

**March 18, 2021**

This special meeting of the Jerome Urban Renewal Agency was called to order at 3:03 p.m. Council Chambers were open to the public, and the meeting was held in person and by teleconference. 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 Vice-Chairman Kathy Cone and Commissioner Shonna Fraser. Chairman Gary Warr joined by teleconference. Commissioner Bryan Craig and Commissioner Jason Peterson were excused.

Also present were City Clerk Bernadette Coderniz, City Administrator Mike Williams, Finance Director Ross Hyatt, and IS Director Carlos Hernandez. Legal Counsel Ryan Armbruster joined via teleconference.

**PLEDGE OF ALLEGIANCE:**

Vice-Chairman Cone led the audience in recitation of the pledge of allegiance.

**PUBLIC MEETING FOR CALENDAR YEAR REPORT OF ACTIVITIES:**

Vice-Chairman Cone opened the public meeting at 3:04 p.m. Mr. Williams stated that the report was published on the City's website and Facebook page; no comments were received neither verbally nor in writing. Financial statements were included in the report and the agency met state law requirements. He noted that there are no public members registered online through Zoom nor are there any in attendance at the meeting. 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.

Vice-Chairman Cone closed the public comment period at 3:06 p.m.

**RESOLUTION NO. 01-21:**

Resolution No. 01-21 is in full as follows:

**RESOLUTION NO. 01-21**

**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 2020; 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 2020, 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 4, 2021, 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 18, 2021, 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, 2021.

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 18, 2021. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on this 18<sup>th</sup> day of March 2021.

APPROVED:

By:

/s/ Gary Warr  
Chairman

ATTEST:

/s/ Jason Peterson  
Secretary

Commissioner Fraser made a motion to pass Resolution No. 01-21. Second to the motion was made by Chairman Warr. After consideration the motion passed unanimously by the following vote: **AYES:** Chairman Warr, Vice-Chairman Cone and Commissioner Fraser. **NAYES:** None.

### **LEGISLATIVE UPDATE:**

Mr. Armbruster spoke on SB1108 and the varying amendments which failed to pass by a vote of 17-18. The bill would have limited new construction value that cities and counties could take when setting budgets, and it would have limited the amount that taxing entities could take at the closing of areas to 50% of the increment value. A recent amendment increased the limit to 80% for both new construction and closing of revenue allocation areas. During debate on the bill several Senators mentioned the bill really gave little in terms of property tax relief. The legislature seemed to be focusing on indexing the homeowner's exemption along with other changes and at this time the future is uncertain. Mr. Armbruster noted that it would be unusual

for the session to end without doing something on the property tax level but what would be proposed is unknown. He spoke of a resolution introduced on the House side and passed to establish another year of the interim committee to continue reviewing property taxes. At this time, the end of the session is unclear. There appear to be complexities with the American Recovery Act and funds that the State of Idaho will receive. Session may continue or recess for a few weeks and then resume.

**STAFF REPORTS:**

Mr. Williams stated he had conversations with Tyler at Summit Creek Capital and that significant progress has been made. They are still reviewing the proposed Development and Disposition Agreement (DDA) with their attorney and understand that it will be presented to the URA board on April 1<sup>st</sup>. He briefly commented on the progress of the Intermountain Gas extension in Areas 2 and 4 and the Scouler facility.

**ADJOURN:**

There being nothing further to discuss, Vice-Chairman Cone adjourned this March 18, 2021 special meeting at 3:11 p.m.

---

Chairman Gary Warr

---

Secretary Jason Peterson