

This special meeting of the Jerome Urban Renewal Agency was called to order at 3:02 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 Chairman Kathy Cone, Commissioner Jason Peterson, and Commissioner Bryan Craig. Commissioner Shonna Fraser and Commissioner Hess were excused.

Also present were City Clerk Bernadette Coderniz, City Administrator Mike Williams, Finance Director Ross Hyatt, Accounting and Budget Manager, and IS Director Carlos Hernandez. Legal Counsel Abbey Germaine joined via teleconference.

PLEDGE OF ALLEGIANCE:

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

PUBLIC MEETING FOR CALENDAR YEAR REPORT OF ACTIVITIES:

Chairman Cone opened the public meeting at 3:04 p.m. Chairman Cone stated that the board reviewed the tentative annual report at the March 10th URA meeting and requested that staff publish the report. Mr. Williams stated no written nor verbal comments were received from the public regarding the report and that the report was published on the City's website and Facebook page. Additionally, the report was available for review in the City Clerk's office. There were no comments from the public either in person or through Zoom. Chairman Cone closed the public comment period at 3:05 p.m.

RESOLUTION NO. 02-22:

Chairman Cone introduced Resolution No. 02-22 adopting the Calendar Year Report of Activities and directed that it be filed with the local governing body. Ms. Germaine read the resolution by title only, and Mr. Williams stated the report was reviewed with the board in detail during the March 10th URA meeting. Upon board approval staff will ensure that the annual report is filed with the State Controller's Office and the City.

Resolution No. 02-22 is in full as follows:

RESOLUTION NO. 02-22

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 2021; APPROVING THE NOTICE OF FILING THE ANNUAL REPORT WITH THE CITY AND IDAHO STATE CONTROLLER; CHAIR, VICE-CHAIR, OR

AGENCY ADMINISTRATOR TO FILE 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 20-2006(5)(c), the Agency is required to prepare an annual report and file the annual report with the City and the Idaho State Controller, on or before March 31 of each year;

WHEREAS, pursuant to Idaho Code Section 50-2006(5)(c), the Agency Administrator prepared the annual report of the Agency's activities for calendar year 2021, 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 10, 2022, 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 29, 2022, pursuant to Section 50-2006(5)(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;

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 Board Chair, Vice-Chair, or Agency Administrator shall submit said annual report to the City of Jerome, Idaho, and the Idaho State Controller, as directed by the Idaho State Controller's staff, on or before March 31, 2022.

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 29, 2022. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on this 29th day of March 2022.

APPROVED:

By:

/s/ Kathy Cone
Chairman

ATTEST:

/s/ Jason Peterson
Secretary

Commissioner Craig made a motion to pass Resolution No. 02-22 adopting the Calendar Year Report of Activities. Second to the motion was made by Commissioner Peterson. After consideration the motion passed unanimously by the following vote: **AYES:** Chairman Cone, Commissioner Peterson, and Commissioner Craig. **NAYES:** None.

LEGISLATIVE UPDATE:

Ms. Germaine stated the legislative session should be ending on Thursday. Several bills were introduced related to tax relief within the last two weeks but Ms. Germaine stated none appear to have gained any traction so far and should not have an impact on URA's. A thorough

update will be given to the board at a future meeting once the session ends and more information on these and other bills is known.

STAFF REPORTS:

Mr. Williams stated a regular meeting will be held on April 7th as there are several important items to be discussed. Staff will present a letter for the board's consideration to inform taxing districts of the Agency's intent to close out Area 2. A resolution will be presented at either the May or June meeting with a Calendar of Events that will need to take place in the process of closing out the area. He also stated that staff is close to having information put together so the financial advisor can formally take the advanced funding opportunities out to bid. Mr. Williams met with City Engineer Tyson Carpenter to review final cost estimates on projects in Area 3 and Area 5 and, despite the uncertainty with construction prices, several of the goals for those two areas should be possible with the funding available to the Agency. He also spoke of the Rennison project (lot south of Dairy Queen) and stated that he is hopeful a reimbursement agreement draft will be available for the board's review and approval at the April 7th meeting. Mr. Williams noted some changes with the project design (one water line upgrade instead of two needing approval by the Department of Environmental Quality) and hopes to present a list of qualified projects eligible for reimbursement to the board. He further noted that the developer hopes to break ground in April. Mr. Williams stated additional project updates will be provided at the April 7th meeting.

ADJOURN:

There being nothing further to discuss, Chairman Cone adjourned this March 29, 2022 special meeting at 3:11 p.m.

Chairman Kathy Cone

Secretary Jason Peterson