



REXBURG
URBAN RENEWAL
AGENCY

2023 ANNUAL REPORT

Under the Idaho Urban Renewal Law, an urban renewal agency is required to file with the local governing body, on or before March 31st of each year, a report of its activities for the preceding calendar year, which shall include a complete financial statement setting forth its assets, liabilities, INCOME, and operating expense at the end of the calendar year. The fiscal year for municipalities and most other political subdivisions of the State of Idaho runs from October 1st through September 30th. Consequently, any formal financial statement would be limited to a report through the end of the entity's fiscal year. By statute, an urban renewal agency shall have the same fiscal year as a municipality and is subject to the same audit requirements as a municipality. Under Idaho Code Section 67-450B an urban renewal agency whose annual expenditures are between \$100,000 and \$250,000, may elect to have its financial status audited on a biennial basis. The annual expenditure for the Rexburg Urban Renewal Agency exceeds \$250,000 so a complete audit of its financial statements is made each fiscal year.

SECTION ONE: REXBURG URBAN RENEWAL AGENCY PROFILE

The City of Rexburg began to explore the use of tax increment financing as an economic development tool in 1990. The Rexburg Urban Renewal Agency was formed on November 6th, 1991, as a seven-member commission that oversees and coordinates redevelopment efforts in Rexburg. They have engaged in strategic planning and have implemented urban renewal projects as they saw the need. In the 2023 Calendar Year, the Agency held seven meetings.

Board Members:

William Riggins (Chairman), Traci Peterson (Vice-Chairman), Randall Porter (Secretary), Robert Chambers, Tisha Flora, Dustin Parkinson, and Mike Glasscock.

Rexburg Urban Renewal Agency's Six Districts:

1. North Highway District: Formed in 1991, the North Highway (2nd East) District included improving infrastructure in the North Highway Area to encourage commercial development in the area. This area was expanded in 1995 and again in 2001. The District was closed and terminated on September 30, 2022.
2. Washington School District: Formed in 1997, known as the Washington School District and included 1st North and Main Street. It is comprised of the area around the deteriorated Washington School Building. The revenue allocation for this district was terminated in 2018.
3. Downtown District: Formed in 2003, known as the Downtown District and included seven city blocks bordered by 2nd West, 2nd East, 1st North, and 1st South. In 2014, this district was extended one block further from 1st South to 2nd South. The area has a history of a slow-growing tax base primarily attributed to inadequate and deteriorating public improvements and other deteriorating factors.
4. University Boulevard: Formed in 2007, known as the University Boulevard – South 12th West District. It includes an area generally bounded by South 12 West.
5. North Interchange District: Formed in 2015, known as the North Interchange District. This district was organized primarily to assist with the improvement of roads, sidewalks and business development associated with the construction of a Super Walmart on North 2nd East.

6. North Central District: Formed in 2020, the North Central District was primarily organized to assist with improvements of roads, sidewalks, and property development.

Purpose and Goals:

- The elimination of environmental deficiencies in the project areas.
- The assembly of land into parcels suitable for modern, integrated development with pedestrian and vehicular traffic.
- The strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Revenue Allocation Area and benefiting the various taxing districts in which the Urban Renewal Area is located.

SECTION TWO: 2022 ANNUAL REPORT

At the March 15th, 2023, meeting, Chairman William Riggins opened a public hearing for the 2022 Annual Report. Scott Miller gave an overview of the 2022 Annual Report, which was sent to the Board Members and made available to the public, prior to the meeting. No comments were given by the public. The board members had four comments about spelling or missing contents. Chairman Riggins closed the Public Hearing, and the 2022 Annual Report was approved by Resolution #2023-01.

SECTION THREE: FY 2022 AUDIT AND FINANCIAL STATEMENTS

At the April 19th, 2023, meeting, Rudd & Company presented the 2022 Fiscal Year Audit. The audit came back with a clean, unmodified report, meaning no deficiencies were found. The Board voted to accept the audit. The Audit contains a complete financial statement setting forth its assets, liabilities, income, and operating expenses. The Audit can be found in Attachment A of this Report. *(Please note that the audit only covers through the end of the fiscal year, meaning the assets, liabilities, income, and expenses are through September 30, 2022, and not the end of the calendar year.)*

SECTION FOUR: AMENDMENT TO FY 2023 BUDGET

At the August 16th, 2023, meeting, a public hearing was held to amend the FY 2023 budget. No objections were given by the public nor agency members. The budget was passed by Resolution #2023-02. The budget amendment can be found in Attachment B of this Report.

SECTION FIVE: BUDGET FOR FY 2024

At the August 16th, 2023, meeting, a public hearing was held to adopt the FY 2024 budget. No objections were given by the public nor agency members. The budget was passed by Resolution #2023-03. The budget amendment can be found in Attachment C of this Report.

SECTION SIX: ACTIVE DISTRICTS

DOWNTOWN DISTRICT

Implementation: 2003

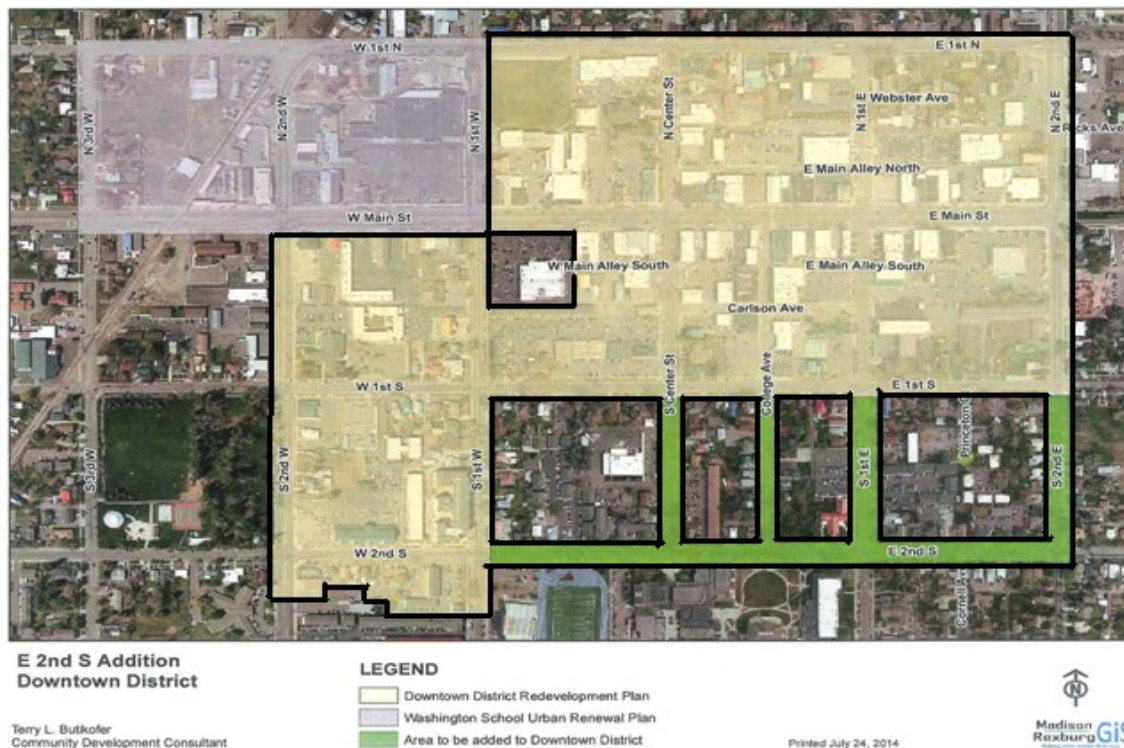
Projected Termination: December 31st, 2027

Location: Blocks between and around 2nd West, 2nd East, and 1st North, 2nd South

The Downtown District was created to combat problems of physical deterioration, economic underdevelopment, and to make public improvements by creating public facilities. Key elements of the plan include initiating simultaneous projects designed to revitalize the project area by securing public open space in critical areas, and developing new mixed-use areas and parking facilities, while using all land-use sectors. In 2014 the Agency extended the Downtown district one block further from 1st South to 2nd South (Indicated in green on the map below.)

City Center Project

On December 13th, the City issued a Request for Proposals (RFP) for the development of 2.8 acres of property on Carson Avenue in the Downtown District. The acreage is split between three parcels of land. The RFP announced the intentions of the City and Board to develop these parcels into mixed uses for working, living, shopping, and parking. The RFP was scheduled to be due in February 2024. See Attachment D for the RFP in entirety.



Map of the Downtown District (Yellow and Green Parcels)

UNIVERSITY BOULEVARD DISTRICT

Implementation: 2007

Projected Termination: December 31, 2031

Location: University Boulevard, South 12th West

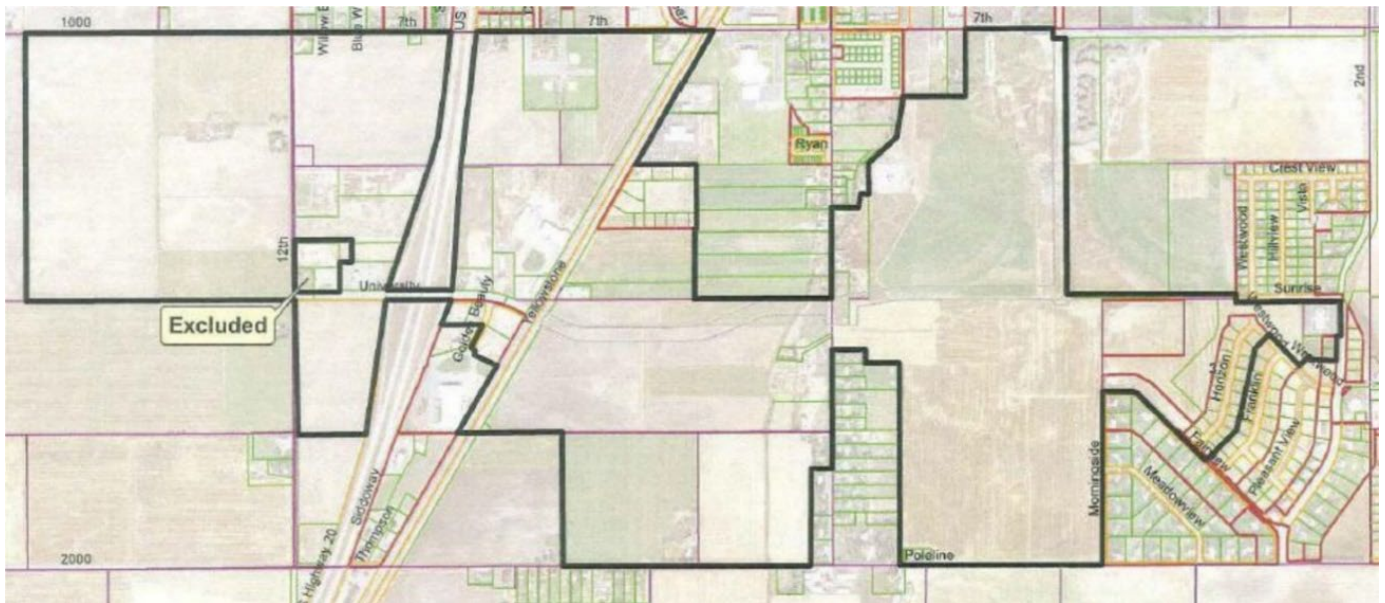
The University Boulevard District was developed to address the need for economic and cultural growth in the area. The District's plan allows for major street improvements to provide an improved environment for new and rehabilitated residential, retail, lodging, commercial, and industrial facilities. It also allows for the elimination of unsafe conditions and prevention of the extension of and reversal of the deterioration in the area.

