

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

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

Also present were City Clerk Bernadette Gomes, City Administrator Mike Williams, Finance Director Ross Hyatt and City Engineer Tyson Carpenter.

PUBLIC MEETING – CALENDAR YEAR REPORT:

The Chair opened the public meeting at 3:01 p.m. and asked for public comment regarding the calendar year report. No member of the public was present to comment.

Mr. Williams called to attention page 8 of 9 in the report; numbers that had not previously been included were now in the report. Area 2 has approximately \$92 million in increment value, Area 3 has approximately \$5.5 million, and Area 4 valued at approximately \$1.4 million. Each area continues to grow. Ms. Gomes confirmed that no comments were received from the public, and Mr. Williams stated staff met reporting obligations by making the report available on the city's website, the city's Facebook page and having a copy at city hall.

There being no public comments to be heard, the Chair closed the public comment period at 3:03 p.m.

PRESENTATION OF AUDIT REPORT – LAURIE HARBERD:

Ms. Laurie Harberd presented the audit report for Fiscal Year ending September 30, 2018. The auditor report on pages 1 and 2 showed a modified, or clean, opinion with no material misstatements as part of the audit. Financial statements were audited with the responsibility of statements falling upon the agency. The report states the audit was conducted in accordance with generally accepted auditing standards and government auditing standards, and determined that the financial statements are fairly presented in all material respects in conformity with generally accepted accounting principles. Pages 3-8 are the management discussion and analysis and are written by management but reviewed by the auditor. Pages 9 are full accrual financial statements and include all assets and liabilities as of September 30th; the net position is -\$2.35 million which represents the future tax revenues to be collected to pay long-term debt. Page 10 is the statement of activities and shows what services were provided and how they were paid; an increase in net position of \$571,000 is listed. Pages 11 is the modified accrual statement which represent current resources, assets and liabilities the agency has that represent income and expenditures that will be made within sixty days. Additionally, area fund balances are listed.

Page 12 is the statement of revenue and expenditures which provides details of revenue and expenditures by area. Expenditures exceeded revenues in Area 2 and revenues exceeded expenditures in Area 3. There was no activity in Area 4. Pages 13-21 provide notes, or details, about the audit. These include long-term liabilities, bond payments, debt service requirements, inter-fund transfers, the creation of Area 5, the Scott Jackson agreement, the reimbursement agreement with Commercial Creamery, and the re-statement of prior year net position. Pages 22-23 show budgetary comparison schedules for Areas 2 and 3 which verify the agency has done well with actual revenues and expenditures compared to what was budgeted. Pages 25-26 are the

auditor's report along with a section on compliance and other matters. Ms. Harberd found no deficiencies nor material weaknesses in internal control, nor did she encounter any difficulties. Vice-Chairman Cone thanked Ms. Harberd and commended Mr. Hyatt for the work done in relation to the audit.

Commissioner Peterson made a motion to approve the audit report for the fiscal year ended 2018 and direct staff to file the same with all appropriate entities. Second to the motion was made by Commissioner Fraser. After consideration the motion passed unanimously by the following vote: **AYES:** Vice-Chairman Cone, Commissioner Fraser and Commissioner Peterson. **NAYES:** None.

RESOLUTION NO. 02-19 – ADOPT CALENDAR YEAR REPORT OF ACTIVITIES:

Resolution 02-19 in full is as follows:

RESOLUTION NO.02-19

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 2018; 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 2018, 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 7, 2019, 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 21, 2019, 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, 2019.

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 21, 2019. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on this 21st day of March 2019.

APPROVED:

By:

/s/ Kathy Cone
Vice-Chairman

ATTEST:

/s/ Jason Peterson
Secretary

Commissioner Peterson made a motion to pass Resolution No. 02-19 to adopt the Calendar Year Report of Activities and direct that it be filed with the local governing body. Second to the motion was made by Commissioner Fraser. After consideration the motion passed unanimously by the following vote: **AYES:** Vice-Chairman Cone, Commissioner Fraser and Commissioner Peterson. **NAYES:** None.

LEGISLATIVE UPDATE:

Mr. Williams reported that Mr. Armbruster was in the State House and has been watching the progress of HB217 which, at this time, has passed the House.

STAFF REPORTS:

Mr. Williams reported that the valuation of the new Franklin project is approximately \$5 million which will bring healthy increment values to Area 3. The ground-breaking ceremony for the new truss factory will be on April 5th at 11:00 a.m. Mr. Williams recommends foregoing the April meeting unless urgent items come up before then.

Mr. Carpenter stated that construction on S. Tiger is ongoing and on schedule. Mr. Williams commented on minor modifications made to the project but that it is progressing. Upon inquiry by Vice-Chairman Cone, Mr. Carpenter stated once the city project is completed the intersection of 100 S and S. Tiger will be re-opened; the Jerome Highway District work is east of S. Tiger. Additionally, developers are working on repairs to the portion of 100 S between S. Tiger and Lincoln.

Commissioner Fraser commended Streets and Parks Supervisor Mike Hensley for his time and quick response in providing gravel for drivers on E Avenue E during construction.

Mr. Williams stated he is excited to see projects in Area 3, and commented on the North Park improvements. The project is currently under budget and there have not been any issues with rock as of yet. He explained the new park layout which will include a splash pad, an amphitheater, a group picnic shelter, a beginner's skate area east of the existing skate park, a pump track (moved from JRD), a playground area, and single picnic shelters near the splash pad and a new drinking fountain. The sprinkler system will be re-done entirely, all shelter materials

are here and ready for installation, and staff is hopeful for a June 15th completion date. Mr. Williams stated the efforts of local citizens are what brought this project to the table, and Commissioner Fraser commented on the efforts of Ryan Glowdowski to get the project started. She also commented on how he and Kathy Markus got the skate park up and running, and Mr. Williams stated the public is excited for the new park.

Mr. Williams stated he will be on the agenda for the Jerome School District on April 23rd to discuss plans for the tennis courts and a potential partnership with the city to maintain them. Commissioner Peterson commented on how the majority of those using the tennis courts are high school students.

Mr. Williams concluded by stating that Sheppard's Park will be next on the list for improvements including curb and gutter work, adding a nice restroom facility, etc.

ADJOURN:

There being no further business to discuss, Vice-Chairman Cone adjourned this March 21, 2019 special meeting at 3:33 p.m.

Vice-Chairman Kathy Cone

Secretary Jason Peterson