

This regular meeting of the Jerome Urban Renewal Agency was called to order at 3:00 p.m. The meeting was held by teleconference although Council Chambers were open to the public. The video conference was conducted via Zoom and was made available to all members of the public in a format that allowed all participants to hear the meeting, including all deliberations by members of the Urban Renewal Agency board and other speakers addressing the board, whether in person or via virtual connection, and to comment if so desired, all of which was noted in the agenda, email, and notices at council chambers and on the city's website.

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

Also present were City Clerk Bernadette Coderniz, City Administrator Mike Williams, Legal Counsel Ryan Armbruster, Finance Director Ross Hyatt, Accounting and Budget Manager Lori McCrae and Information Services Director Carlos Hernandez.

PLEDGE OF ALLEGIANCE:

Chairman Warr 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 May 7, 2020 regular meeting

B. Review and approve claims for June 2020

City of Jerome, \$670.92; Elam & Burke Inc., \$260.00; McKinlay & Klundt AP, \$1,000.00; EHM Engineers, Inc., \$1,711.00

C. Review and approve staff financial reports for June 2020

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

NATURAL GAS LINE, AREA 2 NORTHSIDE SUBDIVISION:

Mr. Williams spoke of options for natural gas service to the Northside Subdivision along with a project requiring natural gas. One existing business would like access to natural gas while two other businesses coming to the area that would require it. Staff has been in contact with Intermountain Gas employees to determine possible routes for natural gas lines, costs and options for extending to certain properties versus extending to the entire subdivision. Mr. Williams provided a map to the board and explained the route options for a natural gas line (i.e. Avenue T, Tiger Drive, W. Yakima, etc.) to specific businesses and to the interior of the entire subdivision. He spoke of a utility easement south of Idaho Milk Products (IMP) and reviewed different options for extending gas lines. With the goals of Area 2 (expediting debt service payments for early closure in Area 2), Mr. Williams stated that providing gas service to the entire property is recommended, although it comes at an additional cost than extending to just a business. Rock removal is an area of concern, and \$400,000 is available for rock mitigation. He spoke of estimated costs of the rock removal and the proposal by Intermountain Gas to "true up" for the

initial cost and pay excess costs at a later date. There is no service agreement today, and Mr. Williams sought input from the board regarding a potential agreement with Intermountain Gas to provide gas service to the entire subdivision.

Extensive discussion ensued regarding the potential gas line project. Topics of the discussion included extending the gas line to a few businesses; upgrading an existing line; costs related to trenching below the railroad tracks for rock excavation; paying for the rock removal upfront and the potential for additional charges after the project is completed; depth of the gas line; the number of businesses affected by a new gas line in the subdivision (i.e. Western Transportation, IMP, Nelson-Jameson, Specialty Sales, etc.) plus new opportunities for growth on Yakima although outside of the URA district; the foresight to need natural gas when the subdivision was developed, and the number of projects in place at that time; what other projects could be added to the area; the ability for individual projects to do reimbursements for rock mitigation; closing out areas and then reconsidering projects that could have been done; an identified road in Area 2 and Area 4; projecting infrastructure projects in a URA plan; few sites remaining in Area 2 (map shown to the board) for development; and, the projected closing date for Area 2.

Mr. Williams asked that the board provide direction regarding an agreement with Intermountain Gas for a natural extension to the subdivision. Mr. Armbruster stated a motion will be needed to authorize that a task order be signed. Additionally, he stated there is some flexibility with the Area 2 URA plan and that this is a good project to finish out the area.

Commissioner Craig made a motion directing staff to move forward with the project. Second to the motion was made by Commissioner Peterson. After consideration the motion passed unanimously by the following vote: **AYES:** Chairman Warr, Commissioner Cone, Commissioner Fraser, Commissioner Craig and Commissioner Peterson **NAYES:** None.