12th West and University Traffic Light

In partnership with the City, the Board paid \$714,396 to reimburse the City for the installation of a new traffic light at 12th West and University. This light has since mitigated traffic from Madison High School, which is adjacent to the intersection.

7th South Roundabout and Traffic Light

In partnership with the City, the Board paid \$553,946 to reimburse the City for completion of the roundabout construction project at 7th South and a portion of the 7th S Railroad Crossing project. Contractors are waiting for Union Pacific to complete their portion of the Railroad Crossing Project.



Map of the University Boulevard District

NORTH INTERCHANGE DISTRICT

Implementation: 2015

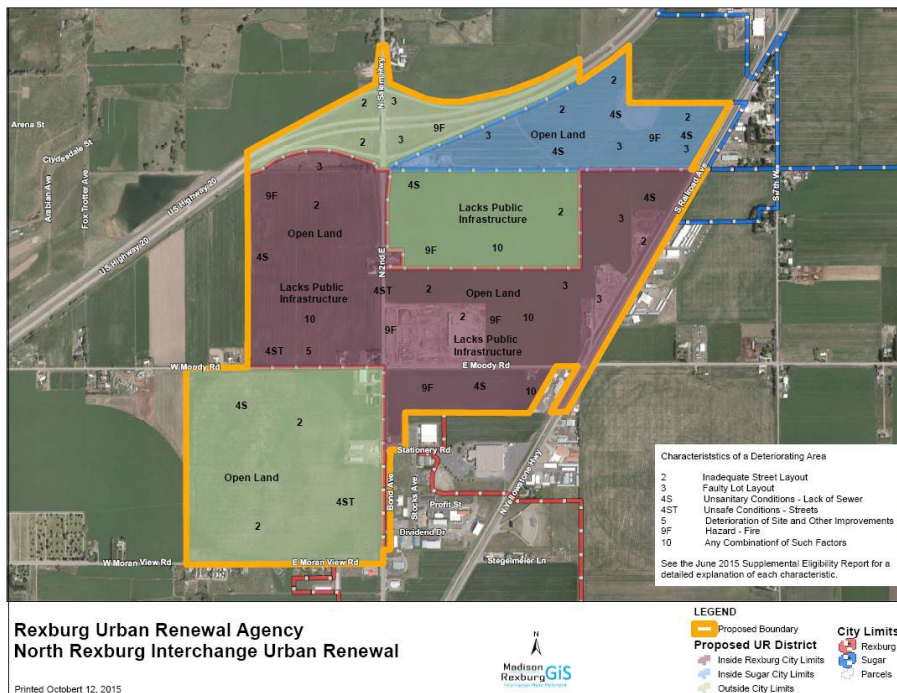
Projected Termination: December 31, 2035

Location: Areas North and West of North Yellowstone Highway

The North Interchange District consists of 679 acres located within Rexburg City limits, Sugar City limits, and Madison County boundaries. The parcels located in Madison County and Sugar City will be governed by an intergovernmental agreement. The goals of the District are street and utility improvements to provide an improved environment for new retail, residential and commercial facilities; public improvements or facilities; the elimination of unsafe conditions; and to otherwise prevent the extension of and reverse the deterioration of the area. Project improvements will also facilitate adequate vehicular and pedestrian circulation.

Moody Road and North Yellowstone

The Board approved starting design for a new sewer line to be constructed that will include a lift station and connect back to the Wastewater Treatment Plant. The City will also pay a portion of that expense. The new line and lift station will service that area to the West of 2nd East and allow for future development to occur, including the construction of the new Tag 'N Go Carwash and new LDS Temple that has been announced and will be constructed adjacent to the Carwash at Moody and North Yellowstone.



Map of the North Interchange District

NORTH CENTRAL DISTRICT

Implementation: 2020

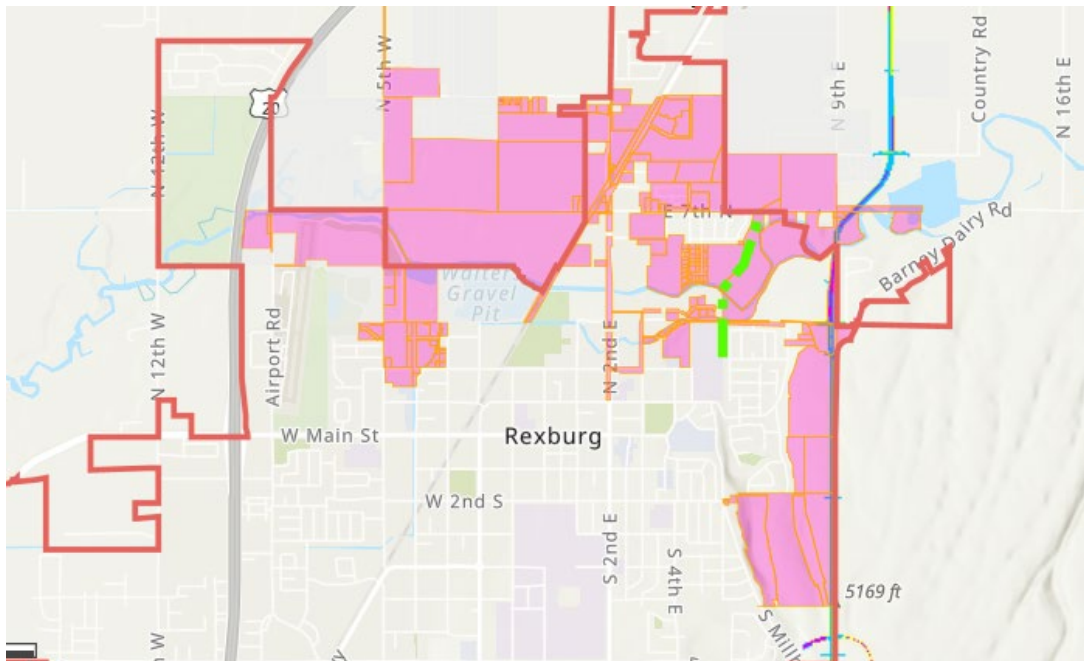
Projected Termination: December 31, 2040

Location: Areas outside of Developed Rexburg

The North Central District was developed in 2020 to address the need for economic and cultural growth of the area. The plan allows for major street improvements to provide an improved environment for new and rehabilitated residential, retail, recreation, commercial, and industrial facilities. Allowing the elimination of unsafe conditions and preventing the extension of deterioration and reverse the deteriorating action of the area. The parcels located in Madison County will be governed by an intergovernmental agreement.

Barney Dairy Road Bridge

The Board contributed \$150,000 to help pay for the construction of the Barney Dairy Road Bridge that will give access to a new park the City is developing along the Teton River.



Map of the North Central District (Pink Parcels)

APPENDIX A

FISCAL YEAR 2022 FINANCIAL AUDIT

REXBURG URBAN RENEWAL AGENCY
(A Component Unit of the City of Rexburg, Idaho)

Financial Statements
and
Required Supplementary Information
with
Independent Auditors' Report

September 30, 2022

REXBURG URBAN RENEWAL AGENCY
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September 30, 2022

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INDEPENDENT AUDITORS' REPORT

The Board of Trustees
Rexburg Urban Renewal Agency
Rexburg, Idaho

Opinion

We have audited the accompanying financial statements of the Rexburg Urban Renewal Agency (the Agency), a component unit of the City of Rexburg, Idaho, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Agency as of September 30, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

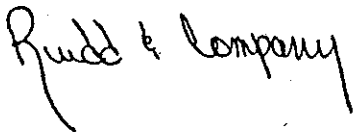
Accounting principles generally accepted in the United States of America require that the budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who

considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the management discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 11, 2023, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.



Rexburg, Idaho
April 11, 2023

REXBURG URBAN RENEWAL AGENCY
Statement of Net Position
September 30, 2022

	Governmental Activities
Assets	
Cash and investments	\$ 8,637,864
Receivables	28,056
Net property, plant and equipment	<u>1,986,562</u>
Total Assets	<u>10,652,482</u>
Liabilities	
Short-term liabilities	
Accounts payable	1,683,409
Long-term liabilities	
Due within one year	181,258
Due after one year	<u>2,810,407</u>
Total Long-term Liabilities	2,991,665
Total Liabilities	<u>4,675,074</u>
Net Position	
Invested in capital assets, net of related debt	1,986,562
Restricted	<u>3,990,846</u>
Total Net Position	<u>\$ 5,977,408</u>

The Accompanying Notes are an Integral Part of the Financial Statements.

REXBURG URBAN RENEWAL AGENCY
Statement of Activities
Year Ended September 30, 2022

Functions/Programs	Expenses	Charges for services	Program Revenues		Net (Expense) Revenue and Changes in Net Assets
			Operating grants and contributions	Capital grants and contributions	Total Governmental activities
Governmental Activities					
Administrative	\$ 132,463	\$ -	\$ -	\$ -	\$ (132,463)
Transfer of property	281,695	-	-	-	(281,695)
Impairment of asset	708,081	-	-	-	(708,081)
Construction	2,013,694	-	-	-	(2,013,694)
Land purchase	37,315	-	-	-	(37,315)
Bond interest	107,999	-	-	-	(107,999)
Total Governmental Activities	\$ 3,281,247	\$ -	\$ -	\$ -	\$ (3,281,247)

General revenues	
Property taxes	\$ 2,555,748
Other revenues	57,937
Unrealized gain (loss)	(63,860)
Loss on sale of property	(162,226)
Interest on investments	43,983
	<u>2,431,582</u>
Change in net assets	(849,665)
Net position beginning of year	<u>6,827,073</u>
Net position end of year	<u>\$ 5,977,408</u>

The Accompanying Notes are an Integral Part of the Financial Statements.

