

NOTICE OF REGULAR MEETING AND PUBLIC HEARING  
BY THE CITY COUNCIL OF THE CITY OF REXBURG, IDAHO,  
TO CONSIDER THE URBAN RENEWAL PLAN FOR THE  
NORTH CENTRAL URBAN RENEWAL PROJECT  
OF THE URBAN RENEWAL AGENCY OF REXBURG, IDAHO,  
ALSO KNOWN AS THE REXBURG REDEVELOPMENT AGENCY

NOTICE IS HEREBY GIVEN that on Wednesday, November 18, 2020, at 6:45 p.m. in the City Council Chambers, at the Rexburg City Hall, 35 N. 1st East, Rexburg, Idaho, the City Council of the city of Rexburg, Idaho (the “City”) will hold, during its regular meeting, a public hearing to consider for adoption the proposed Urban Renewal Plan for the North Central Urban Renewal Project (the “Plan”), of the Urban Renewal Agency of Rexburg, Idaho, also known as the Rexburg Redevelopment Agency (the “Agency”). The urban renewal and revenue allocation area boundary is hereinafter described. The Plan proposes that the Agency undertake urban renewal projects, including identifying public facilities for funding, pursuant to the Idaho Urban Renewal Law of 1965, Title 50, Chapter 20, Idaho Code, as amended. The Plan being considered for adoption contains a revenue allocation financing provision pursuant to the Local Economic Development Act, Title 50, Chapter 29, Idaho Code, as amended, that will cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1, 2020, to be allocated to the Agency for urban renewal purposes. The Agency has adopted and recommended approval of the Plan.

The general scope and objectives of the 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 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 Road 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 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;
- 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 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.

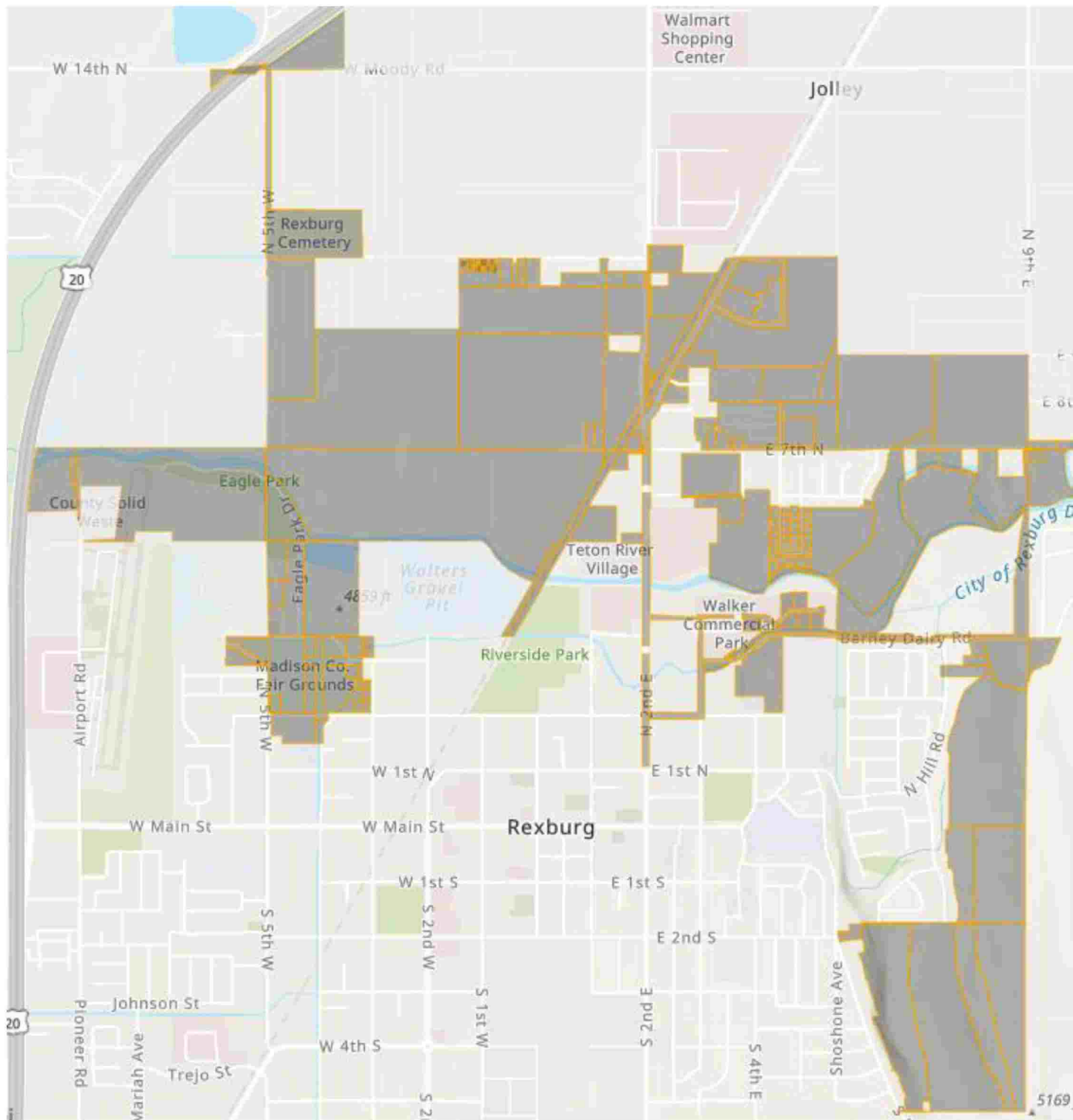
Any such land uses as described in the Plan will be in conformance with zoning for the City and The City of Rexburg 2020 Comprehensive Plan as adopted by the City Council, or as may be applicable, zoning for Madison County and the Madison County Comprehensive Plan. Land made available will be developed by private enterprises or public agencies as authorized by law. The 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 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 depicted in the map below with the urban renewal and revenue allocation area shaded in gray.



