

# Pocatello Development Authority

**Board of Commissioners Meeting  
February 20, 2013 – 11:00 a.m.  
Paradise Conference Room**

City of Pocatello  
911 North 7th Avenue  
Pocatello, Idaho 83205

*An urban renewal agency for the City of Pocatello, Idaho*

## **11:00 a.m.**

Call to order – Ryan Ward

Acknowledge guests of the Board

Disclosure of conflicts of interest

Agenda – add or delete action or discussion items

## **Action and Discussion Items:**

Minutes of January 16, 2013 – Motion to approve and/or amend

Financial Report: January Income and Expenses

2012 Annual Report

General Discussion: BBAD Investments & Positron Update

Russ Meyers – House Bill 135 & House Bill 137

Items from staff:

Items from Commission members:

Upcoming Events:

## **Executive Session:**

Matters exist for discussion in an executive session as per I.C. 67-2345 (1) (e)

Motion: "I move that we enter into an executive session as per Idaho Code 67- 2345 (1) (e) to consider preliminary negotiations involving matters of trade or commerce in which the PDA may be in competition with other jurisdictions."

Adjourn

**FINANCIAL REPORT  
FOR  
JANUARY 2013**

9:50 AM

02/08/13

Accrual Basis

**Pocatello Development Authority**  
**Balance Sheet by Class**  
As of January 31, 2013

	1-General Fund	2-Central Corridor	3-North Yellowstone	4-Naval Ordinance
<b>ASSETS</b>				
Current Assets				
Checking/Savings				
Checking Wells Fargo	242,591.85	391,888.21	-270,406.84	472,877.72
Savings Wells Fargo	132,997.63	4,110,200.74	0.00	0.00
Zions 2004A Bnd Fnd 7110526A	0.00	0.00	0.64	0.00
Zions Bnd Reserve Fnd 7110526B	0.00	0.00	677,500.00	0.00
Zions COI Fnd 7110526C	0.00	0.00	488.59	0.00
Zions Rev Alloc Fnd 7110526	0.00	0.00	1,637,763.78	0.00
<b>Total Checking/Savings</b>	<b>375,589.48</b>	<b>4,502,088.95</b>	<b>2,045,346.17</b>	<b>472,877.72</b>
Accounts Receivable				
Accounts Receivable	50,000.00	596,867.85	0.00	0.00
<b>Total Accounts Receivable</b>	<b>50,000.00</b>	<b>596,867.85</b>	<b>0.00</b>	<b>0.00</b>
Other Current Assets				
Accrued Interest Income	1.11	33.75	21.12	0.00
Property Tax Receivable	0.00	31,478.63	36,335.11	0.00
<b>Total Other Current Assets</b>	<b>1.11</b>	<b>31,512.38</b>	<b>36,356.23</b>	<b>0.00</b>
<b>Total Current Assets</b>	<b>425,590.59</b>	<b>5,130,469.18</b>	<b>2,081,702.40</b>	<b>472,877.72</b>
<b>TOTAL ASSETS</b>	<b>425,590.59</b>	<b>5,130,469.18</b>	<b>2,081,702.40</b>	<b>472,877.72</b>
<b>LIABILITIES &amp; EQUITY</b>				
Liabilities				
Long Term Liabilities				
Deferred Notes Receivable Rev	50,000.00	596,867.85	0.00	0.00
Deferred Tax Revenues	0.00	25,929.55	36,335.11	0.00
<b>Total Long Term Liabilities</b>	<b>50,000.00</b>	<b>622,797.40</b>	<b>36,335.11</b>	<b>0.00</b>
<b>Total Liabilities</b>	<b>50,000.00</b>	<b>622,797.40</b>	<b>36,335.11</b>	<b>0.00</b>
Equity				
Fund Balance	377,140.34	4,684,535.75	2,528,232.80	415,635.04
Opening Balance Equity	0.00	0.00	64,643.86	0.00
Net Income	-1,549.75	-176,863.97	-547,509.37	57,242.68
<b>Total Equity</b>	<b>375,590.59</b>	<b>4,507,671.78</b>	<b>2,045,367.29</b>	<b>472,877.72</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>425,590.59</b>	<b>5,130,469.18</b>	<b>2,081,702.40</b>	<b>472,877.72</b>