REXBURG URBAN RENEWAL AGENCY
Governmental Fund Types - Statement of Revenues, Expenditures and Changes in Fund Balances
Year Ended September 30, 2022

	North Highway Fund	Washington School Fund	Downtown Fund	University Boulevard Fund	North Interchange Fund	North Debt Service Reserve Fund	North Central Fund	Admin Fund	Total
Revenues									
Property taxes	\$ 775,901	\$ -	\$ 867,368	\$ 478,092	\$ 245,851	\$ -	\$ 188,536	\$ -	\$ 2,555,748
Other revenue	-	-	36,040	-	-	-	-	21,897	57,937
Unrealized gain (loss)	(162,226)	-	(14,015)	(35,830)	(14,015)	-	-	-	(63,860)
Loss on sale of property	4,029	-	-	-	6,932	-	-	-	(162,226)
Interest income	-	-	14,008	15,380	-	601	452	2,581	43,983
Total Revenues	617,704	-	903,401	457,642	238,768	601	188,988	24,478	2,431,582
Expenditures									
Administrative	17,872	30,389	60,090	7,000	1,704	-	45	15,363	132,463
Transfer of property	-	281,695	-	-	-	-	-	-	281,695
Asset impairment	-	708,081	-	-	-	-	-	-	708,081
Construction	692,435	-	-	1,321,259	-	-	-	-	2,013,694
Land purchase	-	-	-	37,315	-	-	-	-	37,315
Bond principal	449,797	-	-	-	175,275	-	-	-	625,072
Interest	11,173	-	-	-	96,826	-	-	-	107,999
Total Expenditures	1,171,277	1,020,165	60,090	1,365,574	273,805	-	45	15,363	3,906,319
Net Change in Fund Balances	(553,573)	(1,020,165)	843,311	(907,932)	(35,037)	601	188,943	9,115	(1,474,737)
Fund Balance									
October 1, 2021	611,069	1,020,165	4,058,856	2,865,444	1,568,891	275,254	(38,124)	82,255	10,443,810
Fund Balance									
September 30, 2022	\$ 57,496	\$ -	\$ 4,902,167	\$ 1,957,512	\$ 1,533,854	\$ 275,855	\$ 150,819	\$ 91,370	\$ 8,969,073

The Accompanying Notes are an Integral Part of the Financial Statements.

REXBURG URBAN RENEWAL AGENCY
Reconciliation of the Governmental Funds
Revenues, Expenditures and Changes in Fund Balance to the Statement of Activities
Year Ended September 30, 2022

Net change in fund balances - total governmental funds	\$ (1,474,737)
Long-term debt payments are recorded as expenditures on the statements of revenues, expenditures and changes in fund balances, but not in the statement of net assets	<u>625,072</u>
Change in net assets of governmental activities	<u>\$ (849,665)</u>

The Accompanying Notes are an Integral Part of the Financial Statements.

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2022

1. Summary of Significant Accounting Policies

The Reporting Entity

The Rexburg Urban Renewal Agency (the Agency) was created for the purpose of making improvements to infrastructure in specific areas of the City. It derives its revenues from the incremental tax increase that all taxing districts forfeit from increase in value of the land and buildings in the new construction areas.

The Agency is a component unit, as defined by generally accepted accounting principles, of the City of Rexburg, Idaho, because of its operational or financial relationship with the City. The City appoints the governing body of the Agency.

The Agency's financial statements are prepared in conformity with accounting principles generally accepted in the United States of America as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and finance reporting principles. The more significant accounting policies established in GAAP and used by the Agency are discussed below.

Government-Wide and Fund Financial Statements

The Agency's basic financial statements include both government-wide (reporting the Agency as a whole) and fund financial statements (reporting the Agency's major funds) in combined statements. Both the government-wide and fund financial statements categorize primary activities as either governmental or business type. The Agency's activities and general administrative services are classified as governmental activities. The Agency has no business-type activities.

The financial transactions of the Agency are reported in individual funds in the combined financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, reserves, fund equity, revenues, and expenditures/expenses. The various funds are reported by generic classification within the financial statements.

The following governmental fund types are used by the Agency:

- The Special Revenue Funds consist of the North Highway Fund, the Washington School Fund, the Downtown Fund, the University Boulevard Fund, the North Interchange Fund, and the North Central Fund used to account for the property taxes received by the Agency and to disburse payments on the obligations of the Agency.

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2022

1. Summary of Significant Accounting Policies (continued)

- The Debt Service Reserve Fund is used to account for the funds placed in reserve to make payments of long-term debt.
- The Administration Fund is used to account for the funds received and expended in support of the administrative needs of the Agency.

Basis of Accounting

Basis of accounting refers to the point at which revenues or expenditures/expenses are recognized in the accounts and reported in the financial statements. It relates to the timing of the measurements made regardless of the measurement focus applied.

Accrual. Governmental activities in the combined government-wide financial statements are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred.

Modified Accrual. The governmental funds financial statements are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e. both measurable and available. "Available" means collectible within the current period or within 60 days after year end. Expenditures are generally recognized under the modified accrual basis of accounting when the related liability is incurred. The exception to this general rule is that principal and interest on long-term debt, if any, is recognized when due.

Budget

Budgets for the Special Revenue Funds are adopted on a basis consistent with generally accepted accounting principles. All annual appropriations lapse at fiscal year-end. The budgets were amended during the year. The Agency did not adopt a budget for the Debt Service Reserve Fund during the fiscal year.

Cash and Investments

Cash includes amounts in demand deposit accounts as well as short-term investments with a maturity date within three months of the date acquired by the Agency. Under state law, the Agency may deposit funds in demand deposits, interest-bearing demand deposits or time deposits with state banks organized under Idaho law and national banks having their principle offices in Idaho. State statutes authorize the Agency to invest in obligations of the U.S. Treasury, commercial paper, corporate bonds and repurchase agreements.

REXBURG URBAN RENEWAL AGENCY

Notes to Financial Statements

September 30, 2022

1. Summary of Significant Accounting Policies (continued)

The Agency has elected to deposit cash in excess of immediate needs into the State of Idaho Local Government Investment Pool (LGIP), the State's Diversified Bond Fund (DBF), or investing in highly rated bonds with Time Value Investments (TVI), the Agency's broker. All other cash is deposited with local banks in checking or savings accounts. The LGIP was established as a cooperative endeavor to enable public entities of the State of Idaho to aggregate funds for investment. This pooling is intended to improve administrative efficiency and increase investment yield. The LGIP and DBF is managed by the State of Idaho Treasurer's office. An annual audit of LGIP and DBF is conducted by the State Legislative Auditors Office. The Legislative Auditor of the State of Idaho has full access to the records of the LGIP and the DBF.

For deposits and investments, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Agency will not be able to recover the value of its deposits, investments or collateral securities that are in the possession of an outside party. The Agency does not have a policy for custodial credit risk outside of the deposit and investment agreements. The Agency is authorized to invest in the LGIP, DBF as well as obligations of the U.S. Treasury, commercial paper, corporate bonds and repurchase agreements.

Investments in the LGIP are stated at cost which approximates fair value. The bonds are stated at fair market value. Contractual provision requires that monies in the Debt Service Reserve Fund be invested in certain direct, guaranteed, or insured obligations of the United States of America.

Revenues and Property Taxes

Substantially all governmental fund revenues come from property taxes. Property taxes are billed and collected within the same period in which the taxes are levied. The Agency does not levy or collect property taxes. The county performs the levy and collection functions and remits those amounts to the Agency on a monthly basis.

In accordance with Idaho State law, property taxes are levied in September for each calendar year. All of the personal taxes and half of the real property taxes are due by December 20. The second half of the real property taxes is due by June 20. Property taxes attach as an enforceable lien as of January 1 of the following year. Notice of foreclosure is filed by the county clerk three years from the date of delinquency.

Expenditures

Expenditures are recognized when the related fund liability is incurred. Administrative expenses reflect amounts paid or payable to the City of Rexburg. The Agency's policy is to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net assets are available.

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2022

1. Summary of Significant Accounting Policies (continued)

Capital Assets

Capital assets such as streets, street improvements, water, sewer and other capital improvements, which the Agency pays for, are donated to the City of Rexburg, Idaho.

Insurance

The Agency is exposed to certain risk of loss due to general liability, wrongful acts, faithful performance and crime. The Agency has elected to transfer these risks through the purchase of insurance from a commercial enterprise. There have been no claims on insurance coverage for the past three years.

Deferred Outflows/Inflows of Resources

In addition to assets the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expenses/expenditures) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires the Agency to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Encumbrances

Encumbrance accounting, under which purchase orders, contracts, and other commitments for expenditures of monies are recorded in order to reserve that portion of the applicable appropriation, is not employed by the Agency because it is not considered necessary to assure effective budgetary control or to facility effective cash planning and control.

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2022

2. Cash and Investments

Deposits

At September 30, 2022, the carrying amount of the Agency's deposits was \$692,516 and the respective bank balances totaled \$692,516. Of the bank balances, \$500,000 was insured or collateralized with pooled securities held by the pledging financial institutions in the name of the Agency.

Custodial Credit Risk, Deposits

Custodial credit risk is the risk that in the event of a bank failure, the Agency's deposits may not be returned. As of September 30, 2022, \$192,516 of the Agency's total deposits of \$692,516 were not covered by the Federal deposit insurance or the Securities Investor Protection Corporation, and thus were exposed to custodial credit risk.

Investments

As of September 30, 2022, the Agency had the following investments:

	WAM Years	S&P Rating	Fair Value	Investment Maturities (in Years)			
				Less than 1	1-5	6-10	More than 10
State Diversified Bond Fund	3.270	N/A	\$ 100,842	\$ 23,089	\$ 56,295	\$ 21,458	\$ -
State Investment Pool	0.296	N/A	\$ 4,027,724	\$ 3,991,665	\$ 36,059	\$ -	\$ -
Time Value Investments	1.170	N/A	3,925,080	1,982,500	1,942,580	-	-
			<u>\$ 8,053,646</u>	<u>\$ 5,997,254</u>	<u>\$ 2,034,934</u>	<u>\$ 21,458</u>	<u>\$ -</u>

Custodial Credit Risk Investments

As of September 30, 2022, the Agency's investments were covered by collateral held by the pledging financial institution's trust department or agent in the name of the Agency, and thus had no investments that were exposed to custodial credit risk.

Interest Rate Risk

As a means of limiting its exposure to fair value losses arising from changes in interest rates, the agency structures its portfolio so that securities mature to meet cash requirements for ongoing operations. The state investment pool is a short-term investment fund in which participants have overnight availability to their funds.

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2022

2. Cash and Investments (continued)

Credit Risk

Credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. It is the Agency's policy to limit investments to the safest types and to diversify the Agency's investment portfolio so that potential losses on securities will be minimized. The Agency follows Idaho statute that outlines qualifying investment options.

