Rexburg Redevelopment Agency

*Meeting Minutes- August 8, 2014*

*Rexburg, Idaho*

President Richard Horner called the meeting to order around 12:10 PM.

Attendance

*Members*: President Richard Horner, Marsha Bjornn, Joseph West, Rex Erickson, and Tim Solomon.

*Visitors & Admin*: Lamont Merrill (Sugar City), Terry Butikofer, and Caitlin Larson

Approval of Meeting Minutes

President Horner asked for the approval of July 24th minutes. Rex Erickson wanted clarification on the corrections made to the minutes. President Horner answered that Kimber Ricks’ statements were left out in the original set of minutes, but were now added to the record.

Joseph West asked for the meaning of the “current absence of extraordinary costs” mentioned with Tom Mannschreck’s project. He learned that no extraordinary costs were identified at the time of the previous meeting but there was a chance that something could be found at a future time.

Rex Erickson moved to approve the minutes. Tim Solomon seconded the motion. The motion passed unanimously and the minutes were approved.

Joseph West made an additional motion to amend the meeting agenda to include discussion of a bike park within the North Highway district. Marsha Bjornn seconded the motion. The motion passed unanimously.

Update of Potential North Interchange

President Horner reported that John Millar placed pressure on Wal-Mart to give a projected progress statement for the end of the year. Wal-Mart said that it might let some contracts in November, but it doubts that any construction will be started by the end of the year. Wal-Mart does not have its building permit yet and thinks that its building plans will not be approved until November.

The Transportation Study is in progress by the City. It focuses more on the city transportation than other previous studies. It will also include consideration of the potential bridge. Last meeting Kimber also requested to know if other companies may be moving into the district. That information is not known yet.

Rex Erickson voiced questions about Sugar City’s land being involved in the North Interchange scope using Rexburg Redevelopment Agency’s funds. Clarification was given that Rexburg URA has cleared the area with Sugar City and the County. Ryan Armbruster approved the map outline.

Preliminary 2015 Budget

President Horner explained each section of the budget and answered questions/ concerns of the agency members. During the review of expenses, Joseph West asked what the construction costs are, specific to the North Highway District. Richard described them as payments to the city for redoing the 2nd East road and putting in the bridge on Barney Dairy Rd. Rex Erickson voiced concerns about how far back the agency will go to reimburse the city on old projects. The $830,872 under contingency is a non-cash item from the land and the Park Shop that was transferred to the city.

Washington School District is closing out in 2018. Richard calculated that once the property is sold and the taxes are in, the district should have enough to reimburse the city. Terry shared that Ryan Armbruster suggests notifying tax entities about 2 years prior close out.

Tim Solomon asked about current practices of tracking purchases/sales/expenditures for each district and project. He asked if there was a historical report that could provide explanation of funds spent and received. No detailed ledger is used now, but will be created by administrative personnel for future yearly reports. Richard suggested including prior year history in each yearly report. This will be used to increase positive public relations by being able to see the results of project efforts. In addition to financial tracking, the document will include the leverage from private investments and job creation attached to projects.

Rex asked about the two million dollar contingency in the Downtown District budget. Richard explained that it was in the budget this year as a place holder for a project. It will not be used this year but will be put towards the Fire Station and sidewalk improvements next year.

Some money has been budgeted for the website under the communications heading. The website will be an agenda item for next meeting.

President Horner asked if there were any adjustments suggested for the proposed budget. Rex Erickson voiced his concern about the general public not understanding the budgeting of the Agency where excess money is allotted to areas that may not be used by the fiscal year end. President Horner explained that the high estimates are made to avoid amending the budget once it is set, which is also not a good visual for the public to see and requires another public hearing, publishing, etc. The usual concern of the public is not regarding the budgeting, but what projects are being done and how the is city being improved.

Connecting the public concern to projects, Tim Solomon suggested an open house idea with publishing on the website about each project. The open house would contain displays of before and after pictures and project summaries. This would cater to public awareness and involvement needs, again increasing the PR.

Rex wanted a summary of the possible projects for 2015. The following were mentioned:

* Downtown-Rexburg Fire Station
* North Highway-Baseball Diamonds, Senior housing (Tom Mannschreck)
* Washington-finish corner
* North Interchange District-Safety concerns (lights & wider road)

President Horner summarized the Administrative fund of 1% being transferred into each district’s account at the fiscal year end.

Joseph West moved to approve the preliminary 2015 budget and set the time and date for the budget hearing to be August 27, 2014, at 12:00pm (noon) at the Development Company conference room. Tim Solomon seconded. The motion was approved unanimously.

Discussion of Bike Park

Joseph West reported to the agency on the development of a Bike Park that will lie within the North Highway district. He approached the agency to receive feedback on this bike park idea. He also asked the agency to consider funding some of the Bike Park development. Joseph specifically mentioned receiving seed money to develop a plan and seek further grants. Parking and park access were the largest issues presented regarding the bike park’s location. Rex mentioned that the city will not allow a property to be developed without a parking space available.

Adjournment

The agency will meet August 27 at 12:00 (noon) for a Public Hearing to approve the 2015 Budget.

Minutes submitted by: Caitlin Larson

Approved by: Board on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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