

February 3, 2022

This regular meeting of the Jerome Urban Renewal Agency was called to order at 3:00p.m.

Present were Chairman Kathy Cone, Commissioner Bryan Craig, Commissioner Shonna Fraser and Commissioner B.J. Hess. Commissioner Jason Peterson was excused.

Also present were City Clerk Bernadette Coderniz, City Administrator Mike Williams, IT Technician Andy Newbry, Accounting and Budget Manager Lori McCrae, and City Engineer Tyson Carpenter. Legal Counsel Ryan Armbruster and Abby Germaine joined by teleconference.

PLEDGE OF ALLEGIANCE:

Chairman Cone led the audience in recitation of the pledge of allegiance.

CONSENT CALENDAR:

Items in the consent calendar are as follows:

- A. Approve minutes of the January 6, 2022 regular meeting
- B. Review and approve claims for February 2022
- C. Review and approve staff financial reports for January 2022
City of Jerome \$2,098.10; Elam & Burke, Inc. \$1,395.00;
Clearwater Financial, \$6,000.00

Commissioner Craig made a motion to approve the consent calendar as presented including corrections to the minutes. Second to the motion was made by Commissioner Fraser. After consideration the motion passed unanimously by the following vote: **AYES:** Chairman Cone, Commissioner Craig, Commissioner Fraser, and Commissioner Hess. **NAYES:** None.

LEGISLATIVE UPDATE:

Mr. Armbruster stated there appears to be little discussion pertaining to Urban Renewal Agencies in the legislature so far and the hope is that no anti-URA legislation is introduced in 2022. Bills are introduced rapidly during this time of the session and will increase within the next few weeks. Any bill introduced and granted a hearing has an emergency clause regardless of the subject and will be effective immediately upon getting the Governor's signature rather than on the usual effective date of July 1st. This change is most likely the result of changes in last year's session adjournment with COVID and then reconvening in November. Mr. Armbruster stated all media attention has been on the income tax cut and rebate bill; it passed both houses and will soon be signed by the Governor and implemented. Senate Bill 1249 was sponsored by Senator Rice and Representative Moyle and is the bill to fix the issues with House Bill 389 including the limit on the budget cap when closing out a revenue allocation area. Mr. Armbruster stated the assessed values at 80% will not be counted against the 8% cap for a revenue allocation area which is closing out. The bill is on the Senate floor and then will go to the House. If this bill passes, the Agency can begin the process of closing out Area 2.

Mr. Armbruster also spoke of corrections pertaining to forgone amounts. Last year the bill was drafted to allow a few taxing entities to take all forgone amounts without taking the 3% budget increase or new construction despite the fact that the forgone might have exceeded the 8% cap. The corrected legislation will include the forgone as part of the equation if the bill passes.

Other bills introduced to correct HB389 include circuit breaker program changes (increased valuation of homes, income limit changes, etc.). Mr. Armbruster stated the session may adjourn by the end of March. He noted that the Supreme Court affirmed the redistricting commission's map on House and Senate seats in the State of Idaho so they now know which district they are in and who they may potentially run against in the upcoming primary and general elections.

STAFF REPORTS:

Mr. Williams provided the board updates on various projects. He stated the fix to HB389 will give the Agency what is needed to close out Area 2 (barring any other bills having a negative impact on URA's). Staff will work with Mr. Armbruster to get the process started if the new bill is approved.

Regarding Area 4, Mr. Williams stated that construction on Western Dairy Transport is ongoing; work was done prior to winter weather and construction may resume in late spring/early summer. Steel trusses were pre-ordered and expected to arrive by early summer; Western Dairy Transport still plans to be operational by fall 2022.

The first phase of the Nelson Jameson project will be 45,000 square feet. Once the ground thaws a sign announcing the project will be placed at the site; the sign was a collaborative effort between Nelson Jameson and Jerome 20/20. Mr. Williams stated engineered drawings are expected within the next few months and the building permit to be ready in the spring. The project will be built in three phases with the end result being a 100,000 square foot facility. These two projects will increase the tax increment amount in Area 4 once completed, and will allow for the completion of other projects listed within the plan (water main improvements, etc.). Thirteen years remain for Area 4.

