Rexburg Redevelopment Agency

*Meeting Minutes- July 24, 2014*

*Rexburg, Idaho*

President Richard Horner called the meeting to order around 12:15 PM. The members in attendance were President Richard Horner, Marsha Bjornn, Jerry Merrill, Rex Erickson, and Tim Solomon. The visitors in attendance were Kimber Ricks, Tom Mannschreck, and Lamont Merrill (Sugar City). Terry Butikofer and Caitlin Larson were in attendance providing administrative support.

Approval of Meeting Minutes

President Horner asked that the March 28th and June 17th meeting minutes be approved. Jerry Merrill made the motion to approve both minutes and Marsha Bjornn seconded the motion. The motion passed and the minutes were approved.

North Highway District

Tom Mannschreck proposed his desire for URA funds towards his Senior Housing Project. He wants to bring a portion of financing from local sources to team with Idaho Housing. President Horner defined extraordinary costs and their current absence in the project. Extraordinary costs will be determined by John Millar and Val Christiansen of the City. President Horner confirmed that the written commitment to work with Mannschreck still stands. Terry will issue a re-dated resolution letter to Tom Mannschreck for August 6, 2014.

Downtown District

*Downtown District Progress*

The Amendment details for the Downtown District Plan were reviewed for the last time. Certain downtown streets and infrastructure of public buildings are added to the District Plan which allows for Rexburg Fire Station improvement funding.

The Downtown District main projects to date are:

1. Additional parking particularly the county parking lot)
2. City and county shares of the additions to the Fire Station

President Horner reviewed all itemized changes made to the Plan from 2009 to 2014. Most items required simple confirmation and re-checking of conditions.

*Review & Approval of the Amendment to the Downtown District Plan*

Terry read Resolution 2014-6, which states the approval of the 2nd amended Rexburg Redevelopment Plan. Jerry Merrill motioned to approve the resolution. Marsha Bjornn seconded. The motion passed unanimously and the resolution was approved.

Washington School District

The Wilcox Home will be torn down August 1,2014; the old county home will stay longer. RFP process will be used to invite bids on the property. The goal is to sell the property in the fall and use funds to pay back construction costs.

Potential North Interchange District

Richard Horner explained that Wal-Mart and the Browns need to sign off and then all land is cleared for 2nd East expansion.

Various properties involved with the potential district were described along with potential plans for the North 5th West bridge. Basic America wants another entrance to the back side of its property. The idea is to place a bridge across the river and connect with North 5th West. Basic America is in the process of negotiating with City to trade Eagle Park for Mendoza Trailer Court to extend the road.

The current focus is to obtain signatures from land owners where necessary. If the County wants the Sugar City land to be part, then the funds will be enough to cover it. Otherwise, in the final decision, land can be taken out of consideration.

Kimber Ricks was asked to share his thoughts on the Potential North Interchange District. Kimber indicated that he did not have anything against the concept of the creation of the district but did have questions regarding the project. His concerns included the timing of the process to get the area established and the necessity of including property in the potential project area to facilitate building a bridge across the river. He was also unsure whether or not the building of a bridge across the Teton River was a good potential activity for the plan since the placing of such a bridge has not been seriously studied.

 He would like to see the development of the plan occur so that the agency, County, and Sugar City could consider information obtained from a Transportation Plan refresh that is being completed currently as they determine potential urban renewal projects within the new area. He feels that the Transportation Plan may enrich the discussion as to what activities should be included in the new urban renewal plan. Kimber also expressed interest in seeing additional information regarding estimated potential revenue in the new area, as well as, estimates regarding costs of possible projects being considered in the area. The Agency wants John Millar to find out how much progress Wal-Mart will make on its new property by December. Tim Solomon offered that Wal-Mart gives estimates of starting around October.

General Discussion

*Membership and Leadership Changes and Elections*

Rex Erickson motioned to appoint Tim Solomon to the Board. Marsha Bjornn Seconded. The motion moved.

Marsha Bjornn nominated Tim Solomon as Secretary. Jerry Merrill seconded. The motion passed.

Jerry Merrill nominated Joseph West as Vice Chairman/VP of the Board. Marsha Bjornn seconded. The motion passed.

Adjournment

The agency will meet August 8 at 12:00 (noon) for a short meeting to review and approve the Preliminary 2015 Budget.

Minutes submitted by: Caitlin Larson

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

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