

March 19, 2020

This special meeting of the Jerome Urban Renewal Agency was called to order at 3:05 p.m.

Present were Chairman Gary Warr, Commissioner Kathy Cone, Commissioner Shonna Fraser and Commissioner Bryan Craig. Commissioner Jason Peterson was excused.

Also present were City Clerk Bernadette Coderniz and City Administrator Mike Williams. Counsel Ryan Armbruster joined by teleconference.

PLEDGE OF ALLEGIANCE:

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

PUBLIC MEETING FOR CALENDAR YEAR REPORT OF ACTIVITIES:

Mr. Williams stated that the report was published on city website and Facebook page with some indication that it was seen by the public; no comments were received. Mr. Armbruster stated that the chairman can officially close the public comment period and any questions from the board can be directed to Mr. Williams. He further stated the resolution can be read and finalized. Chairman Warr closed the public comment period at 3:08 p.m.

RESOLUTION NO. 02-20:

Resolution NO. 02-20 is in full as follows:

RESOLUTION NO. 02-20

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF JEROME, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF JEROME, IDAHO, TO BE TERMED THE "ANNUAL REPORT RESOLUTION," APPROVING THE ANNUAL REPORT OF THE URBAN RENEWAL AGENCY, FOR CALENDAR YEAR 2019; APPROVING THE NOTICE OF FILING THE ANNUAL REPORT; DIRECTING THE CHAIR TO SUBMIT SAID REPORT; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Jerome Urban Renewal Agency of the city of Jerome, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), a duly created and functioning urban renewal agency for Jerome, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council of the city of Jerome, Idaho (the "City"), on December 6, 2005, after notice duly published, conducted a public hearing on the Southeast Industrial Urban Renewal Plan ("Southeast Industrial Plan");

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 986 on December 6, 2005, approving the Southeast Industrial Plan;

WHEREAS, the City Council, on December 2, 2014, after notice duly published, conducted a public hearing on the First Amendment to the Southeast Industrial Urban Renewal Plan (“First Amended Southeast Industrial Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 1133 on December 2, 2014, approving the First Amended Southeast Industrial Plan;

WHEREAS, the City Council, on December 2, 2014, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Area 4 Urban Renewal Project (“Area 4 Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 1134 on December 2, 2014, approving the Area 4 Plan;

WHEREAS, the City Council, on December 2, 2014, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Area 3 Urban Renewal Project (“Area 3 Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 1135 on December 2, 2014, approving the Area 3 Plan;

WHEREAS, the City Council, on November 20, 2018, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Area 5 Urban Renewal Project (“Area 5 Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 1172 on December 4, 2018, approving the Area 5 Plan;

WHEREAS, pursuant to Idaho Code *Section 50-2006(c)*, Agency staff has prepared an annual report of their activities for calendar year 2019, a copy of which report is attached hereto as Exhibit A and incorporated herein by reference;

WHEREAS, THE Agency Board reviewed and tentatively approved the draft annual report at the March 5, 2020, Board meeting and directed that the report be made available and notice of availability be posted and noticed;

WHEREAS, the Agency has previously solicited comments concerning the annual report by posting a copy on the City of Jerome Facebook page and City website, and copies were available at the City Clerk’s office;

WHEREAS, on March 19, 2020, pursuant to Section 50-2006(c), Idaho Code, the Agency held an open public meeting, properly noticed, to report these findings and take comments from the public at the Jerome City Council Chambers, 100 East Avenue A, Jerome, Idaho, on the proposed annual report;

WHEREAS, pursuant to Section 50-2006(c), Idaho Code, the Agency is required to prepare an annual report and submit the annual report to the Mayor of the City of Jerome, Idaho, on or before March 31 of each year.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF JEROME, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2. That the annual report attached hereto as Exhibit A and the notice of filing the annual report attached hereto as Exhibit B are hereby approved and adopted by the Agency Board.

Section 3: That the Chair shall submit said annual report to the City of Jerome on or before March 31, 2020.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the city of Jerome, Idaho, on March 19, 2020. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on this 19th day of March 2020.

APPROVED:

By:

/s/ Gary Warr
Chairman

ATTEST:

/s/ Jason Peterson
Secretary

Commissioner Craig made a motion to pass Resolution No. 02-20. Second to the motion was made by Commissioner Fraser. After consideration the motion passed unanimously by the following vote: **AYES:** Chairman Warr, Commissioner Cone, Commissioner Fraser and Commissioner Craig. **NAYES:** None.

EXECUTIVE SESSION:

Commissioner Cone made a motion to enter into executive session pursuant to Idaho Code 74-206(1)(c) to acquire an interest in real property which is not owned by a public agency at 3:09 p.m. Second to the motion was made by Commissioner Fraser. After consideration the motion passed unanimously by the following vote: **AYES:** Chairman Warr, Commissioner Cone, Commissioner Fraser and Commissioner Craig. **NAYES:** None.