The board recently agreed to engage Clearwater Financial to pursue advanced funding for Area 3 and Area 5, and Mr. Williams has been working with Cameron Arial to prepare the bid documents. A Request for Proposals was sent out for potential bond counsel and one firm has replied with their intent to submit a proposal. He stated the bid package will be reviewed by the board at the next URA meeting, and it will include the amount of debt the board wishes to incur. Potential projects and associated costs have been discussed with Mr. Carpenter, and a detailed project list will be included in the bid package. The project list will include the following: streetscape improvements on Main and Lincoln; water main improvements, and infrastructure improvements in those areas. Staff is hopeful that rates will be reasonable for the advanced funding. Mr. Williams also spoke of the provision in the Area 5 plan for property procurement and park improvements. Staff has been in contact with property owners for a particular site; there were Trust limitations which made the property inaccessible until 2022. It appears the property owner is now ready to negotiate, and Mr. Williams is hopeful a purchase and sale agreement draft will be available for review at the next URA meeting.

The same situation with proposed financing applies for Area 3 (obtaining bid estimates, preparing bid documents, etc.). Mr. Williams stated the City Council held a public hearing for the rezone of the blocks 55/56 project, and the rezone was approved to accommodate a mixed-use development of residential and commercial development. The next step will be the submittal of the Planned Unit Development (PUD) application by the developer before the Planning and Zoning Commission (P&Z) and City Council. A preliminary PUD was approved by the P&Z and now specific details will be submitted (lot lines, utility locations, deeds and restrictions or covenants on the property, etc.) for final PUD approval. The developer is working with a proposed tenant to work out the details, and Mr. Williams expects that the PUD application will

be submitted in the spring. One of the commercial tenants will be ready to move forward once this process is complete including the entitlement process.

The tennis courts are covered in snow, and once the weather warms up to 65 degrees the contractor will resurface the courts. Sidewalks will also be installed along 1st Avenue. Mr. Williams stated the police department project will go out to bid in March with construction to begin in April or May. The course of action is to not fix the road entirely until both projects are completed. Regarding the Rennison Project (lot south of Dairy Queen), Mr. Williams reported the project was bid out in December but will be bid out again due to poor bid coverage/few responses received. Representatives for the Rennison Company are expected to attend the March URA meeting to finalize the public improvements and other plans for the project; there are some water service issues being explored with the engineering department. The groundbreaking could be in March if all details are worked out and a formal arrangement with the URA is in place.

Ground work at the new Rich Thompson Trucking Inc. (RTTI) site (old Jerome cinema) has come to a halt, and Mr. Williams expects that representatives from RTTI will be seeking assistance with public improvements (i.e. sidewalk along West Blvd and Main Street). Specifics regarding expenditures will need to be reviewed by the board to determine if they are eligible for reimbursement. Once completed, the area will be much improved compared to its current state.

Mr. Williams spoke of inquiries regarding Marshall's Warehouse. Demolition is taking place on one of the buildings which collapsed last year. A design review was approved a few years ago for new siding on the buildings, and it appears the owner is moving forward with the new siding and windows.

Upon inquiry by Chairman Cone regarding road improvements in Area 4, Mr. Williams spoke of Yakima and the need for road reconstruction to a certain standard. He also noted that the road will need to be widened in some areas. He spoke of a water line which crosses the railroad tracks and heads north towards the original Scoular facility but does not run along Yakima. Mr. Williams stated that looping the water line will provide redundancy for the subdivision along with better fire flow. These projects are listed in the Area 4 projects and can be completed as revenue becomes available. Mr. Williams stated there is little remaining in terms of projects in the area, and Idaho Milk Products owns much of the bare land; any project from IMP would produce significant revenue but there is no timeline for projects at this time.

Ms. McCrae stated the financial reports show little to no income. A check was received from the County in January, however they did not provide a breakdown by area. Once this information is known the check will be posted accordingly. Included in the payables is the \$6,000 mobilization fee to Clearwater Financial, and it was allocated based upon the figures in the bond allocations.

ADJOURN:

There being nothing further to discuss, Chairman Cone adjourned this February 3, 2022 regular meeting at 3:28 p.m.

Chairman Kathy Cone

Secretary Jason Peterson