Summarized cash balances:

Beehive Cash	\$	308,363
DL Evans Reserve		275,855
State Diversified Bond Fund		4,027,724
State Investment Pool		100,842
Time Value Investments		<u>3,925,080</u>
Total Cash and Investments	\$	<u>8,637,864</u>

3. Fair Value Measurements

The Agency has implemented GASB No. 72, *Fair Value Measurement and Application*. This guidance requires government entities to measure investments and certain other items at fair value. The objective is to enhance comparability of financial statements among governments by requiring measurement of certain assets and liabilities at fair value using a consistent and more detailed definition of fair value and accepted valuation techniques. This guidance clarifies that fair value is an exit price, representing the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants. Under this guidance, fair value measurements are not adjusted for transaction costs. This guidance establishes a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements).

GASB No. 72 specifies a hierarchy of valuation techniques based upon whether the inputs to those valuation techniques reflect assumptions other market participants would use based upon market data obtained from independent sources (observable inputs). The following summarizes the fair value hierarchy:

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2022

3. Fair Value Measurements (continued)

Level 1 Inputs – Unadjusted quoted market prices for identical assets and liabilities in an active market.

Level 2 Inputs – Inputs other than the quoted process in active markets that are observable either directly or indirectly.

Level 3 Inputs – Inputs based on prices or valuation techniques that are both unobservable and significant to the overall fair value measurements.

GASB No. 72 requires the use of observable market data, when available, in making fair value measurements. When inputs used to measure fair value fall within different levels of the hierarchy, the level within which the fair value measurement is categorized is based on the lowest level input that is significant to the fair value measurements. Valuation techniques used need to maximize the use of observable inputs.

Level 3 was determined by original purchase price as the land had recently been purchased.

Fair value assets measured on a recurring basis at September 30, 2022 are as follows:

	Fair Value	Quoted Prices in Active Markets for Identical Assets/ Liabilities (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
State Diversified Bond Fund	\$ 100,842	\$ -	\$ 100,842	\$ -
State Investment Pool	4,027,724	-	4,027,724	-
Time Value Investments	3,925,080	-	3,925,080	-
Land	1,986,562	-	-	1,986,562
Total	\$ 10,040,208	\$ -	\$ 8,053,646	\$ 1,986,562

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2022

4. Long-term Liabilities

The long-term debt of the agency is as follows:

<u>Description</u>	<u>Interest Rate</u>	<u>Fiscal Years</u>	<u>September 30, 2022 Balance</u>
North Interchange Revenue Allocation District Restated Revenue Allocation Bonds Series 2021, Dated July 1, 2021 (Original amount - \$3,500,000)	3.05%	2023-2036	\$ 2,991,665
			<u>\$ 2,991,665</u>

Governmental long-term liability activity for the year ended September 30, 2022, was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Current Portion</u>
Revenue allocation tax increment series 2010	\$ 449,797	\$ -	\$ (449,797)	\$ -	\$ -
Restated revenue allocation tax increment bond series 2021	3,166,940	-	(175,275)	2,991,665	181,258
Total	<u>\$ 3,616,737</u>	<u>\$ -</u>	<u>\$ (625,072)</u>	<u>\$ 2,991,665</u>	<u>\$ 181,258</u>

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2022

4. Long-term Liabilities (continued)

Scheduled principal repayments on long-term obligations for the remaining life of the bond are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	181,258	90,843	272,101
2024	186,400	85,701	272,101
2025	192,450	79,651	272,101
2026	198,448	73,653	272,101
2027	204,632	67,469	272,101
2028-2032	1,122,585	237,920	1,360,505
2033-2036	905,892	58,549	964,441
	<u>\$ 2,991,665</u>	<u>\$ 693,786</u>	<u>\$ 3,685,451</u>

5. Subsequent Events

In preparing these financial statements, the management of the Rexburg Urban Renewal Agency has evaluated events and transactions for potential recognition and disclosure through April 11, 2023, the date of the financial statements were available to be issued.

6. Transfer of Property

Previously there were properties purchased with a historical cost of \$989,776 for the purpose of making public improvements within the Washington School District. Per the terms of the closeout agreement for the fund, several attempts to sell the properties were made unsuccessfully. As a result the Agency's board of trustees approved the transfer of these properties to the City of Rexburg in settlement of funds in the amount of \$281,695 that had been dedicated to the District from the City for improvements made previously. The additional historical cost of \$708,081 was deemed an impairment and was written off during the current year.

7. Sale of Property

Previously there was a property purchased with a historical cost of \$341,512 for the purpose of making public improvements within the North Highway District. Once the improvements had been made the Agency put the remaining land up for sale through a Request For Proposal. There was only one proposal received and accepted to purchase the land for \$179,286. The difference between historical cost and the sale price of \$162,226 was recorded as a loss on sale of property in the North Highway Fund in the current year.

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2022

8. Fund Balances

Fund balance is classified depending on the relative strength of the spending constraints placed on the purposes for which resources can be used as follows:

Restricted fund balance – amounts constrained to specific purposes externally imposed by creditors (such as through debt covenants), grantor and contributors, or laws, or regulations of other governments, or through constitutional provisions, or by enabling legislation.

Unassigned fund balance – amounts that represent fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund. In other governmental funds, it may be necessary to report a negative residual balance as unassigned.

Details of constraints on fund balances of governmental funds are on the following page:

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2022

8. Fund Balances (continued)

	North Highway Fund	Washington School Fund	Downtown Fund	University Boulevard Fund	North Interchange Fund	North Interchange Debt Service Reserve Fund	North Central Fund	Admin Fund	Total Governmental Funds
Fund Balances:									
Restricted for:									
University Boulevard area capital improvements	\$ -	\$ -	\$ -	\$ 1,957,512	\$ -	\$ -	\$ -	\$ -	\$ 1,957,512
North Highway area capital improvements	57,496	-	-	-	1,533,854	-	-	-	1,591,350
Washington School area capital improvements	-	-	-	-	-	-	-	-	-
Downtown area capital improvements	-	-	4,902,167	-	-	-	-	-	4,902,167
North Interchange area capital improvements	-	-	-	-	275,855	-	-	-	275,855
North Central area capital improvements	-	-	-	-	-	150,819	-	-	150,819
	57,496	-	4,902,167	1,957,512	1,533,854	275,855	150,819	-	8,877,703
Unassigned	-	-	-	-	-	-	-	91,370	91,370
Total Fund Balances	\$ 57,496	\$ -	\$ 4,902,167	\$ 1,957,512	\$ 1,533,854	\$ 275,855	\$ 150,819	\$ 91,370	\$ 8,969,073

Required Supplementary Information

**REXBURG URBAN RENEWAL AGENCY
Budgetary Comparison Schedule**

**Washington School Fund
Year Ended September 30, 2022**

	<u>Budgeted</u>		<u>Actual Amounts Budgetary Basis</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues	\$ -	\$ -	\$ -	\$ -
Fund Balance Carryover	281,700	1,021,200	-	(1,021,200)
Total	281,700	1,021,200	-	(1,021,200)
Expenditures	281,700	1,021,200	1,020,165	1,035
Contingency	-	-	-	-
Total	281,700	1,021,200	1,020,165	1,035
Excess (Deficiency) of Revenues and other Sources Over Expenditures and Other Uses	-	-	(1,020,165)	(1,020,165)
Fund Balance at Beginning of Year	1,020,165	1,020,165	1,020,165	-
Fund Balance at End of Year	\$ 1,020,165	\$ 1,020,165	\$ -	\$ (1,020,165)

See Independent Auditors' Report

**REXBURG URBAN RENEWAL AGENCY
Budgetary Comparison Schedule**

**Downtown Fund
Year Ended September 30, 2022**

	Original and Final Budget Amount	Actual Amounts Budgetary Basis	Variance with Final Budget Positive (Negative)
Revenues	\$ 896,100	\$ 903,401	\$ 7,301
Fund Balance Carryover	1,563,000	-	(1,563,000)
Total	<u>2,459,100</u>	<u>903,401</u>	<u>(1,555,699)</u>
Expenditures	2,459,100	60,090	2,399,010
Contingency	-	-	-
Total	<u>2,459,100</u>	<u>60,090</u>	<u>2,399,010</u>
Excess (Deficiency) of Revenues and other Sources Over Expenditures and Other Uses	-	843,311	843,311
Fund Balance at Beginning of Year	<u>4,058,856</u>	<u>4,058,856</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ 4,058,856</u>	<u>\$ 4,902,167</u>	<u>\$ 843,311</u>

See Independent Auditors' Report

**REXBURG URBAN RENEWAL AGENCY
Budgetary Comparison Schedule**

**University Boulevard Fund
Year Ended September 30, 2022**

	<u>Original and Final Budget Amount</u>	<u>Actual Amounts Budgetary Basis</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues	\$ 451,700	\$ 457,642	\$ 5,942
Fund Balance Carryover	<u>2,436,800</u>	<u>-</u>	<u>(2,436,800)</u>
Total	2,888,500	457,642	(2,430,858)
Expenditures	2,888,500	1,365,574	1,522,926
Contingency	<u>-</u>	<u>-</u>	<u>-</u>
Total	2,888,500	1,365,574	1,522,926
Excess (Deficiency) of Revenues and other Sources Over Expenditures and Other Uses	-	(907,932)	(907,932)
Fund Balance at Beginning of Year	<u>2,865,444</u>	<u>2,865,444</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ 2,865,444</u>	<u>\$ 1,957,512</u>	<u>\$ (907,932)</u>

See Independent Auditors' Report

**REXBURG URBAN RENEWAL AGENCY
Budgetary Comparison Schedule**

**North Interchange Fund
Year Ended September 30, 2022**

	Original and Final Budget Amount	Actual Amounts Budgetary Basis	Variance with Final Budget Positive (Negative)
Revenues	\$ 361,600	\$ 238,768	\$ (122,832)
Fund Balance Carryover	780,000	-	(780,000)
Total	<u>1,141,600</u>	<u>238,768</u>	<u>(902,832)</u>
Expenditures	1,141,600	273,805	867,795
Contingency	-	-	-
Total	<u>1,141,600</u>	<u>273,805</u>	<u>867,795</u>
Excess (Deficiency) of Revenues and other Sources Over Expenditures and Other Uses	-	(35,037)	(35,037)
Fund Balance at Beginning of Year	<u>1,568,891</u>	<u>1,568,891</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ 1,533,854</u>	<u>\$ (35,037)</u>

See Independent Auditors' Report

REXBURG URBAN RENEWAL AGENCY
Budgetary Comparison Schedule

North Central Fund
Year Ended September 30, 2022

	Original and Final Budget Amount	Actual Amounts Budgetary Basis	Variance with Final Budget Positive (Negative)
Revenue	\$ -	\$ 188,988	\$ 188,988
Fund Balance Carryover	150,000	-	(150,000)
Total	<u>150,000</u>	<u>188,988</u>	<u>38,988</u>
Expenditures	150,000	45	149,955
Contingency	-	-	-
Total	<u>150,000</u>	<u>45</u>	<u>149,955</u>
Excess (Deficiency) of Revenues and other Sources Over Expenditures and Other Uses	-	188,943	188,943
Fund Balance at Beginning of Year	<u>(38,124)</u>	<u>(38,124)</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ 150,819</u>	<u>\$ 188,943</u>

