

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 and Commissioner Shonna Fraser. Commissioner Jason Peterson joined the meeting at 3:07 p.m. and Commissioner Brian Craig joined the meeting at 3:12 p.m.

Also present were City Clerk Bernadette Gomes, City Administrator Mike Williams, Finance Director Ross Hyatt and City Engineer Tyson Carpenter. Legal counsel Ryan Armbruster joined by teleconference.

PLEDGE OF ALLEGIANCE:

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

PUBLIC HEARING – CONSIDERATION OF FY2019-20 BUDGET:

This being the time published for a public hearing to hear comments regarding the proposed Jerome Urban Renewal Agency budget for fiscal year 2019-2020, Chairman Warr opened the hearing at 3:05 p.m. He reviewed the procedures that will be followed during this hearing.

There was no testimony in favor, neutral nor in opposition to the information presented. There being no further testimony to be heard, the Chair closed the public hearing at 3:06 p.m. Mr. Armbruster stated the board may approve the resolution as it pertains to the annual appropriations.

RESOLUTION NO. 04-19:

Resolution No. 04-19 in full is as follows:

RESOLUTION NO. 04-19

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, TO BE TERMED THE “ANNUAL APPROPRIATION RESOLUTION,” APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAID ALL EXPENSES AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020, FOR ALL GENERAL, SPECIAL AND CORPORATE PURPOSES; DIRECTING THE CHAIR, VICE-CHAIR, OR ADMINISTRATOR TO SUBMIT THE RESOLUTION AND BUDGET TO THE CITY OF JEROME, TO U.S. BANK, N.A., AND ANY OTHER ENTITY ENTITLED TO A COPY OF THE RESOLUTION AND BUDGET; 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 29, 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 Council of Jerome, Idaho (the “City”), on December 6, 2005, after notice duly published, conducted a public hearing on the Southeast Industrial Urban Renewal 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 November 4, 2014, after notice duly published, conducted a public hearing on the First Amendment to the Southeast Industrial Urban Renewal Plan;

WHEREAS, following said public hearing, the City adopted its Ordinance No. 1133 on November 4, 2014, approving the First Amendment to the Southeast Industrial Plan;

WHEREAS, the City, on November 4, 2014, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Area 4 Urban Renewal Project;

WHEREAS, following said public hearing, the City adopted its Ordinance No. 1134 on November 4, 2014, approving the Urban Renewal Plan for the Area 4 Urban Renewal Project;

WHEREAS, the 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 November 4, 2014, approving the Urban Renewal Plan for the Area 3 Urban Renewal Project;

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

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

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5) and 50-1002, Agency Staff has prepared a budget and the Agency has tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2019, and ending September 30, 2020, by virtue of its action at the Agency’s Board meeting of August 1, 2019;

WHEREAS, Agency has previously published notice of a public hearing to be conducted on August 22, 2019, at 3:00 p.m., at the Jerome City Council Chambers, located at 100 East Avenue A, Jerome, Idaho, a copy of which notice is attached hereto and incorporated herein as Exhibit A;

WHEREAS, on August 22, 2019, pursuant to Section 50-1002, Idaho Code, the Agency held a public hearing at the Jerome City Council Chambers, located at 100 East Avenue A, Jerome, Idaho, on the proposed budget and considered public comment, along with Board input, on services, expenditures, and revenues planned for Fiscal Year 2020;

WHEREAS, pursuant to Section 50-2006, Idaho Code, the Agency is required to pass an annual appropriation resolution and submit the resolution to the City Clerk of the city of Jerome, Idaho on or before September 1, 2019;

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 sums of money, or as much thereof as may be authorized by law, needed, or deemed necessary to defray all expenses and liabilities of the Agency, as set forth in Exhibit A, which is annexed hereto and by reference made of apart of this Resolution, reflecting no changes from the proposed FY 2020 Budget which was published on August 8, 2019 and August 15, 2019, and the same are hereby appropriated for the general, special and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2019, and ending September 30, 2020.

