

Exhibit 6

CITY OF REXBURG

SUMMARY OF ORDINANCE NO. 1242

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REXBURG, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE NORTH CENTRAL URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY, STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING SEVERABILITY; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF REXBURG:

SECTION 1: It is hereby found and determined that:

- (a) The North Central Project Area, as defined in the North Central Plan, is a deteriorated area or a deteriorating area, as defined in the Law and the Act, and qualifies as an eligible urban renewal area under the Law and Act.
- (b) The rehabilitation, conservation, development, and redevelopment of the urban renewal area pursuant to the North Central Plan are necessary in the interests of public health, safety, and welfare of the residents of the City.
- (c) There continues to be a need for the Agency to function in the City.
- (d) The North Central Plan conforms to the Comprehensive Plan.
- (e) The North Central Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the industrial and commercial components of the North Central Plan and the need for overall public improvements), and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area covered by the North Central Plan.
- (f) The North Central Plan affords maximum opportunity consistent with the sound needs of the City, as a whole, for the rehabilitation and redevelopment of the urban renewal area by private enterprises.
- (g) Pursuant to Idaho Code §§ 50-2007(h) and 50-2008(d)(1), the North Central Plan provides a feasible method for relocation obligations of any displaced families residing within the North Central Project Area and there is not anticipated to be any activity by the Agency that would result in relocation.
- (h) The collective base assessment rolls for the revenue allocation areas under the Existing Project Areas and the North Central Project Area do not exceed ten percent (10%) of the assessed values of all the taxable property in the City.
- (i) The North Central Plan includes the requirements set out in Idaho Code § 50-2905 with specificity.
- (j) The North Central Plan is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.

- (k) The urban renewal area, which includes the deteriorating area, as defined in Idaho Code §§ 50-2018(9) and 50-2903(8)(f), does include agricultural operations for which the Agency has received written consents, or which have not been used for agricultural purposes for three (3) consecutive years.
- (l) The portion of the North Central Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.
- (m) The portion of the North Central Project Area which is identified for residential uses is necessary and appropriate as there is a shortage of housing of sound standards and design which is decent, safe and sanitary in the City; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the City.

SECTION 2: The City Council finds that the North Central Project Area has a substantial portion of open land, that the Agency may acquire any open land within the North Central Project Area, but does not intend to do so on any widespread basis, and that the North Central Project Area is planned to be developed and/or redeveloped in a manner that will include both residential and nonresidential uses. The City Council finds that for the portions of the North Central Project Area deemed to be “open land,” the criteria set forth in the Law and Act have been met.

SECTION 3: The City Council finds that one of the North Central Plan objectives to increase the residential opportunity does meet the sound needs of the City and will provide housing opportunities in an area that does not now contain such opportunities, and the portion of the North Central Project Area which is identified for nonresidential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the City’s Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 4: The North Central Plan, a copy of which is attached hereto and marked as Exhibit 5 and made a part hereof by attachment, be, and the same hereby is, approved. As directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the November 18, 2020, hearing, and incorporate changes or modifications, if any.

SECTION 5: As required by Idaho Code §§ 50-2906(3)(b) and 50-2907(2), and as further defined above, the Madison County Board of County Commissioners and the City have entered into an Agreement on administration of a revenue allocation financing provision extending beyond the municipal boundary of the City and the Agreement has been formalized by a transfer of power ordinance adopted by the Madison County Board of County Commissioners in Madison County Ordinance No. 432 (attached hereto as Exhibit 3), and by City Council Resolution No. 2020-23 (attached hereto as Exhibit 4).

SECTION 6: No direct or collateral action challenging the North Central Plan shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the North Central Plan.

SECTION 7: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the County Auditor and Tax Assessor of Madison County and to the appropriate officials of Madison County Board of County Commissioners, city of Rexburg, Madison County Ambulance, Madison County Mosquito Abatement, Madison County Road & Bridge, Madison Library District, Madison School #321, Madison Fire, Rexburg Cemetery, Sugar City Cemetery, Sugar Salem Scl Community Library, Sugar-Salem School #322, and the

State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the North Central Revenue Allocation Area, and a map or plat indicating the boundaries of the North Central Revenue Allocation Area.

SECTION 8: The City Council hereby finds and declares that the North Central Revenue Allocation Area as defined in the North Central Plan, the equalized assessed valuation, of which the City Council hereby determines is in and is part of the North Central Plan, is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the North Central Plan.

SECTION 9: The City Council hereby approves and adopts the following policy statement relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the North Central Plan, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 10: So long as any Agency bonds, notes, or other obligations are outstanding, the City Council will not exercise its power under Idaho Code Section 50-2006 to designate itself as the Agency Board.

SECTION 11: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not modify the North Central Plan in a manner that would result in a reset of the base assessment value for the year immediately following the year in which the modification occurs to include the current year's equalized assessed value of the taxable property as further set forth in the Act.

SECTION 12: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2020, as set forth in the Act.

SECTION 13: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 14: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 6, is hereby approved.

SECTION 15: All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

SECTION 16: SAVINGS CLAUSE: This ordinance does not affect an action or proceeding commenced or right accrued before this ordinance takes effect.

PASSED by the City Council of the city of Rexburg, Idaho, on this ____ day of _____ 2020.

APPROVED by the Mayor of the city of Rexburg, Idaho, on this ____ day of _____ 2020.

EXHIBITS TO THE ORDINANCE

Exhibit 1 A Resolution of the Planning and Zoning Commission for the City of Rexburg, Idaho, Validating Conformity of the Urban Renewal Plan for the North Central Urban Renewal Project with the City of Rexburg 2020 Comprehensive Plan

Exhibit 2 Notice Published in the *Standard Journal*

Exhibit 3	Madison County Board of County Commissioners Ordinance No. 432 (Intergovernmental Agreement and Transfer Of Powers Ordinance)
Exhibit 4	Rexburg City Council Resolution No. 2020-23 (Intergovernmental Agreement – Madison County)
Exhibit 5	Urban Renewal Plan for the North Central Urban Renewal Project
Exhibit 6	Ordinance Summary

SUMMARY OF NORTH CENTRAL PLAN

The Urban Renewal Plan for the North Central Urban Renewal Project (“North Central Plan”) was prepared by the urban renewal agency of the city of Rexburg, Idaho, also known as the Rexburg Redevelopment Agency (“Agency”) pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), and all applicable laws and ordinances and was approved by the Agency. The North Central Plan provides for the Agency to undertake urban renewal projects pursuant to the Law and Act. The North Central Plan contains a revenue allocation financing provision pursuant to the Act that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the original base assessment roll as of January 1, 2020, to be allocated to the Agency for the urban renewal purposes.