See Independent Auditors' Report

REXBURG URBAN RENEWAL AGENCY
Budgetary Comparison Schedule
Administration Expenses Fund
Year Ended September 30, 2022

	Original and Final Budget Amount	Actual Amounts Budgetary Basis	Variance with Final Budget Positive (Negative)
Revenues	\$ 140,000	\$ 24,478	\$ (115,522)
Fund Balance Carryover	-	-	-
Total	<u>140,000</u>	<u>24,478</u>	<u>(115,522)</u>
Expenditures	140,000	15,363	124,637
Contingency	-	-	-
Total	<u>140,000</u>	<u>15,363</u>	<u>124,637</u>
Excess (Deficiency) of Revenues and other Sources Over Expenditures and Other Uses	-	9,115	9,115
Fund Balance at Beginning of Year	<u>82,255</u>	<u>82,255</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ 91,370</u>	<u>\$ 9,115</u>

See Independent Auditors' Report



INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Trustees
Rexburg Urban Renewal Agency
Rexburg, Idaho

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Rexburg Urban Renewal Agency, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise Rexburg Urban Renewal Agency's basic financial statements, and have issued our report thereon dated April 11, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Rexburg Urban Renewal Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Rexburg Urban Renewal Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of Rexburg Urban Renewal Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

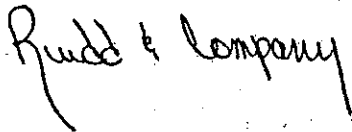
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Rexburg Urban Renewal Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Rexburg, Idaho
April 11, 2023

APPENDIX B

AMENDED 2023 BUDGET

**REXBURG URBAN RENEWAL AGENCY
FISCAL YEAR 2023 BUDGET AMENDMENT**

FUND	ORIGINAL	AMENDMENT	FINAL
ADMIN	59,300	-	59,300
NORTH HIGHWAY	24,500	61,000	85,500
WASHINGTON	-	-	-
DOWNTOWN	3,885,300	-	3,885,300
UNIVERSITY	1,401,000	914,200	2,315,200
BOULEVARD			
NORTH INTERCHANGE	2,097,300	-	2,097,300
NORTH CENTRAL	260,000	-	260,000
GRAND TOTAL	7,727,400	975,200	8,702,600

APPENDIX C

FY 2024 BUDGET

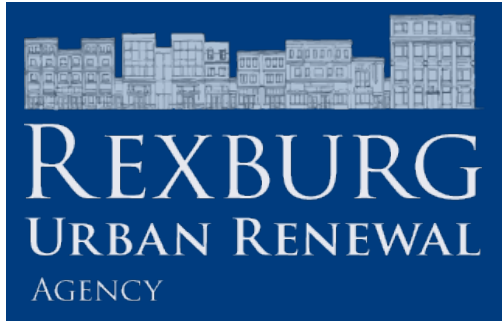
	2022 Actual	2023 Budget*	2024 Budget
REVENUE			
North Highway Taxes	\$ 775,901	\$ -	\$ -
North Highway Other	\$ (158,197)	\$ 24,500	\$ -
Washington School Taxes	\$ -	\$ -	\$ -
Washington School Other	\$ -	\$ -	\$ -
Downtown Taxes	\$ 867,368	\$ 900,000	\$ 890,000
Downtown Other	\$ 36,033	\$ 2,985,300	\$ 981,500
University Blvd. Taxes	\$ 478,092	\$ 464,600	\$ 500,000
University Blvd. Other	\$ (20,450)	\$ 936,400	\$ 404,500
North Interchange Taxes	\$ 245,851	\$ 330,000	\$ 254,000
North Interchange Other	\$ (6,482)	\$ 1,767,300	\$ 1,357,400
North Central Taxes	\$ 188,536	\$ 260,000	\$ 675,000
North Central Other	\$ 452	\$ -	\$ 18,000
Administrative Revenues	\$ 24,478	\$ 59,300	\$ 31,700
Total Income	\$ 2,431,582	\$ 7,727,400	\$ 5,112,100
EXPENSE			
North Highway	\$ 1,171,277	\$ 24,500	\$ -
Washington School	\$ 1,020,165	\$ -	\$ -
Downtown	\$ 60,090	\$ 3,885,300	\$ 1,871,500
University Blvd.	\$ 1,365,574	\$ 1,401,000	\$ 904,500
North Interchange	\$ 273,805	\$ 2,097,300	\$ 1,611,400
North Central	\$ 45	\$ 260,000	\$ 693,000
Administration	\$ 15,363	\$ 59,300	\$ 31,700
Total Expense	\$ 3,906,319	\$ 7,727,400	\$ 5,112,100
	\$ (1,474,737)	\$ -	\$ -

* As of 7/31/23 Prior to Final Budget Adjustments

APPENDIX D

DOWNTOWN DISTRICT CITY CENTER PROJECT RFP

REQUEST FOR PROPOSALS



CITY CENTER PROPERTIES, REXBURG ID

Request for Proposals: UR-02-23

Issued Date: December 13, 2023

Submission Deadline:

February 15, 2024, by 5:00pm MST

Submit to:

City of Rexburg

Attn: Economic Development

35 N. 1st E.

Rexburg, Idaho 83440

Scott.Johnson@Rexburg.org

Questions Call: (208) 372-2121

For the development of approximately
2.8 acres of property located at or on
Carlson Ave. Rexburg, Idaho 83440

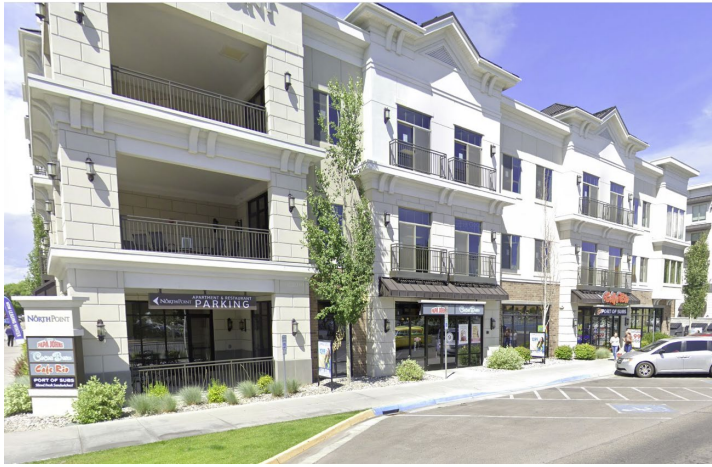


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EXECUTIVE SUMMARY



The City of Rexburg in partnership with the Rexburg Urban Renewal Agency (RURA) is releasing this Request for Proposal (RFP) to create a Public/Private partnership (P3) for redevelopment in Rexburg's City Center. As you will read, Rexburg is one of America's fastest growing Micropolitan cities. To keep up with growth, the purpose of the P3 is to create a vibrant city center and build a sense of place where businesses and talent connect. Rexburg wants businesses, businesses want talent and talent wants a "great place". The city and RURA are committing land for this redevelopment with the objective of redefining the future of the greatest small city in America.

Maintaining publicly accessible structured parking will be part of the new development. It is also anticipated that this P3 will help to create this "great place" as it increases availability for retail, office, living, hospitality, and public spaces.



PROPERTY LOCATION INFORMATION

For the development of approximately 2.8 acres of property located at or on Carlson Ave. Rexburg, Idaho 83440

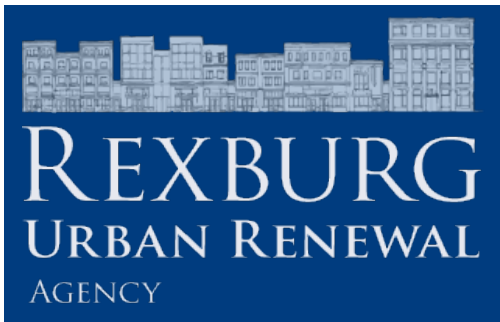
Submit to:

City of Rexburg
 Attn: Economic Development
 35 N. 1st E.
 Rexburg, Idaho 83440
Scott.Johnson@Rexburg.org

Questions Call: (208) 372-2121



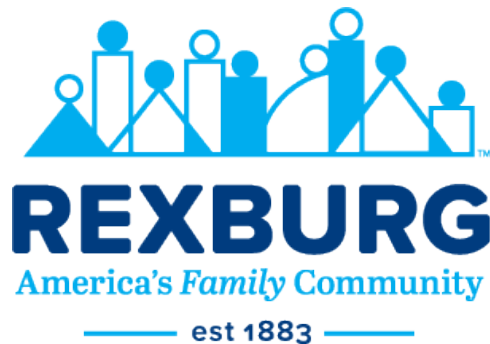
Location 3	Location 2	Location 1
City Center West Parking Lot 0.69 acres	Collaborative Use Space 1.07 acres	City Center East Parking Lot 0.78 acres
Cornerstone Dental 44 S Center St Suite B, 0.16 acres	Viking Villa Parking Lot 0.08 acres	



The City of Rexburg began to explore the use of tax increment financing as an economic development tool in 1990 and on November 6, 1991, the Rexburg Urban Renewal Agency (RURA), also known as the Rexburg Redevelopment Agency, was formed. The Rexburg URA is composed of a seven-member commission that oversees and coordinates redevelopment efforts in Rexburg. They have engaged in strategic planning in coordination with the City Council and have implemented urban renewal projects to help develop and improve the City of Rexburg.

www.rexburgurbanrenewal.org

Urban renewal and tax increment financing are the most significant tools available to Idaho communities for encouraging development of deteriorating and underutilized areas, attracting and retaining businesses, generating economic development, and promoting job creation.



www.rexburg.org

Rexburg, Idaho; America's *Family* Community

Rexburg is a great place to work, live and raise a family.

