VIII. PROJECT PRIORITIES AND ALLOCATIONS FOR FY 2016

The following table summarizes the projects planned and budgeted for FY 2016. Although \$521,430 has been set aside for infrastructure related to economic development, the Agency has not yet identified any particular project(s).

Project	District	Budgeted Cost	Explanation
Improvements to South Tiger Drive	Area 2: SE Industrial	\$ 950,000	Road design, construction
Infrastructure	Area 2: SE Industrial	\$ 521,430	Projects to be determined
Infrastructure	Area 2: SE Industrial And Area 4	\$ 250,000	Water & Sewer lines
TOTAL PROJECT COSTS		\$1,721,430	

IX. LEGAL REQUIREMENTS AND ADDITIONAL DOCUMENTATION

Under the Idaho Urban Renewal Law, an urban renewal agency is required to file with the local governing body, on or before March 31 of each year, a report of its activities for the preceding calendar year, which shall include a complete financial statement setting forth its assets, liabilities, income and operating expense at the end of the calendar year. A copy of the Agency's (informal) financial statements for the period ended December 31, 2015 is attached. By virtue of certain amendments to the Idaho Urban Renewal Law adopted in 2002, the fiscal year of an urban renewal agency has been established as October 1st through September 30th. Consequently, any formal financial statement would be limited to a report through the end of the Agency's fiscal year. Under Idaho Code section 67-

450B, all local government entities must complete an audit of its statements at the conclusion of its fiscal year. A copy of the Agency's 2015 audited financial statements is also attached for purposes of review and comment. In accordance with new reporting requirements under Idaho Code Section 67-450(E) the Agency must submit certain information to the Legislative Services Office by March 1, 2016 for the 2015 fiscal year period ending on September 30, 2015. The Agency filed this report prior to the statutory deadline of March 1, 2015.

Public Involvement and Outreach

On March 17, 2016 at 3:00 p.m., this annual report was officially presented to the public at a special meeting of the Jerome Urban Renewal Agency. In presenting this annual report, the Agency sought to engage the public for comment through several outreach mediums. Advertisement of the presentation of the annual report was accomplished by these methods:

- Posted on the City of Jerome Facebook page (City of Jerome, Idaho)
- Advertised on the City Website (www.ci.jerome.id.us)
- Listed in the *City Newsletter*, which is published monthly by the City of Jerome. An electronic archive of the newsletter can be found at www.ci.jerome.id.us

Fiscal Year Financial Statement (Audited)

In February 2016, the Agency received a report from Rexroat, Harberd, and Associates expressing an opinion on the audit of the agency's financial statements for Fiscal Year 2015. In this auditor's opinion, the financial statements present fairly the financial position of the agency in conformity with accounting principle generally accepted in the United States of America. This report identifies the Agency's assets, liabilities, income, and expenses through September 30, 2015. A copy of the report is also available on the City of Jerome's website at www.ci.jerome.id.us

Budget

The Agency is also required to formally adopt its fiscal year budget by September 1 of each year. The Agency adopted its FY 2015-2016 Budget on August 27, 2015. As required by the Idaho Urban Renewal Law and Local Economic Development Act, the Agency has filed its budget with the City of Jerome. Copies of the budget are available through the Agency's offices.

X. APPENDIX

- The Jerome Urban Renewal Agency Financial Statements for FY 2015 (Audit)
- Balance Sheet (FY 2015-2016, Period Ended 12/31/2015)
- Revenue/Expense Report (FY 2015-2016, Period Ended 12/31/2015)