The general scope and objectives of the North Central Plan are:

- a. The engineering, design, installation, construction, and/or reconstruction of storm water management infrastructure to support compliance with federal, state and local regulations for storm water discharge and to support private development;
- b. The provision for participation by property owners and developers within the Project Area to achieve the objectives of this Plan;
- c. The engineering, design, installation, construction, and/or reconstruction of streets, pathways, and streetscapes, including but not limited to the 5th West Extension; the East Parkway Corridor; the 2nd East Bridge reconfiguration; the Barney Dairy Road to 2nd East reconfiguration; and the Moody Road overpass; and related pedestrian facilities, curb and gutter, intersection and rail crossing improvements, and traffic signals;
- d. The engineering, design, installation, construction, and/or reconstruction of utilities (within and outside of the Project Area) including but not limited to improvements and upgrades to the water distribution system, water capacity improvements, water storage upgrades, sewer system improvements and upgrades, lift station, and improvements, and upgrades to power, gas, fiber optics, communications and other such facilities. Such improvements include but are not limited to over-sizing the sewer line in Yellowstone Highway and the Teton River sewer line extension. Construction of utilities outside of the Project Area are directly related to the growth and development within the Project Area, but cannot be sited within the Project Area;
- e. Removal, burying, or relocation of overhead utilities; removal or relocation of underground utilities; extension of electrical distribution lines and transformers; improvement of irrigation and drainage ditches and laterals; undergrounding or piping of laterals; addition of fiber optic lines or other communication systems; public parking facilities, and other public improvements, including but not limited to, fire protection systems, roadways, curbs, gutters, and streetscapes, which for purposes of this Plan, the term streetscapes includes sidewalks, lighting, landscaping, benches, signage, bike racks, public art, and similar amenities between the curb and right-of-way line; and other public improvements, including public open spaces that may be deemed appropriate by the Board;

- f. The acquisition of real property for public right-of-way improvements, public parks, pedestrian facilities, pathways and trails, recreational access points and to encourage development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers. Improvements to public open space and pathways include but are not limited to the pedestrian bridges over the Teton River; the Barney Dairy Park/Johnson Preserve along the Teton River; and installation and/or improvements to the Teton River Trail;
- g. The acquisition of real property for utility undergrounding and streetscape improvements to create development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers and for qualified developments, including economic development;
- h. The disposition of real property through a competitive process in accordance with this Plan, Idaho law, including Idaho Code § 50-2011, and any disposition policies adopted by the Agency;
- i. The demolition or removal of certain buildings and/or improvements for public rights-of-way, pedestrian facilities, utility undergrounding and streetscape improvements to encourage and enhance transportation and mobility options, decrease underutilized parcels, to eliminate unhealthful, unsanitary, or unsafe conditions, eliminate obsolete or other uses detrimental to the public welfare or otherwise to remove or to prevent the spread of deteriorating or deteriorated conditions. Such improvements may include the acquisition of and/or improvements to the County fairgrounds;
- j. The management of any property acquired by and under the ownership and control of the Agency;
- k. The development or redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
- l. The construction and financial support of infrastructure necessary for the provision of improved transit and alternative transportation;
- m. The engineering, design, installation, construction, and/or reconstruction of below ground infrastructure to support the construction of certain municipal buildings pursuant to Idaho Code § 50-2905A, including public safety buildings; the purchase of public safety equipment, including, but not limited to equipment for the Madison Fire Department, Rexburg Police Department, Madison County Ambulance and the Madison County Sheriff Department, for use in, but not limited to, the Project Area.
- n. The provision of financial and other assistance to encourage and attract business enterprise including but not limited to start-ups and microbusinesses, mid-sized companies and large-scale corporations and industries;
- o. The provision of financial and other assistance to encourage greater density;
- p. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
- q. The preparation and assembly of adequate sites for the development and construction of facilities for industrial, commercial, office, retail, residential, and governmental use;
- r. In collaboration with property owners and other stakeholders, working with the City to amend zoning regulations (if necessary) and standards and guidelines for the design of streetscape, festival streets, plazas, multi-use pathways, parks and open space and other like public spaces applicable to the Project Area as needed to support implementation of this Plan;

- s. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources;
- t. To the extent allowed by law, lend or invest federal funds to facilitate development and/or redevelopment;
- u. The provision for relocation assistance to displaced Project Area occupants, as required by law, or within the discretion of the Agency Board for displaced businesses;
- v. Other related improvements to those set forth above as further set forth in Attachment 5.

Any such land uses as described in the North Central Plan will be in conformance with zoning for the City and The City of Rexburg 2020 Comprehensive Plan as adopted by the City Council, or as may be applicable, zoning for Madison County and the Madison County Comprehensive Plan. Land made available will be developed by private enterprises or public agencies as authorized by law. The North Central Plan identifies various public and private improvements which may be made within the Project Area.

The Urban Renewal Project Area and Revenue Allocation Area herein referred to is generally described as follows:

An area consisting of approximately 1,206 acres of parcels (exclusive of rights-of-way) including necessary properties and roadway along the proposed extension of North 5th West from the Madison County Fairgrounds to West Moody Road, including properties necessary to construct an overpass on West Moody Road over State Highway 20. The proposed area also includes properties and roadway along North 2nd East and the North Yellowstone Highway from East 1st North to East Moran View Road. The proposed area also includes properties and roadway along East 7th North and Barney Dairy Road. It also includes undeveloped properties between East 7th North and Barney Dairy Road and East 2nd North. Lastly, the area also includes necessary properties along the proposed extension of East Parkway from about 6th South to East Moody Road.

The Project Area is more particularly described as follows:

Part of Section 7, 16, 17, 18, 19, 20, 21, & 29, Township 6 North, Range 40 East, and Sections 12, 24, Township 6 North, Range 39 East, Boise Meridian, Madison County, Idaho, described as;

Commencing at the corner for Sections 13, 18, 24, and 19, which is also the **True Point of Beginning**;

Thence N 00°15'43" W along the range line between Sections 13 and 18, 5243.04 feet;
 Thence S 89°59'39" W, 75.74 feet;
 Thence S 51°46'56" W, 103.26 feet;
 Thence S 89°12'05" W, 378.16 feet;
 Thence S 47°46'21" W, 321.76 feet;
 Thence N 00°00'00" W, 285.50 feet;
 Thence S 89°59'24" E, 342.56 feet;
 Thence N 49°08'58" E, 76.09 feet;
 Thence N 88°33'48" E, 373.13 feet;
 Thence N 54°45'33" E, 1308.44 feet;
 Thence S 00°17'17" E, 807.63 feet;
 Thence S 89°32'08" W, 1021.25 feet;
 Thence S 00°12'53" E, 1949.14 feet to the north boundary of the Rexburg Cemetery;
 Thence N 89°41'37" E along said cemetery boundary, 1287.13 feet;
 Thence S 00°15'03" E along said cemetery boundary, 671.43 feet to the Center ¼ Longitudinal line of Section 18;
 Thence S 89°44'57" W along said longitudinal line, 670.79 feet;
 Thence S 00°12'34" E, 966.52 feet;