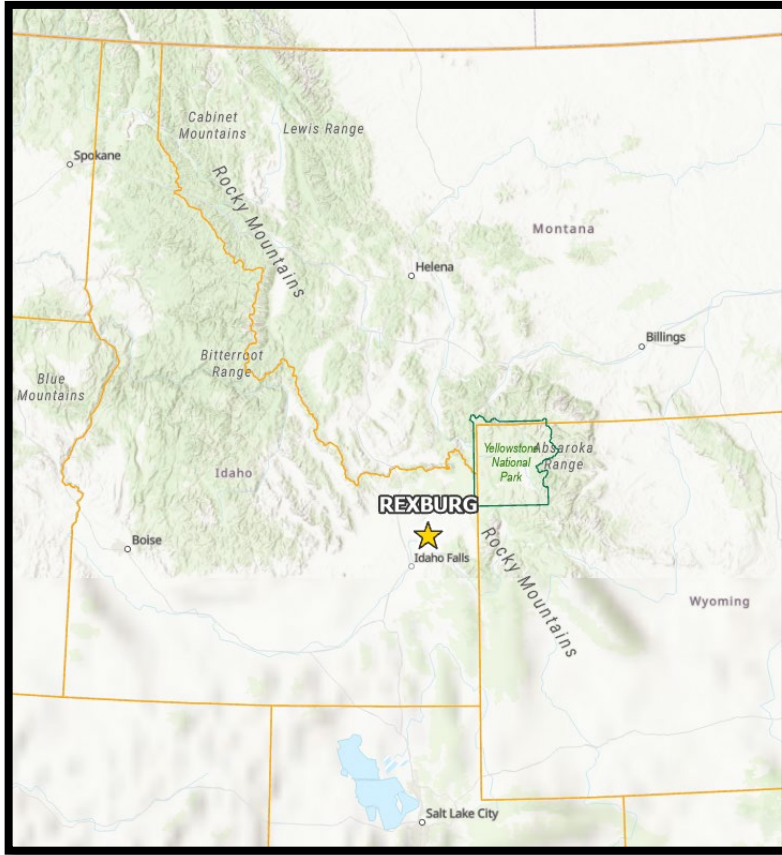
- Rexburg is the 4th fastest growing micropolitan city in the United States.
- Rexburg is continually ranked as Idaho's safest city and falls within the top 100 safest cities in America (number 10 in 2023).
- Rexburg's public school system, the [Madison School District](#), ranks among the best in the state.
- Brigham Young University-Idaho (BYUI) is Idaho's largest university and calls Rexburg home.
- Rexburg has one of the youngest demographic of any city in America thanks to BYUI.



REXBURG
America's Family Community
— est 1883 —



DYNAMIC HUB of GROWTH & OPPORTUNITY

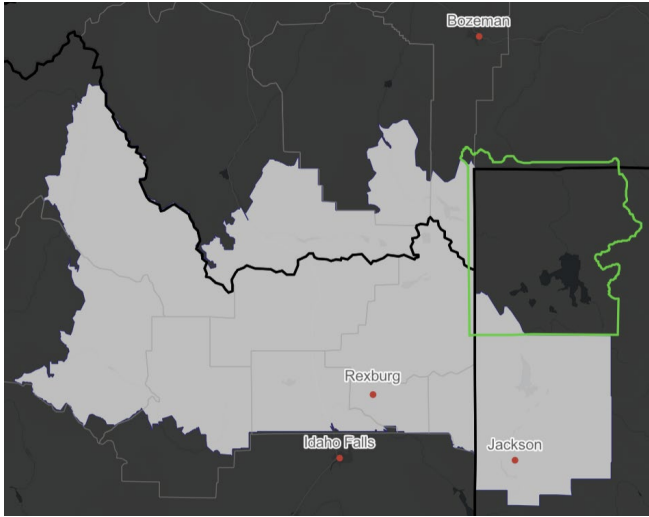


Located in southeastern Idaho, Rexburg, known as "America's Family Community," stands as a symbol of growth, prosperity, and family values. Rexburg offers a family-friendly environment filled with parks, schools, and amenities that cater to residents of all ages. The focus on family values permeates every aspect of life in Rexburg, influencing our growth, development, and community planning, which has helped make Rexburg the 10th Safest City in America and the Safest City in Idaho ([Visual Capitalist, 2023](#)).



As of the 2020 Census, the City's rapid growth positioned it as the 4th fastest-growing small city in America per the NYTimes ([NY Times, 2021](#)) and in the top 3 fastest growing states in the last 5 years, with a burgeoning population now reaching 40,000+ residents. Rexburg's economy thrives on a combination of education, agriculture, retail, advanced manufacturing, and other industries that cater to both residents and the broader region. U.S. Census data found that, not including students, 73.7% of residents earned at least \$60,000 a year, reflecting the city's stable community. This robust economic foundation makes Rexburg an appealing place for both living and investing.

STRATEGIC LOCATION



COMMERCIAL IMPORTANCE

Strategically located at the crossroads to a multitude of popular destinations like Yellowstone and Grand Teton National Parks, Jackson Hole, Wyoming, and West Yellowstone, Montana, Rexburg serves as the commercial center for a substantial region encompassing 42 zip codes and more than 140,000 people. This unique positioning leads to over 6 million cars passing through Rexburg annually, offering unparalleled visibility and accessibility to businesses and investors. Yellowstone National Park alone attracted over 4.5 million visitors in 2021, presenting remarkable opportunities for commerce, hospitality, and tourism-related ventures.



EDUCATIONAL EXCELLENCE



BYU-IDAHO

As the home of Brigham Young University-Idaho (BYU-Idaho), the largest university in the state, Rexburg boasts a vibrant educational community that fuels innovation, culture, and opportunity. The year-round student population provides a continuous influx of talent, diversity, and vitality to the City's environment.

- Approximately 20,000 on campus students
- 2,500 Non-student employees, 1,300 FT
- 877 Faculty, 600 FT

MADISON HIGH SCHOOL

Madison School District is an educational powerhouse, standing among Idaho's finest. Madison High School's inclusion in the National AP Honor Roll, coupled with consistent Top Three ISAT Scoring District rankings, underscores its academic prowess. With a notable 94.8% graduation rate and 85% of graduates pursuing higher education, Madison fosters success. Beyond academics, Madison High School offers top-tier sports facilities and a large performing arts center, shaping well-rounded achievers prepared for future triumphs.



REXBURG CITY CENTER



REXBURG CITY CENTER:

Rexburg's City Center represents a unique opportunity for innovative and vibrant urban development. As the heart of the community, the City Center serves as an economic and social hub, characterized by a high-density mixed-use environment. Its strategic adjacency to (BYU-Idaho) offers potential for synergistic growth and collaboration that amplifies both the City's and the University's missions. This RFP invites developers to propose transformative projects aligning with the City's Form-Based Code (FBC) and "Core" transect specifications. [City of Rexburg's Form Based Code](#).

CITY CENTER: A VIBRANT URBAN HEART

Rexburg's City Center offers rare insights into the City's past, present, and future, and is a hub for commercial, cultural, civic, and residential activities. Developers will find the area ripe for creating a lively and prosperous urban center with opportunities to integrate commercial, residential, office, and cultural spaces. Creating a downtown for Rexburg that is designed for a live-work-play community.

ADJACENCY TO BYU-IDAHO

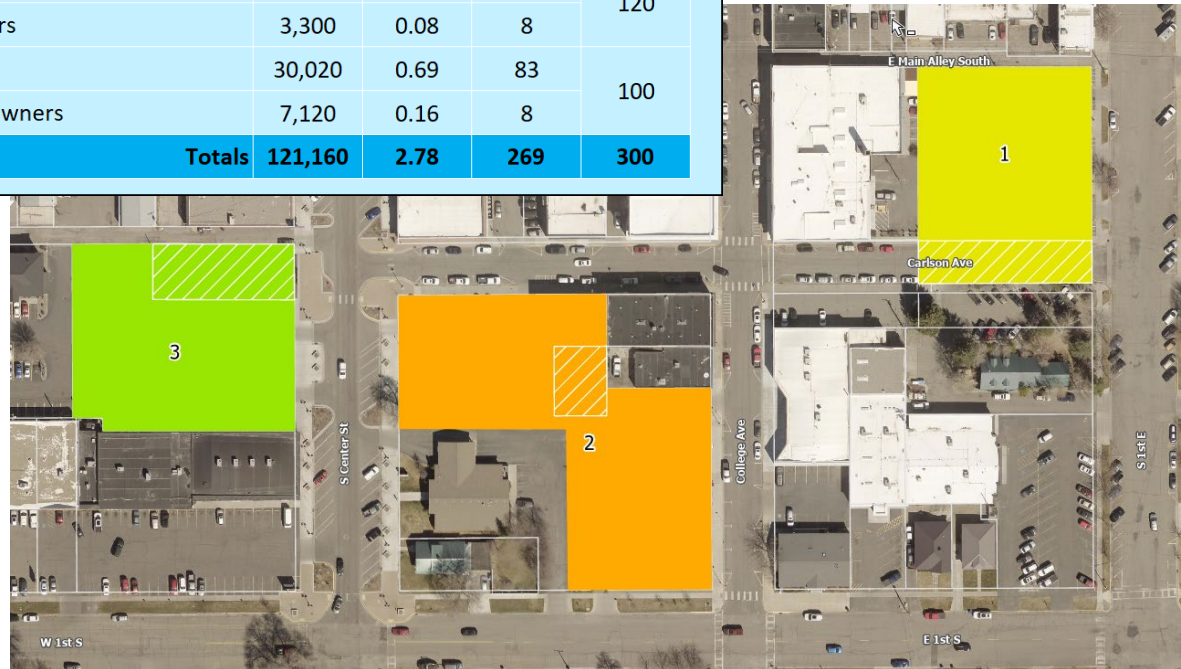
Located immediately adjacent to BYU-Idaho, the City Center provides opportunities for academic collaboration, student housing, and shared amenities. The University's strong presence adds to the City Center's appeal, driving demand for diverse retail, dining, and entertainment options. Joint initiatives with BYU-Idaho can further enhance community engagement and economic development.

PROJECT OVERVIEW

The City in partnership with the Rexburg Urban Renewal Agency, RURA, is soliciting site plans and proposals from qualified entities for the design, financing, construction, management, and operation of development of approximately 2.8 acres located on or adjacent to Carlson Avenue in the City Center District. It is anticipated that this will be a public/private partnership. All properties are currently part of the City Center Form Based Code [City of Rexburg's Form Based Code](#).

Site Number	Property Name	Sq. Ft.	Acres	Current Parking	Proposed Parking
1	City Center East Parking Lot	27,230	0.63	56	80
1	Portion of Carlson Ave & acreage to be incorporated with project	6,690	0.15	14	
2	Collaborative Use Space	46,800	1.07	100	120
2	Viking Villa Parking Lot - Working with Owners	3,300	0.08	8	
3	City Center West Parking Lot	30,020	0.69	83	100
3	44 S Center - Dentist Office - Working with Owners	7,120	0.16	8	
Totals		121,160	2.78	269	300

(Image A)



The City/RURA will consider all development proposals that meet the overall vision and goals for this project as outlined and discussed in this document. Proposals may include all or a portion of the project areas. To be considered, the applicant must submit a development proposal in response to this Request for Proposals (RFP) in the manner prescribed herein.

