Rexburg Redevelopment Agency

*Meeting Minutes- November 3, 2014*

*Rexburg, Idaho*

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

Attendance

*Members*: President Richard Horner, Joseph West, Tim Solomon, Rex Erickson, and Doug Hancey.

*Visitors*: Matt Nielson (City of Rexburg), David Davis and Corey Child (Madison Fire), Kimber Ricks (Madison county), and David Ogden (Sugar City).

*Administrative Support*: Terry Butikofer and Caitlin Larson

Approval of Meeting Minutes

President Horner asked for the approval of the August 27th minutes.

Tim Solomon moved. Richard Horner seconded the motion. The motion passed unanimously.

Washington School District

The corner is finished rounding the 2nd west 1st north corner. Matt Nielsen reported that there is still some work left in the railroad crossing. Work will not be started until Spring/Summer 2015. The City is trying to work with Mr. Campbell to remove the spur by the greenery.

The Wilcox home on the West side will be taken down, but it is suggested to leave the County house up and rent the basement.

Terry reviewed the RFP process for selling the County house. Chairman Horner hopes to receive $500,000 for the property. Rex Erickson brought up that the property is “surplus property” which requires an RFP process. No real estate agent would be approached for the purchase of the land, but an agent may respond to the RFP.

The house will be sold at a “fair reuse value.” Doug Hancey asked to define the “reuse” term. Chairman Horner explained that the property will go back to some kind of use. The agency and city will make any restrictions/criteria that will apply to the project. The developer will have to comply with the restrictions set for the area. Rex Erickson commented that the agency needs to be careful who buys because the project cannot be a house flip, sold for a profit.

Chairman Horner said that whatever is developed as the project should be something to complement downtown.

Chairman Horner expresses his perceived conflict with the City because he has a contract with the City to consult on City projects. Urban Renewal work is all done voluntarily and not paid. He is negotiating with the Squires for the City to get the right-of-way in the potential North Interchange District.

Downtown District

Terry shared that the final public hearing with the City Council for the second amended and restated downtown redevelopment plan will be on Wednesday at 7:10 p.m. Terry walked through the PowerPoint that will be used for the presentation on Wednesday. The PowerPoint covers the steps that have been taken to submit the second amended plan. The added streets add no value to the district, but simply allows these streets to be included in any desired projects for the future.

Richard suggested meeting with the City this winter to conclude what the priorities are for future Downtown improvement projects.

There has been no opposition thus far in the process of amending the plan.

*Fire Station Construction funding update & approval*

Chief Corey Child presented the current funding plan for the Fire Station Addition. All 8 bids came in higher than projected. $1.5 million was the original cost estimate, but $1.9 million was the lowest bid of eight. Chief Child asked the agency for an additional $100,000. These additional funds would relieve both the City and Ambulance district of $50,000.

The addition to the Fire Station is needed for more training rooms, overnight capacity, etc.

Rex Erickson expressed concern for why bids come from out of town and not locally. Richard replied that the project is big enough that it exceeds the experience/bid capacity of small local firms.

Discussion about funding sources took place, specifically on the Percy Employer match. Joseph mentioned that giving the additional $100,000 would take about 65% of the Downtown District reserves. The total $870,000 amount will be made again within 1.5 year’s time and there are no planned Downtown projects for the near future. Rex spoke out against giving the $100,000 because the funds were found without the agency’s extra contribution.

The agency members discussed past projects of the Downtown area and their financial impact on the Downtown Urban Renewal District account.

Joseph West moved to increase the $770,000 contribution for the Fire Station Addition by $100,000. Tim Solomon seconded. Joseph, Tim and Rex voted “Aye.” Doug Hancey and Richard Horner abstained. The motion was passed.

A sign will be made to display during construction that represents all financial contributors. A plaque will also be provided with names of all financial contributors for their recognition.

Potential North Interchange District

Not much has been done to further the progress. The goal is to have the district created by Summer 2015, before June. Doug Hancey asked about details on the district area, including design plans. The project is to widen and improve the road from 2nd east to US-20 as well as down Moody Road. There may also be a bridge across 5th West. Richard reviewed the district budget. He is working with the City to buy the Squire’s land. Owners of Ag-related properties need to sign off to allow the district to be formed.

North Highway District

The City has asked the Agency to fund less than half the cost of the Ball fields. There will be a complex of 4-6 fields that cover the old dump site facility. The agency discussed about Fremont School district’s Tennis courts and that connection to the Ball Fields. Rexburg might get money from Fremont school district that would otherwise go to fixing the tennis courts. Before moving forward, the City needs to get the top soil from WalMart and dump it at the ball fields. This will take place in spring. The ground will need to be leveled. The School district has not yet signed over the property.

University Blvd. District

Major part of the plan is to extend University Blvd. to 2nd East—probably 2 lanes. There is not enough money yet to fund this development. As understood, the University has agreed to donate that land. Eventually the idea is to connect this area to Sugar City. Joseph West asked about a sidewalk from the Yellowstone highway to the High School. Tim Solomon requested that agency member received single page maps of the various districts’ boundaries.

Administrative Items

Chairman Horner discussed the Year to Date General Ledger Review. Doug Hancey expressed appreciation for the plans to close the Washington School District.

There’s no final plan for the Downtown District projects.

*Website RFP for development update.*

Terry Butikofer asked for feedback on the draft RFP. Website features were discussed, especially financial openness. Tim Solomon suggested creating a clause to the contract with a set price when extra pages need to be added.

Adjournment

No date was set for the next meeting. The meeting was adjourned at 2:00 PM.

Minutes submitted by: Caitlin Larson

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

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