

# Rexburg Redevelopment Agency

*Meeting Minutes- July 25, 2019*

*Rexburg, Idaho*

## Attendance

*Members:* Richard Horner, Robert Chambers, Joseph West, Traci Peterson and Randall Porter  
*Visitors:* Bron Leatham, Scott Miller (City), Matt Neilson (City), Keith Davidson (City), Amanda Black (County) and Leslie Warnburg (County)  
*Administrative Support:* Pauline Johnson from ECIPDA

## Welcome

Chairman Richard Horner called the meeting to order.

## Move Bank Accounts

IA – move bank accounts from Wells Fargo to Beehive Credit Union. Wells Fargo has been difficult to work with in the past and Beehive Credit Union has been actively involved in the community. Richard Horner proposed that the URA move the bank accounts from Wells Fargo to Beehive Credit Union.

Randall Porter made a motion to move bank accounts from Wells Fargo to Beehive Credit Union. Traci Peterson and Robert Chambers simultaneously seconded the motion. The motion passed unanimously.

## Approval of Minutes

Chairman Richard Horner asked for a motion to approve the meeting minutes from the June 6, 2019 which were sent to the Board prior to the meeting. Joseph West made a motion to approve the minutes and Randall Porter seconded the motion. The motion passed unanimously.

## Public Hearing – FY 2020 URA Budget

- Resolution 2019-03

The resolution was presented by Chairman Richard Horner, who opened the floor to any member of the audience to testify. No testimonies from the audience were brought forward and Chairman Richard Horner closed the floor to comment. Joseph West made a motion to adopt Resolution 2019-03 and Traci Peterson seconded the motion. There was no further discussion and the motion passed unanimously.

## Approval of Invoices

Three invoices were presented to the board, \$497.91 to ECIPDA for administration fees, \$323.43 to Targhee Publishing for publishing the FY 2020 proposed budget, and \$260.00 to Elam & Burke for legal services. Robert Chambers made a motion to approve the three invoices as presented and Joseph West seconded the motion. The motion passed unanimously.

## Approval of Updated Bylaws by Resolution

Postpone until next meeting. Need to look into having one name for the agency.

### Review of Financial Status

Updated packet was given to the board for their reference. The website for the Rexburg URA needs to be updated and continuously updated. Matt Neilson office to oversee.

### District Discussion

Madison County 2019 Tax Assessments – nothing required here. Spoke on this matter at the previous meeting.

### North Highway District

In order to proceed with construction for roadway presented by Keith Davidson. Two expenditures have to happen: 1. Purchase home for appraised value of \$340,000.00, 2. Move three light poles for \$25,000.00 each. City requested URA cover these two expenditures.

Robert proposed the URA participate in the project up to a maximum of \$450,000.00. Robert Chambers made a motion to approve to pay actual expenditures up to \$450,000.00 with the stipulation that whatever sale of the property proceeds return to the URA, and Joseph West seconded the motion. The motion passed.

City has \$1.6 million in an account for expenditure of the Baseball/Softball Quad Project. Plan to bid project out this Fall with construction starting Spring of 2020.

Transferred \$800,000.00 to City for URA share of costs for Baseball/Softball Quad Project. Richard Horner asked for a motion to ratify the \$800,000.00 payment to the City. Joseph West made a motion to ratify the URA share of the costs of \$800,000.00 for the Baseball/Softball Quad Project and Robert Chambers seconded the motion. The motion passed.

### Washington School District

Bron Laethum gave an update to the board on the progress of his development across from Broulins. The development dropped to 65 housing units and down to three stories, they have added a separate duplex on the north-east corner of the property to have model units and the available potential for an office or on-site manager. He is hoping to have the finances in order next week and to start construction on the property potentially in August or September. Headwaters is the company on the project at \$119.00 per square foot.

### Downtown District

New potential project to build a parking garage downtown with apartments and commercial space above. Need to purchase two properties – Jensen and Robins. Then proceed with design.

### University Boulevard District

The City has changed design of round-a-bout and needs to acquire Right of Ways in certain areas before they can move forward with project. Hoping to start the project in 2020.

North Interchange District

The potential to widen Moody Road to five lanes including the Railroad crossing. The City has plans to do the Railroad crossing first with state grant money but widening the road will depend on Walmart and their tax evaluation. Recently Walmart contested their tax evaluation of \$20 million. They asked to be reduced to \$13 million. They have until September to appeal decision of not to lower their evaluation. If Walmart is successful there won't be enough tax revenue to cover the bond: widening of Moody Road is contingent on Walmart tax assessment outcome. Would leave bond payments to \$50,000 - \$80,000 short in pay.

URA to consider new district around Basic American Foods area in 2020.

General Discussion

Need to add re-election of officers to March meetings.

Next Meeting Date and Adjournment

The meeting was adjourned. The next meeting will be announced at a later date.

Minutes submitted by: Sara Cleverly

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

X \_\_\_\_\_  
Richard Horner, Chair