Thence N 89°49'40" E, 1995.69 feet to the center ¼ Latitudinal of Section 18;
Thence N 00°02'23" W along said Latitudinal line, 969.26 feet to the center ¼ of Section 18;
Thence N 89°44'51" E along the Center ¼ Longitudinal line of Section 18, 1136.30 feet;
Thence S 00°15'09" E, 379.50 feet;
Thence N 88°43'54" E, 297.71 feet;
Thence N 00°00'00" W, 189.50 feet;
Thence N 90°00'00" E, 535.30 feet;
Thence N 00°00'00" W, 187.08 feet;
Thence N 89°44'51" E, 100.00 feet;
Thence S 00°00'00" E, 172.50 feet;
Thence N 89°44'51" E, 561.45 feet to the section line between Section 17 and 18;
Thence N 00°11'09" E along said section line, 172.50 feet to the ¼ corner for Section 17 and 18;
Thence N 89°46'13" E, 38.61 feet;
Thence N 00°04'23" W, 189.31 feet;
Thence S 89°48'13" E 442.82 feet;
Thence S 02°20'34" W, 387.78 feet;
Thence N 89°38'25" E, 490.07 feet;
Thence N 30°06'50" E, 232.05 feet;
Thence N 89°46'13" E, 156.64 feet;
Thence N 30°08'08" E, 31.21 feet;
Thence N 89°34'34" E, 1403.23 feet;
Thence S 00°08'06" E, 1354.68 feet;

Thence N 89°35'12" E to the section line between Section 16 and 17, 2654.90 feet;
Thence S 00°27'34" E along said section line, 1195.09 feet to a point that is N 00°27'34" W, 1195.09
from
the corner for Sections 16, 17, 20, and 21;
Thence S 89°45'44" E, 1970.23 feet;
Thence S 00°04'51" E, 125.18 feet to the section line between Sections 16 and 21;
Thence N 89°45'26" W along said section line, 3.92 feet;
Thence S 00°20'57" W, 444.62 feet;
Thence N 26°53'54" W, 37.06 feet;
Thence N 72°09'05" W, 47.26 feet;
Thence S 87°39'36" W, 102.11 feet;
Thence S 72°37'21" W, 117.03 feet;
Thence S 62°33'52" W, 101.86 feet;
Thence S 71°53'16" W, 90.02 feet;
Thence S 88°51'16" W, 92.54 feet;
Thence N 70°42'23" W, 80.27 feet;
Thence N 55°39'28" W, 114.48 feet;
Thence N 44°40'38" W, 70.45 feet;
Thence N 40°44'57" E, 84.14 feet;
Thence N 25°31'27" E, 44.57 feet;
Thence N 30°23'29" E, 52.08 feet;
Thence N 10°59'13" W, 48.38 feet;
Thence N 54°41'05" W, 28.96 feet;
Thence N 45°19'24" E, 30.19 feet;
Thence N 09°17'42" E, 45.63 feet;
Thence N 31°55'51" E, 36.21 feet;
Thence N 23°15'16" E, 70.00 feet;
Thence N 89°45'25" W, 750.73 feet;
Thence S 51°16'19" W, 34.38 feet;
Thence S 41°44'00" W, 65.93 feet;
Thence S 15°00'49" W, 42.40 feet;
Thence S 00°01'41" W, 61.48 feet;
Thence S 05°15'30" E, 89.25 feet;
Thence S 10°46'43" E, 87.72 feet;
Thence S 22°50'40" E, 84.59 feet;
Thence S 34°53'09" E, 193.94 feet;
Thence S 02°41'11" E, 28.85 feet;
Thence S 46°05'20" W, 51.41 feet;
Thence S 60°16'15" W, 110.54 feet;
Thence S 65°12'14" W, 261.30 feet;
Thence N 88°54'36" W, 315.72 feet to the section line between Sections 20 and 21;
Thence S 00°27'12" W along said section line, 1809.18 feet to the ¼ corner for Section 20 and 21;
Thence S 89°35'15" E along Center ¼ Longitudinal line of Section 21, 476.61 feet;

Thence S 23°12'54" W, 57.06 feet;
Thence S 25°36'47" W, 105.76 feet;
Thence S 21°47'55" W, 101.79 feet;
Thence S 22°52'22" W, 63.66 feet;
Thence S 37°26'07" W, 61.10 feet;
Thence S 63°26'14" W, 39.94 feet;
Thence S 70°41'10" W, 59.31 feet;