9:50 AM

02/08/13

Accrual Basis

**Pocatello Development Authority**  
**Balance Sheet by Class**  
 As of January 31, 2013

	6-North Portneuf	7-Pocatello Regional Airport	Unclassified	TOTAL
<b>ASSETS</b>				
Current Assets				
Checking/Savings				
Checking Wells Fargo	256,885.34	30,931.33	0.00	1,124,767.61
Savings Wells Fargo	0.00	0.00	0.00	4,243,198.37
Zions 2004A Bnd Fnd 7110526A	0.00	0.00	0.00	0.64
Zions Bnd Reserve Fnd 7110526B	0.00	0.00	0.00	677,500.00
Zions COI Fnd 7110526C	0.00	0.00	0.00	488.59
Zions Rev Alloc Fnd 7110526	0.00	0.00	0.00	1,637,763.78
<b>Total Checking/Savings</b>	<b>256,885.34</b>	<b>30,931.33</b>	<b>0.00</b>	<b>7,683,718.99</b>
Accounts Receivable				
Accounts Receivable	0.00	0.00	0.00	646,867.85
<b>Total Accounts Receivable</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>646,887.85</b>
Other Current Assets				
Accrued Interest Income	0.00	0.00	0.00	55.98
Property Tax Receivable	9,407.86	0.00	0.00	77,221.60
<b>Total Other Current Assets</b>	<b>9,407.86</b>	<b>0.00</b>	<b>0.00</b>	<b>77,277.58</b>
<b>Total Current Assets</b>	<b>266,293.20</b>	<b>30,931.33</b>	<b>0.00</b>	<b>8,407,864.42</b>
<b>TOTAL ASSETS</b>	<b>266,293.20</b>	<b>30,931.33</b>	<b>0.00</b>	<b>8,407,864.42</b>
<b>LIABILITIES &amp; EQUITY</b>				
Liabilities				
Long Term Liabilities				
Deferred Notes Receivable Rev	0.00	0.00	0.00	646,867.85
Deferred Tax Revenues	9,407.86	0.00	0.00	71,672.52
<b>Total Long Term Liabilities</b>	<b>9,407.86</b>	<b>0.00</b>	<b>0.00</b>	<b>718,540.37</b>
<b>Total Liabilities</b>	<b>9,407.86</b>	<b>0.00</b>	<b>0.00</b>	<b>718,540.37</b>
Equity				
Fund Balance	210,902.91	0.00	0.00	8,216,446.84
Opening Balance Equity	0.00	0.00	0.00	64,643.86
Net Income	45,982.43	30,931.33	0.00	-591,766.65
<b>Total Equity</b>	<b>256,885.34</b>	<b>30,931.33</b>	<b>0.00</b>	<b>7,689,324.05</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>266,293.20</b>	<b>30,931.33</b>	<b>0.00</b>	<b>8,407,864.42</b>

9:36 AM

02/08/13

Accrual Basis

**Pocatello Development Authority  
Profit & Loss by Class  
January 2013**

	1-General Fund	2-Central Corridor	3-North Yellowstone	4-Naval Ordinance
<b>Income</b>				
Interest Income	17.26	523.28	36.90	0.00
Proceed from sale of bonds	0.00	0.00	106,933.59	0.00
Property Taxes	0.00	8,036.00	578,574.49	57,242.68
<b>Total Income</b>	<u>17.26</u>	<u>8,559.28</u>	<u>685,544.98</u>	<u>57,242.68</u>
<b>Gross Profit</b>	17.26	8,559.28	685,544.98	57,242.68
<b>Expense</b>				
Administrative	470.78	0.00	252.15	0.00
Closing Cost on Bond Sales	0.00	0.00	106,445.00	0.00
Debt Service				
Principal	0.00	0.00	1,004,409.18	0.00
<b>Total Debt Service</b>	0.00	0.00	1,004,409.18	0.00
Dues and Memberships	750.00	0.00	0.00	0.00
Economic Grants Issued	0.00	197,445.00	122,014.96	0.00
Professional Services				
Other Professional Services	0.00	0.00	0.00	0.00
<b>Total Professional Services</b>	0.00	0.00	0.00	0.00
<b>Total Expense</b>	<u>1,220.78</u>	<u>197,445.00</u>	<u>1,233,121.29</u>	<u>0.00</u>
<b>Net Income</b>	<u><u>-1,203.52</u></u>	<u><u>-188,885.72</u></u>	<u><u>-547,576.31</u></u>	<u><u>57,242.68</u></u>

