



Jerome County Urban Renewal Agency MINUTES

300 N Lincoln
Jerome, Idaho 83338

Commissioners:
Marsha Martin-Chair
Roger Morley-Vice Chair

Wendy Robbins-Secretary
TJ McArthur
Steven Huettig

February 7, 2019

Jack Nelsen Conference Room

Present: Marsha Martin, Roger Morley, Wendy Robbins, Steven Huettig

Guests: Brent Tolman, Outwest Policy Advisors ; Ryan Armbruster, Elam & Burke; Laurie Harberd, Rexroat, Harberd & Assoc. PA; Blair Crouch & Arlen Crouch, ABC Agra

Ms. Martin acted as chair and opened the meeting at 1:10 PM.

Consent calendar – August 23, 2018 minutes were approved. Motion by Morley, 2nd by Robbins. Motion Passed

Financial Status was presented. Motion to ratify previously paid bills by Morley, 2nd by Robbins. Motion Passed.

Current bills due were presented on Financial Status. Motion to pay existing bills as shown on Financial Status with exception of RAI of \$850 was made by Morley, 2nd by Robbins. Motion Passed.

Presentation of YTD expenses compared to budget and financial report. Motion to approve the financial report was made by Robbins, 2nd by Morley. Motion passed.

Redevelopment Association of Idaho Membership – discussion of benefits of membership in the association and how RAI keeps abreast of legislative action impacting urban renewal. Mr. Armbruster answered questions about the structure of the association. Martin stated that the budget approved in August included RAI dues. Motion to approve membership in and pay dues of \$850 to the Redevelopment Association of Idaho was made by Morley, 2nd by Robbins. Motion approved.

Custodian of Records - Mr. Armbruster reviewed the change to Idaho law that requires all public entities to designate the nature of and a custodian for entity records and reviewed provisions of Resolution 2019-1 making such designations. Motion to approve Resolution 2019-1 as drafted was made by Morley, 2nd by Robbins. Motion passed.

FY2017-2018 Audit - Laurie Harberd presented the audit to the agency by reviewing and explaining each of the financial statements in the audit, the audit report with footnotes and findings of the audit. Motion to accept the Audit as presented and to instruct Mr. Tolman to file the audit with the appropriate entities was made by Morley, 2nd by Huettig. Motion passed.

2018 Annual Report - Mr. Tolman presented the annual report. The activities of the Agency have been limited to monitoring the Crossroads Point project and the finances of the agency. FY2018 revenues and expenditures were reviewed and are included in the 2018 Annual Report. Motion to approve the draft

of the 2018 Annual Report, to schedule a public Hearing for March 7 at 2:00 PM, and to instruct Mr. Tolman to publish notice of the hearing was made by Morley, 2nd by Robbins. Motion passed.

Project updates - Arlen Crouch updated the Agency on Crossroads Point activity, discussed the beginnings of the Agency and that he would like a report of how property tax revenues paid to ABC Agra are calculated. He would like to reconsider the note payable split of revenues from 75/25 to 85/15 and also suggested that at some point in the future, the Agency take out alternate financing to pay off ABC Agra. Mr. Armbruster will explore such possibilities. The Commissioners asked Mr. Tolman to complete an analysis of the tax increment revenues received since the beginning of the project.

Next meeting: March 4, 2019 2:00 PM

Adjourn: Motion to adjourn at 2:10 PM by Robbins, 2nd Huettig. Motion passed.

Attest

Title

Attest

Title