Thence S 65°27'01" W, 75.02 feet;
Thence S 56°21'13" W, 57.38 feet;
Thence S 37°01'28" W, 75.59 feet;
Thence S 25°11'32" W, 119.90 feet;
Thence S 28°39'53" W to the section line between Section 20 and 12, 19.80 feet;
Thence S 00°27'23" W along said section line, 1980.33 feet to the section corner for Section 20, 21, 28, and 29;
Thence S 00°28'03" E along the section line between Sections 28 and 29, 2636.25 feet;
Thence S 00°28'56" E along said section line, 1318.11 feet;
Thence S 89°44'51" W, 1795.65 feet;
Thence N 47°56'46" E, 22.10 feet;
Thence S 89°41'59" E, 111.54 feet;
Thence N 05°54'04" W along the east boundary of Millhollow Subdivision 2, Inst. No. 318009, 196.25 feet;
Thence N 67°49'49" E along boundary of said subdivision, 25.07 feet;
Thence N 21°51'02" W along boundary of said subdivision, 300.00 feet;
Thence N 36°12'21" W along boundary of said subdivision, 103.08 feet;
Thence N 21°51'02" W along boundary of said subdivision, 681.51 feet;
Thence S 72°37'21" W along boundary of said subdivision, 12.06 feet to a point on the Southeast boundary of Millhollow Subdivision 1, Inst No. 162055;
Thence N 17°22'39" W along boundary of said subdivision, 100.00 feet;
Thence N 72°37'21" E along boundary of said subdivision, 86.00 feet;
Thence N 17°22'39" W along boundary of said subdivision, 900.00 feet;
Thence N 70°23'21" E, 67.30 feet;
Thence N 30°24'41" W, 24.65 feet;
Thence N 09°42'45" E, 74.69 feet;
Thence N 14°35'36" W, 88.70 feet;
Thence S 84°49'57" W, 204.64 feet;
Thence S 74°20'16" W, 136.06 feet;
Thence N 17°22'41" W, 111.93 feet;
Thence N 72°37'21" E, 33.68 feet;
Thence N 15°12'00" W, 47.41 feet;
Thence N 89°43'31" E, 155.93 feet;
Thence N 00°13'55" W, 96.50 feet;
Thence N 89°57'45" E, 186.74 feet;
Thence N 00°23'18" W, 35.87 feet;
Thence N 89°46'36" E along the south boundary of Hidden Valley Subdivision Phase 7 and 8, 1351.46 feet;
Thence N 10°46'13" W along boundary of said subdivision, 75.02 feet;
Thence N 01°20'45" W along boundary of said subdivision, 105.52 feet;
Thence N 11°48'08" W along boundary of said subdivision, 113.44 feet;
Thence N 08°21'36" W along boundary of said subdivision, 210.74 feet;
Thence N 03°40'05" W along boundary of said subdivision, 59.21 feet;
Thence N 08°30'52" W along boundary of said subdivision, 85.67 feet;
Thence N 27°53'13" W along boundary of said subdivision, 79.64 feet;
Thence S 82°00'38" W along boundary of said subdivision, 15.29 feet;
Thence N 19°57'18" W along boundary of said subdivision, 109.78 feet;
Thence N 07°00'36" W along boundary of said subdivision, 107.68 feet;
Thence S 89°39'44" W along boundary of said subdivision, 10.00 feet to a point on the Southeast boundary of Hidden Valley Phase 4, Inst. No. 291731;
Thence N 02°49'40" W along boundary of said subdivision, 363.26 feet;

Thence N 71°31'11" E along boundary of said subdivision, 57.82 feet;
Thence N 00°14'21" E along the boundary of Hidden Valley Subdivision Phase 1, 487.48 feet;
Thence N 89°43'30" W, 1.77 feet;
Thence N 00°15'38" E, 408.68 feet;
Thence S 89°36'27" E, 20.12 feet;

Thence N 06°08'04" W, 161.01 feet;
 Thence N 89°47'05" W, 20.06 feet;
 Thence N 04°34'35" E, 200.51 feet;
 Thence N 19°15'01" E, 252.89 feet;
 Thence S 80°55'27" E, 2.78 feet;
 Thence N 07°33'00" E, 137.14 feet;
 Thence N 16°51'10" E, 140.60 feet;
 Thence N 29°35'09" E, 177.12 feet;
 Thence N 49°24'59" E, 290.41 feet;
 Thence N 89°53'09" W, 576.83 feet;
 Thence N 00°00'07" W, 149.95 feet;
 Thence S 89°55'54" E, 336.40 feet;
 Thence N 03°13'48" W, 127.30 feet;
 Thence S 89°58'52" E, 100.52 feet;
 Thence N 02°07'40" W, 256.08 feet;
 Thence N 89°58'52" W, 411.48 feet;
 Thence S 00°14'16" W, 72.04 feet to the Northeast boundary of Ricks Palmer Subdivision Division 4, Inst. No. 267789;
 Thence N 89°30'16" W along boundary of said subdivision, 1328.46 feet;
 Thence N 83°57'18" W along boundary of said subdivision, 116.64 feet;
 Thence N 00°01'27" E along boundary of said subdivision, 48.73 feet to the center ¼ of Section 20;
 Thence N 89°59'20" W along the center ¼ longitudinal line of said section, 753.86 feet;
 Thence S 00°15'02" E, 1048.53 feet;
 Thence N 89°58'52" W, 260.02 feet;
 Thence N 00°15'02" W, 224.00 feet;
 Thence S 89°44'26" W, 390.54 feet to the Southeast boundary of Brentwood Townhomes Inst. No. 331150;
 Thence N 00°15'02" W along boundary of said subdivision, 436.00 feet;
 Thence N 89°45'05" E along boundary of said subdivision, 78.25 feet;
 Thence N 00°15'02" W along boundary of said subdivision, 81.94 feet to a non-tangent curve to the right;
 Thence along boundary of said subdivision and curve to the right, 192.56 feet (Curve Data: Radius = 454.32', Delta = 05°48'50", Chord = S 71°30'00" W, 191.12');
 Thence S 00°15'02" E along boundary of said subdivision, 22.08 feet;
 Thence S 89°44'58" W along boundary of said subdivision, 4.68 feet;
 Thence S 53°04'40" W along boundary of said subdivision, 14.42 feet;
 Thence S 61°25'51" W along boundary of said subdivision, 79.04 feet;
 Thence S 60°10'14" W along boundary of said subdivision, 58.56 feet;
 Thence S 62°36'54" W along boundary of said subdivision, 55.04 feet;
 Thence S 85°27'56" W along boundary of said subdivision, 103.91 feet;
 Thence S 83°14'17" W along boundary of said subdivision, 47.93 feet;
 Thence S 00°06'42" E along boundary of said subdivision, 644.12 feet;
 Thence S 89°51'11" W, 758.32 feet;
 Thence S 00°01'29" E, 661.86 feet;
 Thence S 89°31'13" W, 43.70 feet to the section line between Sections 19 and 20, also to a point that is

 N 00°14'47" W, 825.84 from the corner for Sections 19, 20, 29, and 30;
 Thence continuing S 89°31'13" W, 52.21 feet;
 Thence N 00°10'42" W, 1567.20 feet;
 Thence N 89°59'44" E to the section line between Sections 19 and 20, 50.35 feet;
 Thence continuing N 89°59'44" E, 47.09 feet;
 Thence S 00°15'45" E, 805.54 feet;
 Thence N 89°47'26" E, 659.71 feet;
 Thence N 00°09'04" W, 522.20 feet;
 Thence S 82°30'24" E, 15.45 feet;
 Thence N 00°10'24" E, 756.67 feet;
 Thence S 89°49'43" W, 680.23 feet;
 Thence S 00°02'23" E, 369.54 feet;
 Thence N 89°58'44" W, 47.18 feet to the section line between Sections 19 and 20;
 Thence continuing N 89°58'44" W, 50.59 feet;
 Thence N 00°19'31" W, 1434.25 feet;
 Thence N 89°55'08" W, 298.43 feet;
 Thence N 00°09'25" W, 134.55 feet;
 Thence N 89°55'37" E, 298.10 feet;
 Thence N 00°07'49" W, 554.55 feet;
 Thence N 89°33'04" E, 52.18 feet to the section line between Sections 19 and 20;
 Thence continuing N 89°33'04" E, 48.11 feet;
 Thence S 00°12'32" E, 1696.14 feet;
 Thence N 89°48'10" E, 641.33 feet;

