

# Rexburg Redevelopment Agency

*Meeting Minutes- February 12, 2019*

*Rexburg, Idaho*

## Attendance

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

*Visitors:* Scott Johnson and Dan Torres from the City of Rexburg, Brent Mendenhall from the County, Bron Lathum, Brad Reed and Riggen Angel from Rudd and Co.

*Administrative Support:* Pauline Johnson from ECIPDA

## Welcome

Chairman Richard Horner called the meeting to order

## Approval of Minutes

Chairman Richard Horner asked for a motion approve the meeting minutes from December 13, 2018 which were sent to the Board prior to the meeting. Joseph West made a motion to approve the meeting minutes, Doug Hancey seconded the motion and it passed unanimously.

## Approval of Invoices

Pauline Johnson from ECIPDA brought an invoice to the board for \$262,000.00 to the City of Rexburg for the completed portion of the construction project on the North Interchange road. At this time the project is only about 1/4<sup>th</sup> of the way completed. Robert Chambers made a motion to pay the payment and Traci Peterson seconded the motion. It passed unanimously

## Review of Financial Status

Chairman Richard Horner passed out a document with the current financial status to the members of the board and asked the board to review the status of the Urban Renewal.

## Designation for Public Records- Resolution 2019-01

The state law requires that the Urban Renewal designate a record keeper where members of the public can go in order to request meeting documents and other legal documents of the Rexburg Urban Renewal. Doug Hancey made a motion to approve resolution 2019-01 which would designate the custodian of the documents to be the Development Company at 299 East 4<sup>th</sup> North Rexburg, Idaho and the alternate would be the Chairman, Richard Horner was seconded by Joseph West. The motion passed unanimously.

## Review of Preliminary Annual Report

Pauline Johnson passed out copies of the Preliminary Annual Report to the members of the board for review of the document. Any comments or alteration suggestions will be sent to Richard Horner and the final document will be approved at the next meeting.

## 2018 Annual Audit

Rudd & Company was hired to conduct the audit for 2018. Brad Reed presented the audit to the board and answered questions that the members of the board had. They have not yet received the

Management representation letter as well as the letter from the attorney for the Urban Renewal. At this point, though it cannot be verified without the missing letters, it is expected that the report will reveal a clean, unmodified opinion, which is to say that there are no changes to be made to the audit. Randall made a motion to approve the audit conditional upon the receipt of the missing documents and it was seconded by Joseph West. The motion passed unanimously.

### North Highway District

### Washington School District

Bron Leathum spoke to the board about the potential development of the corner bend on N 2<sup>nd</sup> W. He spoke to the management team at Broulim's to consult how to work together on the complex that will be constructed. Broulim's had some concerns regarding parking for the residents that would live at the complex as well as how their trucks will be able to turn around for their deliveries. Bron looked into buying the adjacent lot for 30 parking spots. This would be about ¼ of an acre. With those additional spaces, the complex could be 4 stories tall with 16 units per floor.

The price of \$320-331,000.00 was set by the board as the sale price. It is estimated that the board would have a buying agreement at the next meeting to sell the property to Bron Leathum.

### Downtown District

Scott Johnson of the City of Rexburg approached the board with a request to utilize one of the buildings recently purchased to create a start-up commercial kitchen in connection with a healthy living grant sponsored by Blue Cross/Blue Shield that was received for this use. The grant would pay for all the appliances and equipment necessary for function. The purpose for the kitchen is to help start-up entrepreneurial companies test their products and sell to the public within the health department requirements. It would act as a local business incubator. The request included that the rent will be little to nothing. The businesses that would use the facilities would pay only enough rent to cover the cost of utilities. They anticipate having the commercial kitchen available for 18 months.

Scott Johnson answered various questions by the board, and the members debated the pros and cons of participating in this project. Doug Hancey made a motion to reject the proposal and Randall Porter seconded the motion. The motion failed with 2 in favor and 5 opposed. Robert Chambers made a motion to approve the proposal and Traci Peterson seconded the motion. The motion passed with 5 in favor and 2 opposed.

The discussion on the College Avenue Project was postponed until the next meeting.

### University Boulevard District

### North Interchange District

## General Discussion

Minutes submitted by: Hannah McDonald

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

X \_\_\_\_\_

Richard Horner, Chair