SITE SPECIFIC DETAILS – Location 1



**All measurements are an approximate*

CITY CENTER EAST PARKING LOT

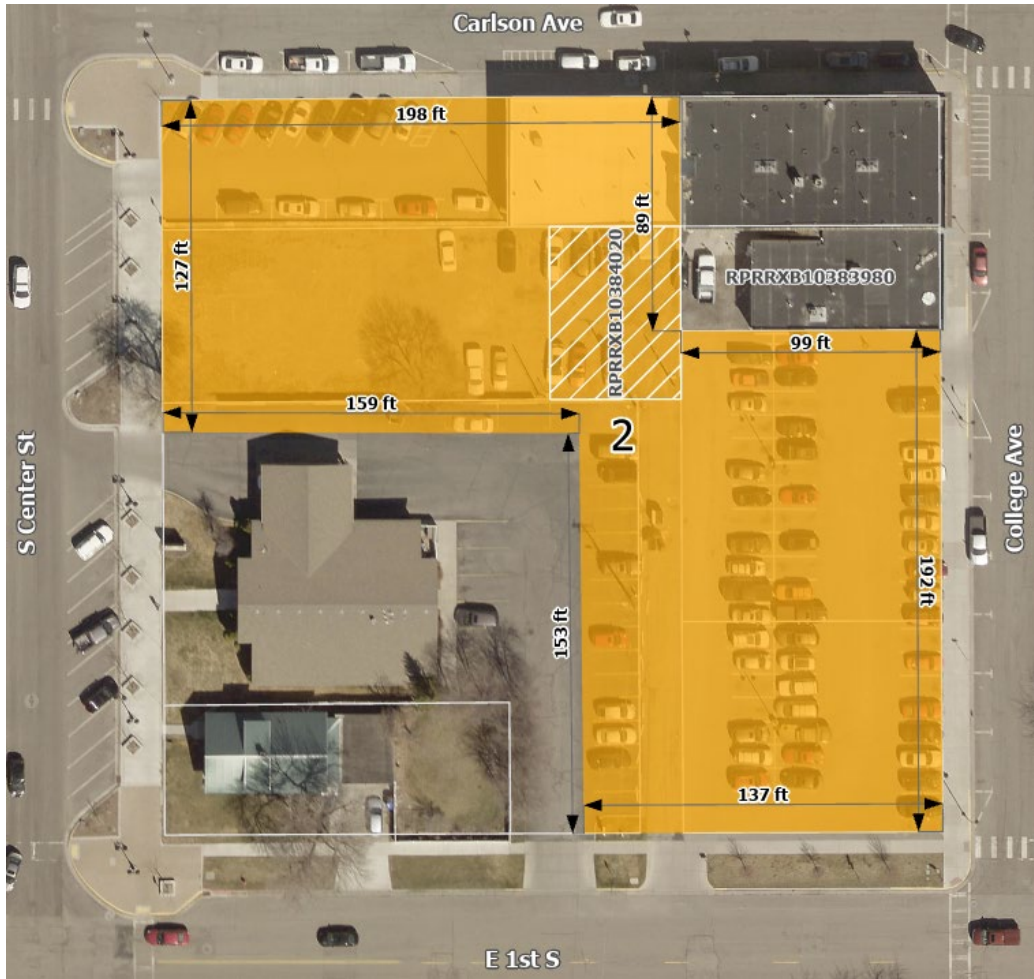
Note that the City is willing to commit the Carlson Avenue street right-of-way where it is adjacent and south to Parcel No. RPRRXB10380280 and incorporate that closed acreage into that project.

FORM BASED ZONE: CORE TRANSECT (§12.06.100)

This is a high-density mixed use transect which provides opportunities for shopping, working, and living in the core of the community. This area should promote a vibrant urban environment.

[City of Rexburg's Form Based Code](#)

SITE SPECIFIC DETAILS – Location 2



MIXED USE SPACE

The Rexburg Urban Renewal Agency currently has a verbal agreement to exchange Parcel No. RPRRXB10383980, owned by the Agency, for Parcel No. RPRRXB10384020, currently owned by Viking Villa, LLC. Contracts and costs are currently being finalized.

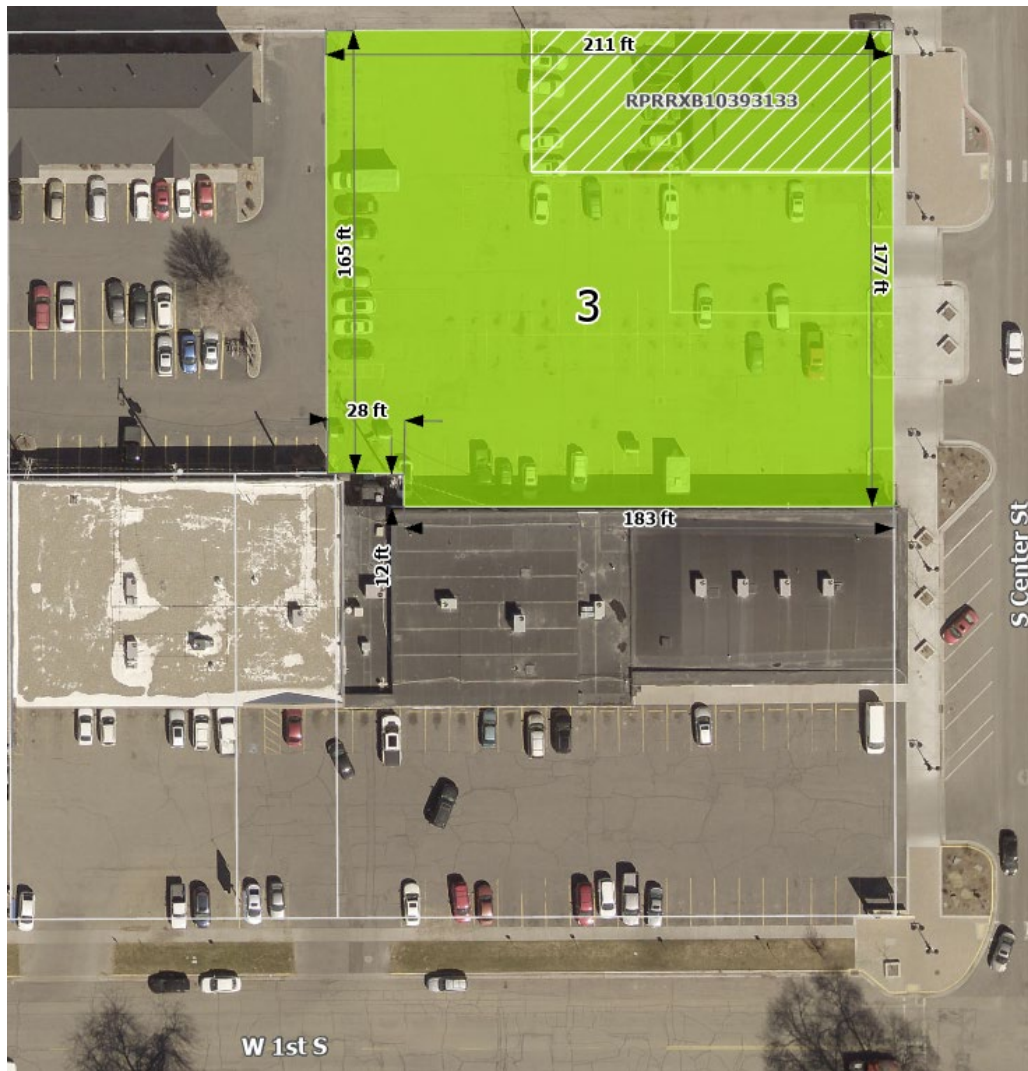
FORM BASED ZONE: CORE TRANSECT (§12.06.100)

This is a high-density mixed use transect which provides opportunities for shopping, working, and living in the core of the community. This area should promote a vibrant urban environment.

[City of Rexburg's Form Based Code](#)

**All measurements are an approximate*

SITE SPECIFIC DETAILS – Location 3



CITY CENTER WEST PARKING LOT

The Rexburg Urban Renewal Agency is currently working with Doctor Snarr of Bright Smiles Family Dental and Doctor Crofoot of Corner Stone Family Dental to include or acquire parcel number, RPRRXB10393133. The Doctors are open to selling outright or to exchanging their parcel for inclusion in the new development. If the Agency does not come to an agreement with the Doctors, the chosen developer is requested to contact the Doctors to help facilitate the best outcome for both parties and the overall development.

FORM BASED ZONE: CORE TRANSECT (§12.06.100)

This is a high-density mixed use transect which provides opportunities for shopping, working, and living in the core of the community. This area should promote a vibrant urban environment.

[City of Rexburg's Form Based Code](#)

**All measurements are an approximate*

PROJECT GOALS

This project area is a premier location in downtown Rexburg. The parcels on the west end of Carlson are also on Center Street, Rexburg's ceremonial Main Street that has had a \$2 million makeover in the last five years. Center Street boasts restaurants, eateries, entertainment venues and is the primary street of the downtown Arts District. The parcels on the east end of Carlson Avenue are next to College Avenue which has boutique shops and eateries. This area is two blocks north of the BYU-Idaho campus and one block south of Main Street / State Highway 33.

The project area will be developed in alignment with the City's vision, [Rexburg City Center 2050 Plan](#), of being an active community, rich in culture, with a diverse and vibrant economy that supports people doing great things. Creative, engaging proposals that successfully communicate the purpose, design, uses, and financial framework of the proposed project are sought.

Development of the project area will accomplish the following to meet the City's goals for the City Center found in its adopted 2050 blueprint, "Rexburg City Center 2050 Plan" and contribute to the highest and best use of the property:

- **Energize** prime commercial parcels in the heart of the City
- **Work** with City and RURA to replace and increase publicly accessible parking at each location (as shown in table, pg. 9)
- **Introduce** adequately parked intentionally designed space where people gather, and local restaurants and businesses thrive
- **Facilitate** connectivity among City Center businesses, residents, and visitors, while complementing adjacent businesses and buildings
- **Elevate**, expand, and promote City Center as a multi-faceted activity center with a healthy mix of hospitality, retail, dining, service, civic, arts, entertainment, recreation, and residential uses that supports the needs of the community and the region
- **Offer** a proven financial structure that allows the City and RURA to continue to realize ongoing, versus one-time, financial benefits related to original ownership of the property

SUBMISSION REQUIREMENTS OVERVIEW

REQUIRED:

Respondents must submit six (6) hard copies of their complete development proposal and one (1) digital copy. All materials will become the property of the City/RURA. Proposals must be submitted to the City's Economic Development Department at the address listed on the cover page. No submissions will be accepted at any other location.