Thence N 83°55'30" E, 200.02 feet;
 Thence N 89°43'30" E, 337.39 feet;
 Thence S 00°11'55" E, 61.12 feet;
 Thence S 89°51'27" W, 436.43 feet;
 Thence S 00°18'23" E, 529.07 feet to a non-tangent curve to the left;
 Thence along curve to the left, 43.81 feet (Curve Data: Radius = 50.00', Delta = 05°48'50", Chord = S 45°12'14" E, 42.43');
 Thence N 89°47'46" E, 270.70 feet;
 Thence N 00°12'14" W, 19.50 feet;
 Thence N 48°22'41" E, 100.75 feet;
 Thence N 57°52'04" E, 95.68 feet;
 Thence S 10°12'14" E, 22.80 feet;
 Thence N 54°22'39" E, 156.72 feet;
 Thence N 53°42'20" E, 188.06 feet;
 Thence N 57°34'34" E, 134.80 feet;
 Thence N 70°46'39" E, 112.84 feet;
 Thence N 81°09'10" E, 36.16 feet;
 Thence N 45°16'16" W, 68.01 feet to a non-tangent curve to the left;
 Thence along curve to the left, 151.02 feet (Curve Data: Radius = 266.00', Delta = 05°48'50", Chord = N 61°31'56" W, 149.00');
 Thence S 00°07'21" E, 169.82 feet;
 Thence S 89°48'03" W, 255.99 feet;
 Thence N 00°12'01" W, 176.01 feet;
 Thence S 89°47'46" W, 15.91 feet;
 Thence N 00°05'36" E, 68.00 feet;
 Thence N 89°47'43" E, 214.64 feet to a non-tangent curve to the right;
 Thence along curve to the right, 166.69 feet (Curve Data: Radius = 318.35', Delta = 05°48'50", Chord = S 75°55'19" E, 164.79') to a compound curve to the right;

Thence along curve to the right, 90.58 feet (Curve Data: Radius = 334.02', Delta = 05°48'50", Chord = S 53°52'17" E, 90.30') to a reverse curve to the left;
 Thence along curve to the left, 31.13 feet (Curve Data: Radius = 20.00', Delta = 05°48'50", Chord = N 89°18'47" E, 28.08');
 Thence N 44°42'10" E, 86.01 feet;
 Thence N 00°16'16" W, 306.64 feet;
 Thence N 83°09'26" E, 353.88 feet;
 Thence S 00°00'01" E, 234.53 feet;
 Thence N 89°41'59" E, 145.69 feet to a non-tangent curve to the left;
 Thence along curve to the left, 19.10 feet (Curve Data: Radius = 22.42', Delta = 05°48'50", Chord = N 65°17'59" E, 18.53') to a reverse curve to the right;
 Thence along curve to the right, 221.40 feet (Curve Data: Radius = 62.00', Delta = 205°36'07", Chord = S 36°51'24" E, 121.15');
 Thence S 00°00'01" E, 179.65 feet;
 Thence S 77°38'16" E, 198.87 feet;
 Thence N 00°01'36" E, 597.65 feet;
 Thence N 48°11'07" W, 211.38 feet;
 Thence N 80°27'53" W, 398.39 feet;
 Thence S 77°03'40" W, 206.58 feet;
 Thence S 51°36'06" W, 231.41 feet;
 Thence N 02°56'04" W, 103.90 feet;
 Thence S 00°37'39" E, 83.10 feet;
 Thence S 41°30'52" W, 153.20 feet;
 Thence S 87°44'38" W, 134.90 feet;
 Thence N 71°20'31" W, 637.62 feet;
 Thence N 00°01'00" E, 495.38 feet;
 Thence N 89°34'11" E, 109.93 feet;
 Thence N 00°11'23" W, 485.83 feet;
 Thence S 89°33'47" W, 315.17 feet;
 Thence N 00°12'52" W, 140.89 feet;
 Thence S 89°19'03" W, 176.49 feet;
 Thence N 00°16'25" W, 604.35 feet;
 Thence N 89°31'12" E, 802.21 feet;
 Thence S 00°28'48" E, 573.78 feet;
 Thence N 86°26'57" E, 16.93 feet;
 Thence S 01°21'55" E, 34.88 feet;
 Thence N 89°31'42" E, 50.50 feet;
 Thence N 00°40'00" W, 122.11 feet;
 Thence N 90°00'00" E, 353.05 feet to the East boundary of Stonebridge, Inst. No. 294676;

Thence S 00°03'22" E along said boundary, 237.55 feet;
Thence N 89°59'51" E along said boundary, 106.00 feet;
Thence S 00°00'09" E along said boundary, 9.59 feet;
Thence N 89°59'51" E along said boundary, 179.00 feet;
Thence N 00°01'49" W along said boundary, 13.24 feet;
Thence N 89°59'51" E along said boundary, 111.01 feet;
Thence S 00°01'31" W along said boundary, 13.24 feet;
Thence S 89°59'56" E along said boundary, 835.28 feet;
Thence N 77°01'21" E along said boundary, 75.22 feet to a non-tangent curve to the right;
Thence along curve to the right, 41.74 feet (Curve Data: Radius = 211.00', Delta = 05°48'50", Chord =