RECONVENE:

Commissioner Craig made a motion to enter back into regular session at 3:32 p.m. Second to the motion was made by Commissioner Cone. After consideration the motion passed unanimously by the following vote: **AYES:** Chairman Warr, Commissioner Cone, Commissioner Fraser and Commissioner Craig. **NAYES:** None.

LEGISLATIVE UPDATE:

Mr. Armbruster stated that the legislative sessions still have not ended as anticipated. One bill passed which will impact other URA's but will not affect Jerome's URA because the City of Jerome has its own operating department for streets. For those who do not have this, the highway district levy will have to be negotiated between the agency and the highway district to determine what funds will be available for streets. He stated that the Association of Idaho Cities (AIC) did

an excellent job in killing the budget freeze bill in the Senate; additionally, no property tax relief bills were passed and an interim committee was established to look at property taxes and URA economic development. Mr. Armbruster stated that a summary of bills and decisions should be available to agencies soon, and further stated that it has not been a good session for local government.

STAFF REPORTS:

Mr. Williams commented on the positive working relationship with Representative Lickley; he stated she contacted him on several occasions to ensure she had an understanding of the issues at hand. Mr. Williams briefly spoke of the memo given to the board by Accounting and Budget Manager Lori McCrae in reference to the bond payment. The check will be issued in April for: the additional principal amount for Bond A is \$193,540, Bond B \$389,626, and the total payment for the required interest and additional principal payment will be \$967,991.88. With this payment the Area 2 budget will be reduced to approximately \$400,000 at year end, and Mr. Williams stated the staff anticipates that balance to increase as debts are paid. He further stated the remaining principal balance for the bonds will be \$1.6 million with a projected payoff in April 2022. Mr. Williams stated letters were sent to the legislators regarding concerns with the proposed property tax bills (local control, the city's partnership with the URA, etc.) and the potential of closing out Area 2 early which would result in tax relief to Jerome. The closure of Area 2 would be a positive outcome of the URA's efforts and a good example for others.

Regarding other projects, Mr. Williams stated that the Jerome Cinema is under contract with a family-owned business; their intent is to restore the building as a first-run movie theater. He asked that the agent provide his (Mr. Williams' number) so that the company can reach out to him for possible assistance; he stated that the approach on West Blvd. is in dire need of repairs.

Mr. Williams spoke of the grant application for curb/gutter/pathway on E. Main Street and believes that the city has been approved for funding; the official announcement will come on March 20th. He also stated there has been little change with existing projects, and he expects a design review from Summit Creek Capital on the Blocks 55/56/66 project to be discussed at the next URA meeting along with infrastructure concerns and available services. He concluded by stating that staff is looking for direction from the Attorney General's office on how to conduct public meetings given the current pandemic situation to ensure compliance with open meeting laws, and that remote access to public meetings will be explored.

Mr. Armbruster commented that that the Mayor in Boise declared all in-dining restaurants be closed but to provide take-out services only effective immediately. There is another meeting this evening. He also stated there was a directive circulating regarding the concern for open meetings and that flexibility will be allowed with attendance by phone or video encouraged. This arrangement could work for smaller meetings but prove to be a challenge for larger meetings or those with public hearings. Upon inquiry by Commissioner Craig, Mr. Williams stated that a conference call with Governor Little was held and that the decision to close restaurants will be up to local municipalities. Additionally, he reported that Mayor Davis had not yet advocated the mandatory shut-down of businesses or restaurants but circumstances can easily change with new data received. One local restaurant will be closing temporarily and Mr. Williams encouraged them to pursue carry-out and delivery options. Chairman Warr commented on the new restaurant that will not have their opening as planned on April 1st, and brief discussion ensued regarding the closing of shops and restaurants and potential exposure to the COVID-19 as everyone navigates in unfamiliar territory. Chairman Warr also stated that the impact on the economy and local

government may have been on the minds of legislators when making decisions regarding budget cuts. Mr. Williams stated that any changes or announcements from the Mayor will be forwarded to the board and that staff is working to maintain services as much as possible; city offices are closed but employees continue to work. There is concern for the first responders and a hardship that would be created with multiple employees ill at the same time; Commissioner Craig commented on the number of Magic Valley paramedics already affected. Mr. Williams stated some services must still be provided although with extreme caution (fire, police, wastewater, etc.) and that some stores still have basic food items available while others are scarce (no milk, no paper products, no bread, etc.).

ADJOURN:

There being nothing further to discuss, Chairman Warr adjourned this March 19, 2020 special meeting at 3:50 p.m.

Chairman Gary Warr

Secretary Jason Peterson