Each submission must contain the following information and be limited to 10 pages (20 additional pages of exhibits allowed)

Formal Letter of Interest addressed to:

City of Rexburg
Attn: Economic Development
35 N. 1st E.
Rexburg, Idaho 83440
Scott.Johnson@Rexburg.org

Executive Summary

Developer Overview and Experience

- Company name & location
- Brief description of company
- Number of years in business
- Number of years providing similar solutions to those contemplated herein
- Team bios

Description & Scope of Work of the Development Proposal for the 2.8 acres, including the following:

- Development plan & timeline
- Conceptual land use plan consistent with the City's/RURA's vision [Rexburg City Center 2050 Plan](#) and [City of Rexburg's Form Based Code](#)
- Conceptual timeline of development

Proven finance strategy and proforma:

- May include public/private partnership, long-term lease, property purchase, etc.
- Successful applicants will demonstrate financial strength and proven success with the strategy proposed.
- Total estimated investment in developing project.
- Detailed proforma and budget, including economic impact and long-term revenue generation for the City and developer.
- Projected job creation and plans to identify, attract, and support tenants.

Commercial or Trade References

- Please provide a minimum of three (3) references that attest to the respondent's financial resources and capabilities, including at least one reference from a lender or depository institution with which the respondent has a current relationship.

LITIGATION / OBLIGATIONS / COSTS



LITIGATION

The respondent (firms and principals) must identify and describe any current, pending, or threatened litigation against them related to their business or real estate dealings or litigation in which they are plaintiffs. The respondent must attest to having no litigation pending or contemplated against the City/RURA.

OBLIGATIONS to the CITY / RURA

The respondent must attest to having no outstanding or overdue taxes, liens, or fine obligations to the City/RURA.

RFP COSTS

Respondents are responsible for all costs incurred in the development and submission of their information. The City/RURA assumes no contractual or other obligation as a result of the issuance of this RFP. The City/RURA anticipates negotiating a contract with the highest rated Responder and making an award based upon the best overall value for the City/RURA. The City/RURA may, in its sole discretion, reject any and all proposals for any reason whatsoever.



EVALUATION & SELECTION

SELECTION COMMITTEE

All proposals will be reviewed and evaluated by a selection committee established by the City/RURA. Proposals will be reviewed and evaluated based upon information contained in the respective submission packages and responsiveness to the submission criteria delineated below.

PROPOSAL EVALUATION CRITERIA

The committee shall consider the following information when evaluating submissions to determine the proposal that is in the best interests of the City/RURA:

Criteria	Points
Quality of the development proposal, with specific detail on how it addresses the project vision and goals	30
Compatibility of the development proposal with site planning considerations and existing land uses within the area	10
Financial capability of the respondent to consummate the development, in particular the respondent's ability to implement the development proposal within the proposed timeline.	20
Qualifications of the respondent's team to implement its development proposal within the proposed timeline.	20
Three successful past projects similar in size and scope with references.	15
Quantify the level of investment and financial benefit to the Taxing Entities.	15
TOTAL POINTS	110



AWARD



Award will be made to the most qualified firm deemed most advantageous to the City of Rexburg and RURA, all evaluation criteria considered.

The committee will select a firm based on the information provided in the proposal, as described above. However, the committee may select one or more firms to make brief presentations prior to finalizing proposal scoring and making a final selection.

The committee may request supplemental information, including business and personal financial statements from the respondents. Confidential information normally exempted under state law will not be subject to disclosure under Freedom of Information law.

A respondent may be disqualified if any principal or officer of the respondent, or any member of its team, has been charged or convicted of a crime chargeable as a felony within the last five (5) years.

The City of Rexburg/RURA reserves the right to reject any and all proposals in their sole discretion.

It is anticipated that the awarding of the proposal will be within 30-90 days of the submission deadline.



PARTNERS / TOOLS

The City of Rexburg is contributing flat surface parking along with RURA who has purchased additional adjacent properties to be included in the project. In addition to the property being contributed some additional considerations might include:

- [Urban Renewal Agency](#)
- [Tax Abatement](#) (Madison County, ID)
- [New Market Tax Credits](#) (Mofi)
- [Community Development Block Grants](#) (CDBG)
- [Federal Economic Development Administration](#) (EDA)
- [Idaho State Department of Commerce Incentives](#)



DUE DILIGENCE / DEVELOPMENT AGREEMENT

DUE DILIGENCE PERIOD & DEVELOPMENT AGREEMENT



Development of the project area is subject to a Due Diligence Period and Negotiation of a Land Use Development Agreement. Upon written notification, the respondent recommended by the Selection Committee will have a period of approximately ninety (90) days within which to satisfy itself as to the suitability of the property for development and enter into an appropriate contractual use agreement with City/RURA for the property. The selected respondent shall then jointly apply for land use approvals through the Community Development Department which may include a legislatively enacted Land Use Development Agreement and complete any other contractual documents required with the City. The City/RURA will provide the selected respondent with appropriate access to the property under the terms of an Access Agreement, for appropriate inspections and testing. The selected respondent will be required to provide appropriate insurance and indemnification, and if necessary, restore the premises to their prior condition after such testing.



RIGHT TO REJECT PROPOSALS

All proposals, upon submission to the City/RURA, shall become the City's/RURA's property for its use as deemed appropriate. By submitting a proposal, the respondent covenants not to make any claim for or have any right to damages because of any misinterpretation or misunderstanding of the specification, or because of any misinformation or lack of information. Nothing contained in this RFP shall create any contractual relationship between the respondent and the City/RURA. The City/RURA accepts no financial responsibility for costs incurred by any respondent in responding to this RFP.

All proposals submitted to the City/RURA shall become a matter of public record and shall be regarded as public, with the exception of those elements of each proposal that are identified by the respondent as business or trade secrets and plainly marked as "trade secret," "confidential," or "proprietary." Each element of a proposal that the respondent desires not to be considered a public record must be clearly marked. Any blanket statement (i.e., regarding entire pages, documents, or other non-specific designations) shall not be sufficient and shall not bind the City/RURA in any way whatsoever. If disclosure is required under Idaho Statutes or otherwise by law (despite the respondent's request for confidentiality), the City/RURA shall not in any way be liable or responsible for the disclosure of any such records or part thereof.

The City of Rexburg/RURA used its best efforts in collecting and providing the information contained in this RFP. The City of Rexburg/RURA assumes no responsibility for economic, physical, or demographic factors which may affect or alter the opinions contained in this RFP. The City of Rexburg/RURA is not obligated to predict future political, economic, or social trends. In preparing the RFP, the City of Rexburg/RURA relied on information furnished by other individuals or information found in existing records and/or documents. Unless otherwise indicated, such information is presumed to be reliable. However, no warranty, either express or implied, is given by the City of Rexburg/RURA for the accuracy of such information and the City of Rexburg/RURA assumes no responsibility for information relied upon and later found to have been inaccurate. The City of Rexburg/RURA reserves the right to make such adjustments to the opinions and conclusions set forth in this RFP as may be required by consideration of additional data or more reliable data that may become available. The City of Rexburg/RURA assumes no responsibility for hidden or unapparent conditions of the property, subsoil, ground water or structures that render the subject property more or less valuable. The City/RURA assumes no responsibility for arranging engineering, geologic or environmental studies that may be required to discover such hidden or unapparent conditions.

The City of Rexburg/RURA may elect to deem a submission non-responsive if the submission fails to comply with specific requirements of this solicitation. The City of Rexburg/RURA reserves the right to reject any and all proposals in their sole discretion.

RESOURCES

Links

Rexburg Website - www.Rexburg.org

Urban Renewal Website – www.rexburgurbanrenewal.org

Get to Know Rexburg – [Community Video Tour](#)

Documents

Rexburg City Center Form Based Code



Rexburg City Center Strategic Vision 2050



Maps

Madison County Parcel Map Viewer – Madison.Rexburg.org

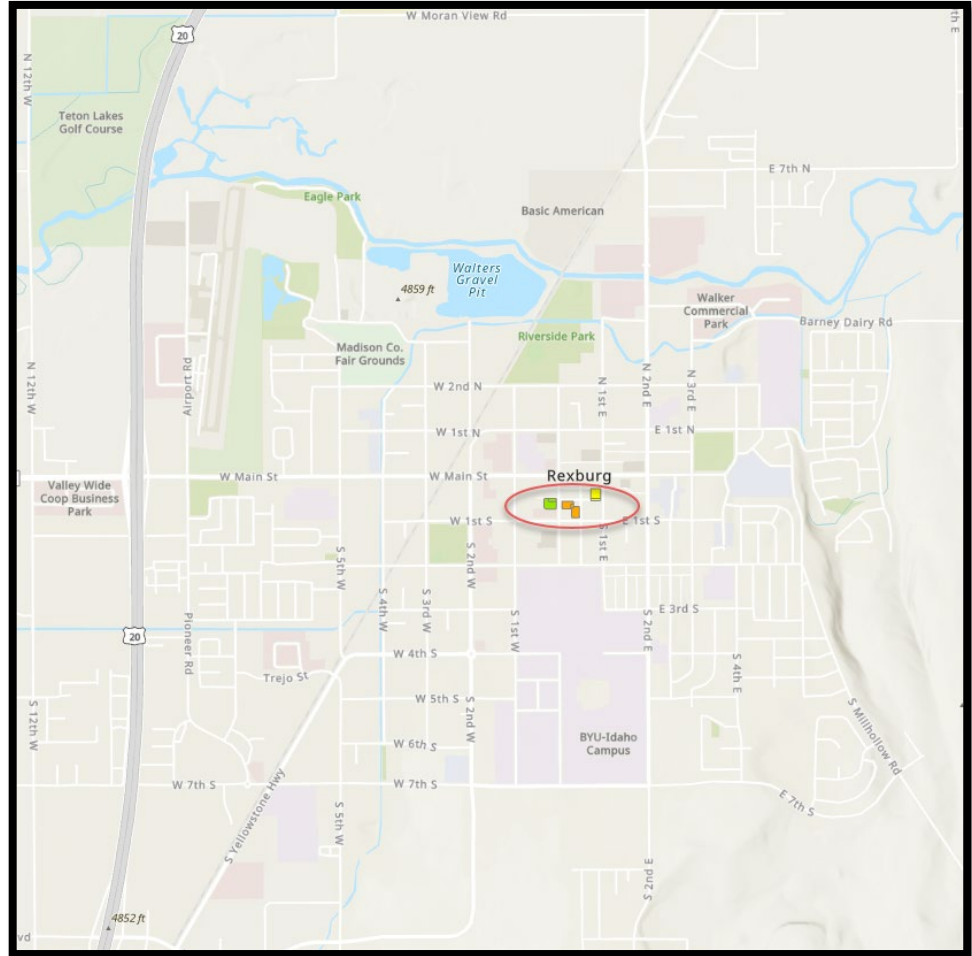
City Center Map - www.rexburg.org/planning/page/city-center-map

VICINITY MAP

REXBURG, IDAHO



PROJECT AREA IN REXBURG



ADJACENCY WALK TIME ANALYSIS