N 01°44'43" W, 41.67');
Thence N 03°55'17" E, 40.01 feet;
Thence S 86°08'49" E, 101.52 feet;
Thence N 09°39'27" E, 62.15 feet;
Thence N 25°34'47" E, 195.26 feet;
Thence N 34°27'48" E, 99.02 feet;
Thence N 22°30'05" E, 100.68 feet;
Thence N 12°18'50" E, 238.02 feet;
Thence N 04°37'20" E, 64.23 feet to the section line between Section 17 and 20;
Thence S 89°32'10" W along said section line, 2622.37 feet;
Thence N 00°24'57" W, 140.50 feet;
Thence N 89°56'31" W, 62.00 feet;
Thence N 00°24'41" W, 89.00 feet;
Thence S 89°35'03" W, 15.00 feet;
Thence N 00°24'57" W, 209.73 feet;
Thence N 89°34'26" E, 302.50 feet;
Thence N 00°34'09" W, 223.22 feet;
Thence S 89°34'56" W, 118.95 feet to the Southeast boundary of Kenneth Square, Inst. No. 412470;
Thence N 00°08'11" W along said boundary, 495.02 feet;
Thence S 89°38'04" W along said boundary, 280.26 feet;
Thence S 00°07'18" E along said boundary, 213.73 feet;
Thence S 89°35'34" W along said boundary, 88.06 feet to a non-tangent curve to the right;
Thence along said boundary and curve to the right, 61.73 feet (Curve Data: Radius = 151.00', Delta = 05°48'50", Chord = N 78°42'02" W, 61.31');
Thence N 66°59'01" W along said boundary, 100.58 feet;
Thence S 23°01'46" W along said boundary, 67.86 feet;
Thence S 66°54'12" E along said boundary, 100.60 feet to a non-tangent curve to the left;
Thence along said boundary and curve to the left, 89.53 feet (Curve Data: Radius = 219.00', Delta = 05°48'50", Chord = S 78°42'00" E, 88.91');
Thence N 89°35'45" E along said boundary, 87.73 feet;
Thence S 00°08'14" E along said boundary, 213.60 feet;
Thence S 89°35'18" W, 374.01 feet;
Thence S 24°42'03" W, 111.08 feet;
Thence S 29°57'32" W, 101.20 feet;
Thence S 38°45'22" W, 47.20 feet;
Thence S 56°47'55" W, 33.73 feet;
Thence S 00°05'21" E, 421.46 feet to the section line between Sections 17 and 20, also to a point that is N 89°31'34" E, 49.75 from the corner for Sections 17, 18, 19, and 20;
Thence continuing S 00°05'21" E, 468.79 feet;
Thence S 89°35'48" W, 48.61 feet to the section line between Sections 19 and 20;
Thence continuing S 89°35'48" W, 49.97 feet;
Thence N 00°13'42" W, 469.22 feet to the section line between Section 18 and 19;
Thence S 89°57'29" W along said section line, 200.51 feet;
Thence S 00°01'09" W, 278.35 feet;
Thence N 89°51'53" W, 257.53 feet to the east right-of-way of railroad;
Thence S 30°11'25" W along said right-of-way, 559.24 feet;
Thence N 89°48'49" E, 381.98 feet;
Thence S 00°11'10" E, 509.86 feet;
Thence S 89°46'18" W, 681.12 feet to the east right-of-way of railroad;
Thence S 30°11'25" W along said right-of-way, 1515.53 feet;

Thence S 89°44'54" W, 160.94 feet to the west right-of-way of railroad;
Thence N 29°48'15" E along said right-of-way, 869.02 feet;
Thence N 78°25'27" W, 59.96 feet;

Thence N 67°02'16" W, 113.74 feet;
Thence N 59°00'28" W, 96.41 feet;
Thence N 61°34'50" W, 94.05 feet;
Thence N 50°35'56" W, 94.09 feet;
Thence N 42°57'53" W, 192.86 feet;
Thence N 30°50'32" W, 130.74 feet;
Thence N 34°11'09" W, 39.55 feet;
Thence N 57°10'22" W, 96.44 feet;
Thence N 89°54'19" W, 1711.09 feet;
Thence S 00°16'41" E, 1314.47 feet;
Thence N 89°45'00" E, 495.05 feet;
Thence S 00°00'00" E, 284.61 feet;
Thence N 89°37'21" W, 461.90 feet;
Thence S 00°00'00" E, 429.00 feet;
Thence N 90°00'00" E, 113.41 feet;
Thence S 00°00'00" E, 330.00 feet;
Thence S 90°00'00" W, 577.90 feet;
Thence S 00°01'05" E, 114.70 feet;
Thence S 40°35'22" W, 126.26 feet;
Thence S 00°00'13" E, 218.41 feet;
Thence N 90°00'00" W, 566.00 feet;
Thence N 00°00'00" W, 100.00 feet;
Thence N 90°00'00" W, 160.00 feet;
Thence N 00°00'00" W, 329.00 feet;
Thence N 89°59'58" W, 34.09 feet to the Southeast boundary of Ricks Wade, Inst. No. 150394 and the section line between Section 19 and 24;
Thence N 00°14'51" W along said section and boundary of said subdivision, 615.88 feet;
Thence S 89°45'09" W along boundary of said subdivision, 582.07 feet;
Thence N 00°41'15" W along boundary of said subdivision, 273.24 feet;
Thence N 02°45'47" E along boundary of said subdivision, 144.07 feet;
Thence N 89°45'58" E, 576.60 feet to the Range line and ¼ corner for Sections 19 and 25;
Thence N 00°17'01" W along said Range line, 1305.31 feet;
Thence N 89°56'57" W, 1318.97 feet;
Thence N 00°01'43" W, 138.86 feet;
Thence S 89°55'42" W, 514.96 feet;
Thence S 00°00'34" E, 138.22 feet;
Thence S 89°35'57" W, 706.59 feet;
Thence N 09°02'28" W, 21.70 feet;
Thence N 88°51'03" E, 452.71 feet;
Thence N 06°09'36" E, 734.77 feet;
Thence S 89°21'53" W, 559.85 feet;
Thence S 00°42'25" W, 457.32 feet;
Thence N 89°54'42" W, 66.82 feet;
Thence N 00°18'30" W, 123.39 feet;
Thence S 89°29'30" W, 680.60 feet; to a non-tangent curve to the right;
Thence along curve to the right, 898.95 feet (Curve Data: Radius = 8474.11', Delta = 05°48'50", Chord = N 06°16'57" E, 898.53') to the section line between Sections 13 and 24;
Thence N 89°59'52" E along said section line, 3221.23 feet to the **Point of Beginning**.

Parcel Contains ±1362.202 acres

EXCEPTING

Part of Southeast ¼, Section 18, Township 6 North, Range 40 East, Boise Meridian, Madison County, Idaho, described as;

Commencing at the Southeast corner for Sections 18, Thence N 00°11'06" E along the east section line said Section 18, 1590.92 feet;

Thence N 89°48'54" W, 90.46 feet to the **True Point of Beginning**;

Thence continuing N 89°48'54" W, 458.05 feet;

Thence S 00°05'48" W, 239.21 feet;

Thence S 89°50'51" E, 438.78 feet;

Thence N 09°07'33" E, 103.77 feet;

Thence N 01°20'55" E, 136.48 feet to the **True Point of Beginning**;

ALSO EXCEPTING

Part of Northeast ¼, Section 20, Township 6 North, Range 40 East, Boise Meridian, Madison County, Idaho, described as;

Commencing at the Northeast corner for Sections 20, Thence S 89°31'29" W along the north section line said Section 20, 81.00 feet to the **True Point of Beginning**;
Thence continuing S 89°31'29" W, 350.00 feet;
Thence S 00°27'19" W, 373.25 feet;
Thence N 89°31'39" E, 350.00 feet;
Thence N 00°27'19" E, 373.26 feet to the **True Point of Beginning**;

