

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

Present were Vice-Chairman Gary Warr, Commissioner Kathy Cone, Commissioner Jason Peterson, and Commissioner Bryan Craig. Chairman Schmidt has resigned effective June 4, 2018.

Also present were City Clerk Bernadette Gomes, City Administrator Mike Williams, Legal Counsel Ryan Armbruster and Assistant Finance Director Michelle Frostenson, Finance Director Ross Hyatt and City Engineer Rick Wuori.

INTRODUCTION OF NEW COMMISSIONER BRYAN CRAIG:

Mayor Davis appointed Bryan Craig to the Urban Renewal Agency to fill the vacancy created by Carl Morrell. Council confirmed the appointment at the June 5, 2018 council meeting.

CONSENT CALENDAR:

Items in the consent calendar are as follows:

- A. Approve minutes of the May 3, 2018 regular meeting and May 22, 2018 special meeting
- B. Review and approve claims for May 2018
Canyon Excavation, \$56,984.40, City of Jerome, \$2,200.95; EHM Engineers, \$6,879.00; Elam and Burke, Inc., \$2,028.99; Times News, \$21.42
- C. Review and approve financial reports for May 2018

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

RESOLUTION NO 03-18 – COMMERCIAL CREAMERY REIMBURSEMENT:

Resolution No. 03-18 was read by title and is in full as follows:

RESOLUTION NO. 03-18

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JEROME URBAN RENEWAL AGENCY OF THE CITY OF JEROME, IDAHO, APPROVING THAT CERTAIN REIMBURSEMENT PARTICIPATION AGREEMENT BETWEEN JEROME URBAN RENEWAL AGENCY AND COMMERCIAL CREAMERY COMPANY OF IDAHO, INC.; DIRECTING THE CHAIR OR VICE-CHAIR AND SECRETARY, RESPECTIVELY, TO EXECUTE AND ATTEST SAID AGREEMENT; AUTHORIZING THE CHAIR OR VICE-CHAIR AND SECRETARY TO EXECUTE ALL NECESSARY DOCUMENTS REQUIRED. TO IMPLEMENT THE AGREEMENT; AUTHORIZING ANY TECHNICAL CHANGES,

SUBJECT TO CERTAIN CONDITIONS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Jerome Urban Renewal Agency 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 (hereinafter the "Law") and the Local Economic Development Act, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the "Act"), a duly created and functioning urban renewal agency for Jerome, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City of Jerome ("City"), on November 4, 2014, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Area 3 Urban Renewal Project;

WHEREAS, following said public hearing, the City adopted its Ordinance No. 1135 on December 2, 2014, approving the Urban Renewal Plan for the Area 3 Urban Renewal Project (the "Area 3 Plan");

WHEREAS, Participant owns or controls certain real property located in downtown Jerome, Idaho (the "Project Site"). The Project Site is undergoing redevelopment including construction of a commercial building (the "Participant's Project");

WHEREAS, as part of the Participant's Project, Participant intends to remediate certain Project Site conditions and redevelop the Project Site (the "Improvement Project");

WHEREAS, the Participant's Project and the Improvement Project are located in the Area 3 Plan area ("Jerome Urban Renewal District"). The Plan includes various measures to mitigate and remediate the Jerome Urban Renewal District;

WHEREAS, the Improvement Project includes improvements of public infrastructure to replace curb, gutter, and sidewalk in downtown Jerome, Idaho, and replacement and relocation of certain water lines, including excavation, adjacent to the Project Site, that are consistent with the objectives of the Plan. The Improvement Project will contribute to enhancing and revitalizing the Jerome Urban Renewal District;

WHEREAS, the Improvement Project, while not specifically identified in the Plan, consists of traditional infrastructure improvement which will be of benefit to the public and achieve the overall objectives of the Plan;

WHEREAS, Agency deems it appropriate to enter into the Reimbursement Participation Agreement ("Agreement") to participate in the development of the Improvement Project to achieve the objectives set forth in the Area 3 Plan;

WHEREAS, the Board finds it in the best interest of the Agency and of the public to approve the Agreement.

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

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

Section 2: That the Agreement, set forth as Exhibit A hereto, be and the same is

hereby approved.

Section 3: That the Chair or Administrator is hereby authorized to execute the above- referenced Agreement; and further is hereby authorized to execute all necessary documents required to implement the Agreement; the Chair or Administrator is further authorized to approve and accept any necessary technical changes to the Agreement upon advice from Agency's legal counsel that said changes are consistent with the provisions of the Agreement presented to the Agency Board at its June 7, 2018, meeting along with any substantive issues discussed at the June 7, 2018, meeting; and further, the Chair or Administrator is further authorized to perform any and all other duties required pursuant to the Agreement.