The urban renewal project area and revenue allocation area includes certain property outside of the corporate city limits of the City. Madison County has adopted a resolution declaring the need for an urban renewal project for the North Central Project Area. The City is in the process of negotiating and will enter into a separate intergovernmental agreement with Madison County concerning administration of the revenue allocation financing provision extending beyond the municipal boundary of the City and concerning implementation of the Plan for those properties



outside the city limits of the City and within the boundaries of unincorporated Madison County as may be required by Idaho Code § 50-2906(3)(b). The agreement with Madison County will be or has been formalized by a transfer of power ordinance adopted by Madison County.

Copies of the proposed Plan are on file for public inspection and copying at the office of the City Clerk, 35 N. 1st East, Rexburg, Idaho, 83440 between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, exclusive of holidays. The Plan can also be accessed online at <https://www.rexburg.org/clerk/page//public-hearings>. For additional assistance in obtaining a copy of the Plan in the event of business office interruptions, contact the office of the City Clerk at 208-359-3020 ext. 2101.

At the hearing date, time, and place noted above (November 18, 2020, at 6:45 p.m.), all persons interested in the above matters may appear and be heard. Because social distancing orders may be in effect at the time of the hearing, written testimony is encouraged. Written testimony must be submitted at least five (5) working days prior to the hearing. Oral testimony may be offered at the meeting and may be restricted to no more than 3 minutes per person. Oral testimony may be limited to virtual (internet) or telephonic means. **Information on accessing the meeting remotely and participating in the virtual meeting can be found at <https://global.gotomeeting.com/join/696941701>. Access Code: 696-941-701. You can also dial in using your phone: 1(646) 749-3122.** Additional information regarding providing testimony in compliance with any social distancing orders in effect may be obtained by calling 208-359-3020 ext. 2101 or by email at [clerk@rexburg.org](mailto:clerk@rexburg.org).

Rexburg City Hall is accessible to persons with disabilities. All information presented in the hearing shall also be available upon advance request in a form usable by persons with hearing or visual impairments, individuals with other disabilities may receive assistance by contacting the City 24 hours prior to the hearing.

DATED: October 9, 2020.

Deborah Lovejoy, City Clerk

Publication date: October 16, 30, 2020.