Section 3: That the Chair, Vice-Chair, or Administrator shall submit this Resolution and Budget to the city of Jerome on or before September 1, 2019, and submit this Resolution and Budget to U.S. Bank, N.A., and to any other entity entitled to a copy of the Resolution and Budget.

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 August 22, 2019. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on this 22nd day of August 2019.

APPROVED:

By:

/s/ Gary Warr

Chairman

ATTEST:

/s/ Jason Peterson

Secretary

Commissioner Cone made a motion to approve Resolution No. 04-19. 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 Peterson **NAYES:** None.

STAFF REPORTS:

Mr. Williams stated he met with a representative from Sun Creek Capital and a potential partner for development along the seven acres owned by the City of Jerome. He spoke of the agent agreement in place for Block 56 and the proposal to work with two different commercial-type entities for mix-used development along Lincoln. He stated that the current agent agreement with the city would have to be amended to include both Blocks 55 and 56, and staff plans to proceed with approval by city council for an amendment. Once this process is completed a

Request for Proposals (RFP) can be issued for development of the parcels as there has been strong interest in the property.

Mr. Armbruster explained the next steps needed include an updated city/agency Memorandum of Understanding and develop an RFP similar to that issued with the Oppenheimer group.

Mr. Williams stated that 130 and 132 W. Main are officially owned by the agency; he has received positive feedback from members of the community and has been able to divulge that the property is within an urban renewal district and there are plans to bring it up to code and seek development partners. Mr. Williams showed a map of parcels owned by the city to the board, and as new property owners the agency will need to keep the property maintained within the requirements of the Jerome Municipal Code (i.e. weeds) either by hiring someone or partnering with the city. He stated that staff is working with the city engineering department and public works director to get the open space filled before winter weather begins; the public works department is working diligently on other street projects but the in-fill project will be done as soon as possible upon approval of the board for costs associated with the project.

Mr. Williams briefly reported on Project X, the 18 acres in the Area 4; a special use permit for the entire 18 acres will be sought for two businesses. One business will be storing chemicals while the other company will be chemical manufacturing and storage facility supporting food processors and dairy producers in the area. Mr. Williams stated that, per legal counsel, it is best to get a special use permit for the entire property prior to closing which is set for late September.

Per Commissioner Fraser's request, Mr. Williams provided a map of the 18 acres. Upon inquiry by Commissioner Craig, Mr. Williams stated he does not anticipate any concerns with obtaining the special use permit. The Specialty Sales company nearby also stores chemicals and there were no issues with the permit. The map showing the 18 acres was reviewed in detail including frontage lots on Yakima and Rose Streets, rail spur access, etc., and Mr. Williams stated that site plans for the buildings have not yet been submitted and that sprinklers will most likely be required as building and fire codes will be followed. Upon inquiry by Commissioner Cone regarding anticipated traffic in the area, Mr. Williams stated minimal rail traffic is anticipated but employee numbers are unknown at this time. He spoke of an underpass/overpass for the railroad tracks considered in years' past, and it is something that can be considered in the future.

Upon inquiry by Commissioner Craig, Mr. Williams showed the board the two pieces of property that are still available and where they would have road access should those properties be sold; the existing road may be extended in the future depending on the activity on those lots. Site plans for the new rail spur have not been submitted, and landscaping options along Yakima may be considered in the future as well.

Mr. Williams stated staff has not received information from Idaho Milk Products (IMP) for the rock mitigation reimbursement agreement. They are open and doing business, and Mr. Williams extended an invitation to an Open House for their new facility on September 20th. He stated with the quantity of milk produced he anticipates future expansion on the neighboring properties owned by IMP.

EXECUTIVE SESSION:

Commissioner Craig made a motion to enter into executive session at 3:25 p.m. pursuant to Idaho Code 74-206(1)(c) to acquire an interest in real property which is not owned by a public agency. 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.

ADJOURN:

There being nothing further to discuss, Chairman Warr called the regular meeting back to order and adjourned this August 22, 2019 special meeting at 3:49 p.m.

Chairman Gary Warr

Secretary Jason Peterson