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

PASSED AND ADOPTED by the Jerome Urban Renewal Agency of the city of Jerome, Idaho, on June 7, 2108. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on this 7th day of June 2018.

URBAN RENEWAL AGENCY OF JEROME

By:

/s/ Gary Warr
Vice-Chairman

ATTEST:

/s/ Jason Peterson
Secretary

Mr. Williams stated the resolution is to approve the reimbursement agreement with Commercial Creamery for their expansion project. The project of re-routing the sewer line is currently underway, and the reimbursement agreement will assist with the cost of the re-route. The total cost project should be approximately \$200,000 with excavation and rock removal. Once invoices are received and reviewed by the engineering and finance departments, the amount of reimbursement will be determined. Staff will reimburse 75% of the revenue allocation (tax increment) that will be paid as a result of this project with total amount paid not to exceed \$200,000. However, the agreement also states that if the revenue allocation proceeds are not enough to make the reimbursement payment, the agency will be under no obligation to do so. Staff met with Commercial Creamery representatives and they are aware of the agreement, and it will be presented to them upon approval.

Mr. Armbruster briefly reviewed the resolution and stated that it authorizes the approval and signing of the agreement. There is a provision for technical corrections which may come along as well as potential issues requiring an updated agreement. Should Commercial Creamery come back to the board with significant concerns, the agreement can be modified.

Page 1 describes the project in detail: the replacement and relocation of certain water lines and other infrastructure improvements. Page 2 lists the effective date; this will be when the agreement is signed by both parties, and will continue until the obligations are made throughout the rest of the plan term or when the term expires, whichever comes first. There will be exhibits concerning the project site map, legal descriptions, narrative of the improvement projects and

estimated eligible costs. Section 3 includes a provision that construction must commence by October 1, 2018; otherwise, the agency has the authority to terminate the agreement.

Section 5 describes the process for providing invoices and other information. Because these improvements are in the public right-of-way, they will have to be formally accepted by city staff and meet city standards. Staff will ensure the amount spent for the improvements are reasonable. Commercial Creamery bid the project out and one bid was received. Section 6 describes the agency's reimbursement payment amount not to exceed \$200,000 with no interest. The agency has committed to repay 75% of the increment from the 2017 assessed values. Increases in 2018 and going forward will be provided by Commercial Creamery to the finance department. Proof of payment will also be required. Once revenues are received (March 1st and September 1st) reimbursement payments will be made. The agreement terminates September 1, 2034. This section of the agreement will need to include estimates of what the expansion and improvement project is in terms of increased assessed value.

Section 10 discusses taxes. The agency will have no part of the tax process (i.e. assessments, levies, collections, etc.). If the assessed values decrease, it will take more time to reimburse Commercial Creamery. They still have the right to appeal a tax assessment, however, lower assessment will mean lower taxes. There are tax abatement exemptions which the county can authorize without input from the agency, and Section 11 addresses this issue by stating that the agency must approve an application with the county or state which could result in an exemption.

The remainder of the agreement addresses insurance, warranty on the improvement project because it is in public right-of-way, a representation on their part that materials and workmanship are good for at least one year, and maintenance on the part of the creamery. Mr. Armbruster concluded by stating that the agreement will be taken to Commercial Creamery and hopefully agreed upon. Commissioner Peterson and Commissioner Cone both commented on the well-written agreement. Mr. Williams stated staff has taken a conservative approach in projecting an incremental tax value. After the reimbursement there is still an increase in Area 3 which will assist with reinvestment in downtown.

Commissioner Cone made a motion to approve the Resolution 03-18 agreement which approves the reimbursement agreement with Commercial Creamery, directing the chair and vice-chair to execute and attest the agreement, and execute all necessary documents required to implement the agreement. Second to the motion was made by Commissioner Peterson. After consideration the motion passed unanimously by the following vote: **AYES:** Vice-Chairman Warr, Commissioner Cone, Commissioner Peterson and Commissioner Craig. **NAYES:** None.

