

# Rexburg Urban Renewal Agency

*Meeting Minutes - March 12<sup>th</sup>, 2020*

*Rexburg, Idaho*

## Attendance

*Members:* Richard Horner, Robert Chambers, Joseph West, Douglas Hancey, Traci Peterson, and Randall Porter

*Visitors:* Brad Peterson, Riggin Angel, Brad Reed, Bron Leatham, Jay Jenks, Skylar Jenks, Mayor Jerry Merrill, Matt Nielson, Scott Miller, Scott Johnson, Shawn Boice, Amanda Larese, Joel Gray

*Administrative Support:* Pauline Johnson from ECIPDA

## Welcome

Chairman Richard Horner called the meeting to order.

## Public Hearing: 2019 Annual Report

Pauline Johnson presented the Annual Report. Next year we will include base evaluations and current evaluations for each district. Walmart and their valuation were discussed in detail. There were no public comments. Joseph West made a motion to approve and accept the Annual Report and Resolution 2020-01, Doug Hancey seconded the motion, the motion passed unanimously.

## Approval of Minutes

Chairman Richard Horner addressed the need to approve the meeting minutes from October 15, 2019 which were sent to the Board prior to the meeting. Joseph West made a motion to approve the meeting minutes, Randall Porter seconded the motion, the motion passed unanimously.

## Approval of Invoices

Scott Miller from the City of Rexburg presented four invoices:

- 1 – Payment to City of Rexburg for \$523,935.59 for the North Interchange District project of widening 2<sup>nd</sup> East,
- 2 – Payment to City of Rexburg of \$106,021.15 for the traffic signal upgrade and some other updates of the University District,
- 3 - ECIPDA administration invoice of 1,246.82, and
- 4 - Standard Journal invoice of \$59.83 for publishing the Public Meeting Notice.

Traci Peterson made a motion to approve, Doug Hancey second the motion, the motion passed unanimously.

## Approve Contribution to Market Study

They city is proposing to split the cost 50/50 of a \$6,000 Rexburg Area Market Study to be conducted by Will Jenson. The URA portion would come out of administrative funds of the URA. Robert Chambers made a motion to approve, Joseph West second the motion, the motion passed unanimously.

## Review and Acceptance of Annual Audit

Rudd and Co. presented the audit. The auditors did not find any concerns in the audit; it is a clean opinion. There was about six million in cash and investments. At the end of audit year there was approximately \$4,400 in accounts payable. The URA has a net position of about \$4.1 million with \$3 million of that related to net assets and restricted net position of \$1.1 million. Doug Hancey made a motion to approve the audit, Joseph West second the motion, the motion passed unanimously.

### Annual Re-election of officers

Traci nominated Richard Horner as Chairman. Randall Porter nominated Doug Hancey as Vice Chairman. Richard Horner nominated Randall Porter as Secretary.

### North Highway District:

There is no update on the construction.

### Washington School District:

Bron Leatham, Jay Jenks and Skyler Jenks are considering starting a Limited Liability Company (LLC) to continue development of apartment complex. The apartments will be small and not include laundry in the unit, which will allow for lower rent costs. Richard is seeking approval to enter into a 30-day negotiation agreement of exclusion rights to negotiate with the LLC and then determine for agreement after. Doug Hancey made a motion to approve, Robert Chambers seconded the motion, the motion passed unanimously.

### Downtown District:

There was a general District discussion and update, including the All-American Foods company that will have more traffic as they are growing.

### University Boulevard District:

There was an update given about the roundabout work in 2021. The Right of ways will need to be lined up.

### North Interchange District:

There was an update on the railroad crossing on Moody road in 2020, which will help with freeway crossing and traffic.

### General Discussion

There was discussion of Possible Future Districts.

### North Central District/College Avenue District

There is a desire to turn 2nd East into a seven-lane road to ease the traffic. There was also an idea to replace the fairgrounds with a building that is more for conventions and that has style. Richard Horner provided an update on both possible districts.

### Open Discussion

The audit and annual report to be uploaded to the website.

Next Meeting Date and Adjournment

Next Meeting Date and Adjournment – expect a meeting next month. There will be an update on Bron agreement and the City to provide proposed budget. The budget hearing date was set for July 22nd, 2020 at 12:00 PM.

Minutes prepared and submitted by Katelyn Bischoff

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

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