ALSO EXCEPTING

Part of Northeast ¼, Section 20, Township 6 North, Range 40 East, Boise Meridian, Madison County, Idaho, described as;

Commencing at the Northeast corner for Sections 20, Thence S 89°31'29" W along the north section line said Section 20, 1430.80 feet to the **True Point of Beginning**;
Thence continuing S 89°31'29" W, 159.22 feet;
Thence S 00°00'00" E, 348.81 feet;
Thence N 56°55'32" E, 190.00 feet;
Thence N 00°00'00" W, 246.45 feet to the **True Point of Beginning**;

ALSO EXCEPTING

Part of Northeast ¼, Section 20, Township 6 North, Range 40 East, Boise Meridian, Madison County, Idaho, described as;

Commencing at the Northeast corner for Sections 20, Thence S 89°31'29" W along the north section line said Section 20, 715.42 feet to the **True Point of Beginning**;
Thence continuing S 89°31'29" W, 219.91 feet;
Thence S 00°16'37" W, 270.95 feet;
Thence S 77°08'32" E, 225.29 feet;
Thence N 00°16'47" E, 322.91 feet to the **True Point of Beginning**;

ALSO EXCEPTING

Part of Southeast ¼, Section 29, Township 6 North, Range 40 East, Boise Meridian, Madison County, Idaho, described as;

Commencing at the Southeast corner for Sections 29, Thence S 89°43'51" W along the north section line said Section 29, 1346.84 feet; Thence North, 1328.96 feet to the **True Point of Beginning**;
Thence N 89°42'00" W, 100.00 feet;
Thence N 05°46'00" W, 117.50 feet;
Thence S 89°42'00" E, 100.00 feet;
Thence S 05°46'00" E, 117.50 feet to the **True Point of Beginning**;

ALSO EXCEPTING

Part of Southwest ¼, Section 17, Township 6 North, Range 40 East, Boise Meridian, Madison County, Idaho, described as;

Commencing at the West 1/4 corner for Sections 17, Thence S 00°11'06" W along the West section line said Section 17, 199.65 feet; Thence East, 42.00 feet to the **True Point of Beginning**;
Thence N 89°55'37" E, 242.49 feet;
Thence S 00°01'21" W, 169.72 feet;
Thence S 89°55'58" W, 242.97 feet;
Thence N 00°11'03" E, 169.70 feet to the **True Point of Beginning**;

ALSO EXCEPTING

Part of Northeast ¼, Section 20, Township 6 North, Range 40 East, Boise Meridian, Madison County, Idaho, described as;

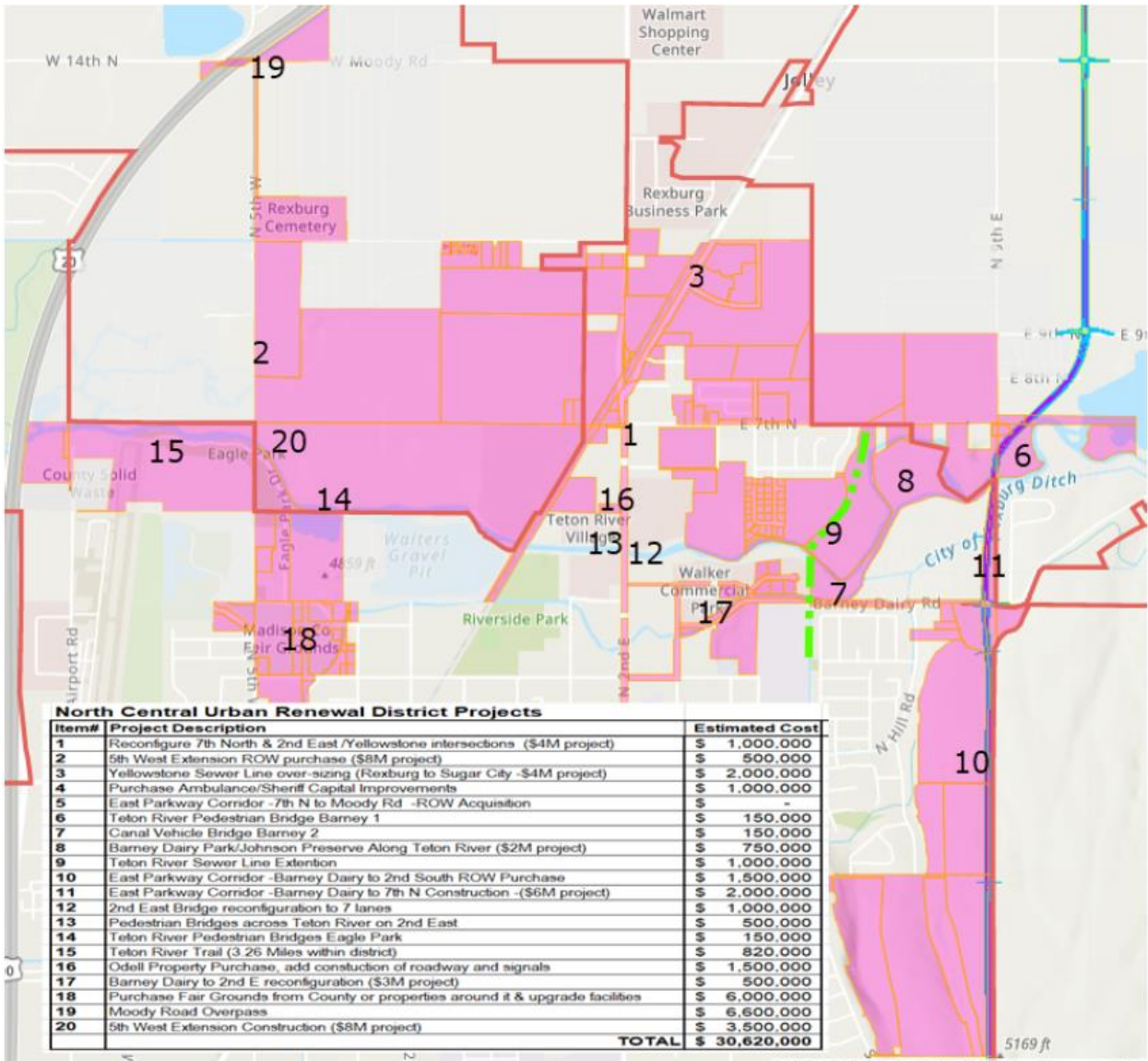
Commencing at the East 1/4 corner for Sections 20, Thence N 89°58'53" W along the center ¼ longitudinal line of said Section 20, 1285.66 feet to the **True Point of Beginning**;
Thence N 00°02'19" W, 51.00 feet;
Thence S 89°43'22" E, 1097.33 feet;
Thence N 00°11'08" E, 575.80 feet;
Thence N 01°50'15" E, 128.69 feet;
Thence N 05°05'13" E, 128.69 feet;
Thence N 06°44'15" E, 581.27 feet;
Thence N 09°21'49" E, 245.02 feet;
Thence N 02°42'29" W, 48.24 feet;
Thence S 50°20'47" W, 27.21 feet;
Thence S 33°37'30" W, 147.74 feet;
Thence S 43°13'49" W, 65.66 feet;
Thence S 53°21'36" W, 106.68 feet;