RESOLUTION NO. 04-18 - POTENTIAL AREA 5:

Resolution No. 04-18 was read by title and is in full as follows:

RESOLUTION NO.04-18

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

A RESOLUTION OF THE JEROME URBAN RENEWAL AGENCY, THE URBAN RENEWAL AGENCY OF THE CITY OF JEROME, IDAHO, ACCEPTING THAT CERTAIN REPORT ON ELIGIBILITY FOR THE JEROME AREA 5 URBAN RENEWAL DISTRICT AS AN URBAN RENEWAL AREA AND JUSTIFICATION FOR

DESIGNATING THE AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AUTHORIZING THE CHAIRMAN OR ADMINISTRATOR TO TRANSMIT THE REPORT AND THIS RESOLUTION TO THE CITY COUNCIL OF THE CITY OF JEROME REQUESTING ITS CONSIDERATION FOR DESIGNATION OF AN URBAN RENEWAL AREA AND SEEKING FURTHER DIRECTION FROM THE COUNCIL; 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, on the 20th day of October, 1994, the Council and Mayor of Jerome, Idaho respectively, adopted Resolution No. 13-94 thereby creating the Jerome Urban Renewal Agency ("Agency"), authorizing it to transact business and exercise the powers granted by the Law and the Act, upon making the findings of necessity required for creating said Urban Renewal Agency;

WHEREAS, on November 3, 1998, and November 17, 1998, the Mayor appointed, and the City Council confirmed, the appointment of Commissioners to the Agency Board;

WHEREAS, 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 adopted its Ordinance No. 986 on December 6, 2005, approving the Southeast Industrial Plan;

WHEREAS, the City, 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 adopted its Ordinance No. I 133 on December 2, 2014, approving the First Amended Southeast Industrial Plan;

WHEREAS, the City, 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 adopted its Ordinance No. 1134 on December 2, 2014, approving the Area 4 Plan;

WHEREAS, the City, 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 adopted its Ordinance No. 1135 on December 2, 2014, approving the Area 3 Plan;

WHEREAS, the Agency Board, at meetings in early 2018, authorized a study or report to consider an urban renewal project located primarily in the south-central part of the city and consisted mainly of parcels that had been included within the original South Lincoln Urban

Renewal District (the "Study Area") but had not experienced the revitalization experienced by other parts of the district along with other parcels and to analyze and determine whether the Study Area is eligible for urban renewal planning, and provide the Board with a report and recommendation as soon as reasonably possible;

WHEREAS, the Agency has obtained an eligibility report (the Report"), which examines the Study Area for the purpose of determining whether such area is a deteriorating area and deteriorated area as defined by Idaho Code, Section 50-2018(9) and 50-2903(8)(b) which Report was distributed to the Board at its June 7, 2018, meeting;

WHEREAS, the Report dated May 2018, has been submitted to the Agency, a copy of which is attached hereto as Exhibit I, which has described the Study Area as Jerome Area 5;

WHEREAS, under the Law, Sections 50-2903(8)(£) and 50-2018 (8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in section 22-4502(1), Idaho Code, or any forest land as defined in section 63-1701(4), Idaho Code, absent the consent of the owner of the agricultural operation or the forest landowner of the forest land, except for an agricultural operation or forest land that has not been used for three (3) consecutive years;

WHEREAS, the proposed Study Area includes parcels subject to such consent. While the necessary consents have not been obtained, any consents shall be obtained prior to City Council approval of the Report;

WHEREAS, the Report addresses the necessary findings concerning including open land within our urban renewal area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area.

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 Board acknowledges acceptance and receipt of the Report.

Section 4. That one such area is an area more commonly known as Area 5, which is located generally east of South Lincoln Avenue and south of Avenue H.

Section 5. That the rehabilitation, conservation, and redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, and welfare of the

residents of the City.

Section 6. That the Chair of the Board of Commissioners or Executive Director is hereby authorized to transmit the Report to the Jerome City Council requesting that the Council:

- a. Determine whether Area 5 identified in the Report qualifies as an urban renewal project and justification for designating the area, as appropriate, for an urban renewal project;
- b. If such designation is made, whether the Agency should proceed with the preparation of an urban renewal plan for the area, which Plan may include a revenue allocation provision as allowed by law;
- c. Coordinate with the Agency to obtain the required agricultural consent from the property owners.

Section 7. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of Jerome, Idaho on June 7, 2018. Signed by the Chairman of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on June 7, 2018.

URBAN RENEWAL AGENCY OF JEROME

By:

/s/ Gary Warr
Vice-Chairman

ATTEST:

/s/ Jason Peterson
Secretary

Mr. Williams stated at the last meeting the board gave staff authorization to move forward with an eligibility study for either an amended area or the creation of a new area. The eligibility report recommends that the board go forward with a new area. The goal is to close out Area 2 early by paying down the debt. Mr. Williams briefly described the area and provided the board with a map detailing the parcels included in the new area. These parcels include the Magic Valley Quality Milk Producers (MVQMP) parcels to the north, green field space and empty lots north to the Ridley's parcel, D.L. Evans and the end of the block which includes blighted buildings. The area is contiguous with Area 2.