LEGISLATIVE UPDATE:

Mr. Armbruster reported that the legislative council will be meeting tomorrow morning. This group consists of the Senate pro tem, Speaker of the House, majority and minority leaders of both the House of Representatives and the Senate, and members at large. Their responsibilities include the appointment of interim committees authorized by legislature of the previous session. He stated the identity of the interim committee members will be known, and they will be discussing property taxes among other topics like urban renewal and economic development. A calendar of activities may become available, and the purpose of the interim committee is to provide additional insight analysis and time in order to provide a recommendation to the legislature when they return in January. Mr. Armbruster stated that decisions made by the interim committee may not be the final version of whatever bills that might be proposed or introduced. Regarding assessments, they have gone out and in Ada County there was an approximately 5% increase on assessed values.

REDEVELOPMENT ASSOCIATION OF IDAHO ACTIVITIES UPDATE:

Mr. Armbruster wanted to provide an update on Redevelopment Association of Idaho (RAI) activities and stated that he and colleague Meghan Conrad will be providing a session at the Association of Idaho Cities (AIC) virtual conference on Wednesday at 10:30 a.m. The session, "Current Issues Impacting Urban Renewal, Legislative Issues and Best Practices" was recorded without an audience and will be available to conference attendees. Mr. Armbruster also

reported that the RAI has agreed to move forward on the Friend of the Court effort on pending litigation before the Idaho Supreme Court between several parties against the City of Boise when the city approved two URA plans two years ago. The briefing schedule has been released and the RAI is hopeful to prepare a persuasive application and brief to the court to better explain why a city that adopts a URA plan is not incurring a debt of obligation requiring the vote of the people. The brief will be filed in early July.

STAFF REPORTS:

Mr. Williams provided updates on existing projects. In Area 3, an updated site plan from Summit Creek Capital was received for the Blocks 55/56/66 project, and Mr. Williams stated that he is pleased with the site plan which includes covered porch areas and carports which will make the residential units more appealing as a community. Mr. Williams hopes that a design can be presented to the board for comment and approval in July, and he stated the development group is excited about the site in Jerome.

Also in Area 3, Mr. Williams reported that the fence on the newly owned property is down as the hole has been backfilled. He would like to meet with local developers to determine what kind of projects could happen, and he would also like input from the board on what they would like to see. Mr. Williams stated that staff was cautious with social distancing while getting the work completed, and that expenses incurred for the compaction of the material will be less than if an outside contractor had completed the work. Also in Area 3, an appraisal for property on West Main was received and valued at \$100,000; this information will be provided to the property owner to begin negotiations as the value is less than what was originally offered by the property owner. Commissioner Craig inquired about a brick building near Commercial Creamery that could serve as a police department facility, and Mr. Williams confirmed it is owned by Commercial Creamery.

In Area 5, Mr. Williams spoke of the plan and a line item for property procurement and park development. He met with individuals, including Chairman Warr on behalf of Jerome Recreation District, to discuss potential property procurement for a park facility. Basic renderings are being developed for the property east of the Valley Country Store to determine what types of amenities would be available. The next step will be to engage with the property owner and begin conversations for a potential purchase. He stated when the plan was put together staff did speak with the owners initially about a future purchase if the budget and plan worked together. Commissioner Peterson commented about the tax benefits of both selling and donating the property to the city by the owner, and Mr. Williams stated that it would be beneficial to all parties if they were to sell the property but that it was up to them. Additionally, the park would have infrastructure adjacent to the property not purchased which would raise the value of that property. Upon inquiry by Commissioner Fraser regarding the extension of S. Davis to Nez Perce, Mr. Williams stated that it has been discussed along with the possibility of other roads being “through” roads. He has spoken with a local engineer for some basic designs and concepts that can be presented to the board later this year.

Mr. Williams stated that Nelson-Jameson will start construction towards the end of 2020 in Area 4.

EXECUTIVE SESSION:

Commissioner Cone made a motion to enter into executive session pursuant to Idaho Code 74-206(1)(e) to consider preliminary negotiations involving matters of trade or commerce in

which the governing body is in competition with governing bodies in other states or nations at 3:42 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, Commissioner Craig and Commissioner Peterson. **NAYES:** None.

ADJOURN:

There being nothing further to discuss, Chairman Warr called the regular meeting back to order and adjourned this June 4, 2020 regular meeting at 4:06 p.m.

Chairman Gary Warr

Secretary Jason Peterson