Rexburg Redevelopment Agency

*Meeting Minutes- December 6, 2016*

*Rexburg, Idaho*

Chairman Richard Horner called the meeting to order around 12:00PM

Attendance

*Members*: Chairman Richard Horner, Joseph West, Robert Chambers, Randall Porter, Doug Hancey, and Brad Wolfe.

*Visitors:* Keith Davidson (City of Rex), Kimber Ricks (Madison Co. Commissioner), Corey Sorenson (Tru North Developers), Bron Leatham (Cornelison Property), Bob Conger (Cornelison Property), Scott Graham (Tru North), and Riley Jancett (Tru North).

Matt Nielson (City) , Mayor Jerry Merrill (City), Scott Johnson (City), Craig Rindlisbacher (City)

*Administrative Support*: Katie Cook

Approval of Minutes

Chairman Richard Horner addressed the need to approve the meeting minutes from September 22, 2016 and October 13, 2016 which were sent to the Board prior to the meeting. A line was taken out of the October 13, 2016 meeting minutes. Joseph West motioned to approve the meeting minutes, Brad Wolfe seconded the motion and it passed unanimously.

Approval of Invoices

Richard Horner addressed several invoices that need to be approved from the city. The first invoice is that of the preliminary work on 2nd East, the board had only approved $4,000 which have been shown to need up to $66,438.87. Richard Horner asked for a motion to approve the $66, 438.87 for engineering costs. Robert Chambers made a motion to approve the invoice, Joseph West seconded the motion and it passed unanimously. The second invoice presented was that for the reimbursing of the city on the finishing of the parking lot and lights in Riverside for $65,884.47. Joseph West made a motion to approve the reimbursement to the city for $65,884.47. Brad Wolfe seconded the motion and it passed unanimously.

Review of Financial Status

N/A

North Highway District

City of Rexburg Requests for Construction

Keith Davidson spoke on the update on baseball fields west of school owned by school district. There is still discussion with the school district, there is no solid proposal but there is still intent of construction. There will continue to be discussion and once this has been finalized they will come back to the urban renewal with more information.

Washington School District

Report on Construction Progress

Corey Sorenson addressed the board with Riley Jancett and Scott Graham from Tru North with the construction progress. They are currently working on getting the New Market Tax Credit Funding, they have just gotten the new funding pool. These plans on the corner of 2nd W 1st N have more green space, more surface parking and a better environment which will hopefully entice people to use the facilities. This plan will not be funded by the New Market Tax Credit Funding unless there are letters of intent by retailers and other businesses. The next process is hiring a broker and getting those letters of intent as these plans consist of 26,000 sq feet of commercial space and up to 100 apartments. Currently the parking may not be enough for the apartments, if this is so the underground parking may be expanded. If Broulim's commits to the plan there may be a larger shared parking. The board were shown a copy of the plans for the commercial and apartment space which can be found attached to the meeting minutes. There will be 40 percent one bedroom units, 60 percent two bedroom units with the corner units customized up to three bedrooms. In a few weeks there will be finalized drawings made to be sent to the broker, making the goal to break ground by end of March. An executive session will be needed to decide on the property expenses.

Downtown District

City of Rexburg Requests for Consideration of Reducing the

Existing District and Creating a BYUI District

Scott Johnson addressed the detailed study called Envision Madison, for the preservation and revitalization of Downtown. There are currently two districts, the Downtown District, and the Washington District. The University property currently is not covered by the urban renewal, this redistricting would help the urban renewal have more of a say on development in other areas. The BYUI District would consist of 1st W and Main to 2nd E to Main Street. Center Street is one of the most used streets, yet it is one of Rexburg's darkest. Scott Johnson passed around plans to build out in Spring which can be found attached to the meeting minutes. This project will be about $700,000 with about $300,000 coming from the water and city funds. With about $400,000 coming from urban renewal. Joseph West made a motion to approve $400,000 to participate in the build out of college ave not to exceed $500,000. Doug Hancey seconded the motion and it passed unanimously.

University Boulevard District

City of Rexburg Requests for Construction

Keith Davidson presented Bob Conger and Bron Leatham to the board with the process of the road development and traffic study. Due to the continuous expansion of the University there is higher demand for expansion. Bron Leatham addressed the HDR2 zoning for the community housing, hoping the plans to go through and break ground by May with 150 multi-family homes and retail space. No underground parking or further plan changes have been currently discussed. The traffic study is much larger as this new commercial and apartment space may impact the interchange. Richard Horner made a motion to approve Bron Leatham to get a quote from Horrocks on the traffic study, with Urban Renewal reimbursing them on the difference not to exceed $20,000. Joseph West seconded the motion and it passed unanimously. Keith Davidson spoke on possible street and sidewalk improvements. There need to be sidewalk crossing improvements and widening roads. Joseph West made a motion to approve up to $400,000 on improvement on University Blvd for sidewalk signals. Doug Hancey seconded the motion and it passed unanimously.

North Interchange District

City of Rexburg Report on Progress of Construction

Keith Davidson stated that this year they are looking to widen East side of Road up to the North Interchange. There will be two lanes heading out of town and a right turn only lane.

General Discussion

Open Discussion

Executive Session (As Needed)

Next Meeting Date and Adjournment

The meeting was adjourned about 1:00 P.M.

Minutes submitted by: Florencia Lambert

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

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Richard Horner, Chair