Mr. Armbruster stated the format of the report is similar to that used with other agency plans; the history of Jerome and project areas are included in the report. Page 4 lists specific criteria set out in both the Idaho Urban Renewal law and the Local Economic Development Act. These are conditions which qualify a geographic area for urban renewal planning. An agency is not allowed to prepare a plan until this study is adopted by both the agency and city council. Page 5 describes the process of preparing the plan, setting a public hearing and presenting to the Planning and Zoning Commission. A table in the study lists all 32 tax parcels within the study area and the accompanying map. There are 17 parcels which carry an agriculture (ag) exemption as property is put to ag use. All property owners with ag use within the past three years must provide written consent to have their property included in an urban renewal area, and staff will be contacting these property owners in the next few weeks. Mr. Armbruster does not anticipate any

issues. Approximately 89 acres are included in the study; under the law, acreage can be reduced but not increased once the area is established.

Mr. Armbruster further stated the combined base assessed values of the several project areas under the jurisdiction of the agency, along with the base value of this area, cannot exceed 10% of the overall assessed value of the City of Jerome. Currently, the agency falls under that 10%. Parcels that will not be redeveloped may ultimately be removed from the area. Additionally, some of the parcels listed were within the original S. Lincoln project area but continue to have one or more deteriorating conditions as listed in the criteria, and they are included in the new Area 5. Page 8 of the study is an analysis concerning parcel improvement value which is less than the land value with some of the parcels. Page 9 discusses the lack of infrastructure including curb and gutter, storm drainage facilities and other municipal water issues. Pages 10-12 list each criteria and whether or not they are met within this geographic area. There are thirteen criteria listed in the table; all but one are present in the study. Under Idaho law, one or more is required. Additionally, the provision regarding open land conditions is addressed. Some of the properties are used for ag and deemed as "open land."

Mr. Armbruster concluded that all requirements have been met under the statute, and the resolution will be passed along to city council for approval and authorization to move forward with the planning process. Staff hopes to complete the process by calendar year end; base value for these properties will be assessed for 2018. Upon inquiry by Commissioner Craig, the Spears property was once part of Area 1 and is not included in the new potential Area 5. Upon inquiry by Commissioner Peterson, those property owners whose parcels carry the ag exemption will not lose their exemption if they agree to be within the Area 5 boundaries. Mr. Armbruster also stated laws have changed to where when the ag exemption is removed and properties are assessed without it, the uptick will not go to the agency but into the base value; only new improvements would benefit the agency. Additionally, there is some philosophical opposition to urban renewal and those ag property owners could refuse to be included. The boundaries may need to be revisited should some opt out. Mr. Williams stated he would be surprised if an ag property owner chose not to be included in the area.

Commissioner Peterson made a motion to pass Resolution No. 04-18. Second to the motion was made by Commissioner Cone. After consideration the motion passed unanimously by the following vote: **AYES:** Vice-Chairman Warr, Commissioner Cone, Commissioner Peterson and Commissioner Craig. **NAYES:** None.

FY 2018-19 BUDGET PRIORITIES:

Mr. Williams spoke of budget priorities and reviewed numbers from previous years. The direction for Area 2 has been to continue supporting industrial expansion. There are no staff recommendations for this year. Construction on S. Tiger will commence the first week in July. The goal of the agency is to continue paying down debt service on existing Series A and Series B bonds. Area 3 will also be looked at; there is favorable trend in revenues to participate in projects in fiscal year 2019.

Ms. Frostenson briefly explained projected actual figures for the year. In Area 2 \$1 million was paid in principal on the debt service; this was \$500,000 more than originally budgeted. A budgeted payment to Scott Jackson was made in the amount of \$500,000, plus \$1,050,000 is budgeted for capital outlay for S. Tiger Drive. Considering both Area 2 and Area 3, the agency will have approximately \$881,000 in reserves to spend in the next fiscal year. Without