Thence S 65°09'55" W, 69.35 feet;
Thence S 83°46'59" W, 74.01 feet;
Thence N 71°25'10" W, 200.40 feet;
Thence N 81°15'29" W, 208.37 feet;
Thence N 84°22'46" W, 121.97 feet;
Thence S 68°43'03" W, 124.22 feet;
Thence S 67°09'59" W, 216.15 feet;
Thence S 59°42'41" W, 99.43 feet;
Thence S 29°52'25" W, 321.60 feet;
Thence S 25°20'51" W, 328.68 feet;
Thence S 28°57'50" W, 336.48 feet;
Thence S 32°55'47" W, 51.47 feet;
Thence S 16°53'19" W, 67.25 feet;
Thence S 10°09'34" W, 120.55 feet;
Thence S 15°10'46" W, 44.55 feet;

Thence S 22°16'23" W, 23.08 feet;
Thence S 36°11'00" W, 110.19 feet;
Thence S 66°08'44" W, 30.80 feet;
Thence S 51°31'03" W, 65.62 feet;
Thence S 47°35'46" W, 46.68 feet;
Thence S 89°52'43" E, 529.52 feet;
Thence S 00°01'42" E, 49.04 feet;
Thence S 89°58'53" E, 270.03 feet to the **True Point of Beginning**;

MJH/SJ

The Project Area is also depicted in the map below:



Section 300 discusses the proposed development and redevelopment actions, participation opportunities and agreements, cooperation with public bodies, property acquisition standards and requirements, relocation, demolition, and property disposition.

Section 400 discusses the type of land uses authorized in the Project Area; provides the real property in the Project Area is subject to the controls and requirements of the North Central Plan and construction shall comply with applicable federal, state and local laws and ordinances and Agency development standards; and provides design guidance for development.

Section 500 outlines the general description of the proposed financing methods. Among other sources, the North Central Plan will utilize revenue allocation financing, authorized by the Act. This statute was approved in 1988 by the Idaho Legislature. Section 502 and Attachments 5, 5A, 5B, and 5C, discuss revenue allocation financing and show how such financing has worked and would work in the Project Area in the future if certain new private developments occur as estimated.

Increases in assessed valuation of real and personal property in the North Central Project Area that occur after January 1, 2020, will generate revenue for the Agency to pay project costs. Project costs include: the purchase of land for public improvements, utility improvements, the improvements to streetscapes, street improvement, improvements to intersections and traffic signals, sidewalks, curb and gutters, street lighting, and other infrastructure cost, which will facilitate development in the revenue allocation area.

The assessed valuation of real and personal property on the base assessment roll is still available for use by the other taxing districts, Madison County, city of Rexburg, Madison County Ambulance, Madison County Mosquito Abatement, Madison County Road & Bridge, Madison Library District, Madison School #321, Madison Fire, Rexburg Cemetery, Sugar City Cemetery, Sugar Salem Scl Community Library, and Sugar-Salem School #322 to finance their operations. The North Central Plan authorizes the Agency to sell revenue bonds to finance project costs and to use annual revenue allocations to pay the debt service.

The program outlined in the North Central Plan emphasizes the installation of needed public improvements, street improvements, utility work, and other costs to encourage private development.

Attachment 5, in addition to Attachments 5A-5C, describe in detail the cost and financing methods for complete repayment of the debt incurred used to finance the projects and to also fund the additional described activities.

No change in the land use designation or the potential uses in the area have been proposed. The North Central Plan follows the underlying zoning classifications of the city of Rexburg.

Sections 600 and 700 describe cooperative activities by the Agency with the City and Madison County.

Sections 800 – 1100 provide that the duration of the North Central Plan is for twenty (20) years; provides a termination process of the North Central Plan; provides the requirement of the Agency to prepare an annual report each year describing its activities during the previous year and to comply with certain other reporting requirements.

ATTACHMENTS TO THE NORTH CENTRAL PLAN

Attachment 1	Boundary Map of Urban Renewal Project Area and Revenue Allocation Area
Attachment 2	Legal Description of Urban Renewal Project Area and Revenue Allocation Area
Attachment 3	Private Properties Which May be Acquired by the Agency
Attachment 4	Map Depicting Expected Land Use and Current Zoning Map of the Project Area

Attachment 5	Statement of Proposed Public Improvements, Costs, Revenue, Tax Impacts, and Financing Methods/Economic Feasibility Study
Attachment 5A	Estimated Net Taxable Value of New Private Development
Attachment 5B	Estimated Annual Revenue Allocations
Attachment 5C	Estimated Annual Revenues and Costs
Attachment 6	Agricultural Operation Consents (Without Attachments B and C)
Attachment 7	Madison County Board of County Commissioners Resolution No. 447 (eligibility)
Attachment 8	Rexburg City Council Resolution No. 2020-12 (eligibility)
Attachment 9	Madison County Board of County Commissioners Ordinance No. 432 (Intergovernmental Agreement and Transfer of Powers Ordinance)
Attachment 10	Rexburg City Council Resolution No. 2020-23 (Intergovernmental Agreement – Madison County)

The full text of Ordinance No. 1242 is available at the offices of the City Clerk, 35 North 1st East, Rexburg, Idaho.

This summary is approved by the Rexburg City Council at its meeting of _____, 2020.

Jerry Merrill, Mayor

ATTEST:

Deborah Lovejoy, City Clerk

I, Stephen Zollinger, City Attorney for the city of Rexburg, Idaho, hereby declare and certify that in my capacity as City Attorney of the city of Rexburg, pursuant to Idaho Code section 50-901A (3) of the Idaho Code as amended, I have reviewed a copy of the above Summary of Ordinance, have found the same to be true and complete, and said Summary of Ordinance provides adequate notice to the public of the contents, including the exhibits, of Ordinance No. 1242.

DATED this _____ day of _____ 2020.

Stephen Zollinger, City Attorney
Rexburg, Idaho