Area 3 expenditures and revenues, \$857,000 in reserves will be available. Staff has been conservative with revenue projections, and Ms. Frostenson believes Area 3 revenues will increase by approximately \$25,000 per year. The debt service payment for what is owed this year would be \$512,000, and the agency has an agreement with Scott Jackson for \$1.1 million this year. The board has the option of paying more to the debt service and extending the agreement with Mr. Jackson or paying what is scheduled. \$23,000 is what is expected in capital outlay at the end of this fiscal year. Ms. Frostenson asked the board if they wanted to pay more of the debt service down or continue with paying the full amount owed to Mr. Jackson. Mr. Williams stated agreement with Mr. Jackson was to be fulfilled by September 30, 2019 although the intent was December 31, 2019 to gain one more fiscal year's revenue. He will meet with Mr. Jackson to discuss the possibility of extending the payments. Commissioner Peterson stated he understood the agreement with Mr. Jackson was \$500,000 per year, and Mr. Williams stated the payments were aligned to a fiscal year rather than calendar year. Staff is not anticipating any projects which would affect current revenue.

Mr. Williams stated \$500,000 more was paid to the obligation last year. The principal on Series A is \$954,000 and Series B is \$1.9 million. Maximizing payments each year would take approximately three years to pay the obligation in full. Upon inquiry by Commissioner Cone, Mr. Williams stated 20% of the original bond is the maximum that can be added to the regular payment. Upon inquiry by Commissioner Peterson, Mr. Armbruster stated the debt reserve must be kept throughout the term of the bond and is used to make the final payment. Ms. Frostenson also stated the bonds are listed in financial statements but excluded from the budget projections shown to the board. She further stated she professional services projections will be emphasized more in Area 3 next year.

Commissioner Peterson agrees that staff should discuss the option of extending the payments to Mr. Jackson; both Vice-Chairman Warr and Commissioner Cone agree. Mr. Williams will discuss this with Mr. Jackson. He stated that capital outlay for construction in Area 3 is approximately \$50,000 for next year so there may be projects in which the agency can participate. The Main Street Parking and Beautification Committee is close to having designs for recommendation to council (i.e. benches, planters, etc.) and the North Park Committee is close to making a presentation for park improvements. Additionally, there may be room to do something with the Oppenheimer project.

LEGISLATIVE UPDATE:

Mr. Armbruster reported the Association of Idaho Cities will be meeting in two weeks, and there is has been some discussion regarding new issues in 2019 with a new governor and new legislators. Odd years tend to be longer on the legislative front without elections.

STAFF REPORT:

Mr. Williams stated that, to date, the total taxable value of Area 2 is approximately \$88 million and has the potential for continued growth. If debts can be paid off and the area closed out early, it would set a good example for other cities to follow. Upon inquiry by Commissioner Peterson, Mr. Williams stated the increased value in Area 1 was approximately \$70 million when it closed. The starting value with Area 2 was less than \$10 million.

Project Husker has slowed down on the original project due to a similar project being announced in a neighboring state. The project may be reduced to distribution rather than

production and will hopefully move forward in the fall. Project Handy, the Oppenheimer project for Block 56 (aka the Bi-Mart project) is still in the works; the agreement signed has been extended to August 1st, and it is hopeful a contract with Bi-Mart will be signed soon although there may be some issues with rising construction costs.

Mr. Wuori updated the board on the S. Tiger project and stated construction will commence in early July. Staff is pleased to have a local contractor (Idaho Materials & Construction) working on the project who understands the work must be completed by the end of October. Commissioner Peterson suggested signs regarding the road closure be strategically placed to avoid turn-around's and suggested turn lanes for residents. Mr. Williams stated one challenge will be at Desano Place on S. Tiger Drive; access will have to be maintained. Commissioner Peterson spoke of the challenges with road closures in that area, and Mr. Wuori stated the construction schedule is being developed.

Mr. Williams stated with the resignation of Chairman Marjorie Schmidt, another vacancy has been created and Mayor Davis will be reaching out to the other applicant from the first vacancy. Once a full board is seated motions can be made for the positions of Chair and Vice-Chair.

EXECUTIVE SESSION:

Commissioner Peterson made a motion to adjourn to 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, and Idaho Code Section 74-206(1)(d) to consider records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code at 3:57 p.m. Second to the motion was made by Commissioner Cone. After consideration the motion passed unanimously by the following vote: **AYES:** Vice-Chairman Warr, Commissioner Cone, Commissioner Peterson and Commissioner Craig. **NAYES:** None.

ADJOURN:

There being no further business to discuss, Vice-Chairman Warr called the regular meeting back to order and adjourned this June 7, 2018 regular meeting at 4:15 p.m.

Vice-Chairman Gary Warr

Secretary Jason Peterson