9:36 AM  
 02/08/13  
 Accrual Basis

Pocatello Development Authority  
**Profit & Loss by Class**  
 January 2013

	6-North Portneuf	7-Pocatello Regional Airport	Unclassified	TOTAL
<b>Income</b>				
Interest Income	0.00	0.00	0.00	577.44
Proceed from sale of bonds	0.00	0.00	0.00	106,933.59
Property Taxes	55,982.43	30,931.33	0.00	730,766.93
<b>Total Income</b>	<b>55,982.43</b>	<b>30,931.33</b>	<b>0.00</b>	<b>838,277.96</b>
<b>Gross Profit</b>	<b>55,982.43</b>	<b>30,931.33</b>	<b>0.00</b>	<b>838,277.96</b>
<b>Expense</b>				
Administrative	0.00	0.00	0.00	722.93
Closing Cost on Bond Sales	0.00	0.00	0.00	106,445.00
Debt Service				
Principal	0.00	0.00	0.00	1,004,409.18
<b>Total Debt Service</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,004,409.18</b>
Dues and Memberships	0.00	0.00	0.00	750.00
Economic Grants Issued	0.00	0.00	0.00	319,459.96
Professional Services				
Other Professional Services	10,000.00	0.00	0.00	10,000.00
<b>Total Professional Services</b>	<b>10,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,000.00</b>
<b>Total Expense</b>	<b>10,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,441,787.07</b>
<b>Net Income</b>	<b>45,982.43</b>	<b>30,931.33</b>	<b>0.00</b>	<b>-603,509.11</b>

9:39 AM  
 02/08/13  
 Accrual Basis

Pocatello Development Authority  
 Expenses by Vendor Detail  
 January 2013

Type	Date	Num	Memo	Account	Clr	Split	Amount	Balance
<b>AT&amp;T</b>								
Check	1/3/2013	3162	Account # 05...	Administrative		Checking Well...	326.28	326.28
<b>Total AT&amp;T</b>							326.28	326.28
<b>Ballard Spahr, LLP</b>								
Check	1/24/2013		Disclosure C...	Closing Cost on Bo...		Zions COI Fnd...	12,460.00	12,460.00
<b>Total Ballard Spahr, LLP</b>							12,460.00	12,460.00
<b>Bond Payment</b>								
Check	1/24/2013			Principal		Zions Rev Allo...	1,000,000.00	1,000,000.00
Check	1/24/2013			Principal		Zions Bnd Re...	4,409.18	1,004,409.18
<b>Total Bond Payment</b>							1,004,409.18	1,004,409.18
<b>City of Pocatello</b>								
Check	1/16/2013	3167	Match reimbu...	Economic Grants Is...		Checking Well...	197,445.00	197,445.00
<b>Total City of Pocatello</b>							197,445.00	197,445.00
<b>Costco Wholesale Corporation</b>								
Check	1/3/2013	3164	2012 paymen...	Economic Grants Is...		Checking Well...	122,014.96	122,014.96
<b>Total Costco Wholesale Corporation</b>							122,014.96	122,014.96
<b>Grant Thornton LLP</b>								
Check	1/24/2013		Escrow Verifi...	Closing Cost on Bo...		Zions COI Fnd...	2,500.00	2,500.00
<b>Total Grant Thornton LLP</b>							2,500.00	2,500.00
<b>Idaho State Publishing</b>								
Check	1/3/2013	3159	Invoice Num...	Administrative		Checking Well...	105.89	105.89
Check	1/3/2013	3160	Invoice Num...	Administrative		Checking Well...	57.01	162.90
Check	1/3/2013	3163	Invoice Num...	Administrative		Checking Well...	89.25	252.15
Check	1/16/2013	3165	bond notice	Administrative	X	Checking Well...	0.00	252.15
General Journal	1/16/2013	28	For CHK 316...	Administrative		Checking Well...	57.01	309.16
General Journal	1/18/2013	28R	Reverse of G...	Administrative		Checking Well...	-57.01	252.15
<b>Total Idaho State Publishing</b>							252.15	252.15
<b>Jimmy Johns</b>								
Check	1/16/2013	3166	Januayr lunc...	Administrative		Checking Well...	144.50	144.50
<b>Total Jimmy Johns</b>							144.50	144.50
<b>Moody's Investor Service</b>								
Check	1/24/2013		Rating agenc...	Closing Cost on Bo...		Zions COI Fnd...	10,500.00	10,500.00
<b>Total Moody's Investor Service</b>							10,500.00	10,500.00
<b>Redevelopment Association of Idaho</b>								
Check	1/3/2013	3161	Fiscal year 2...	Dues and Members...		Checking Well...	750.00	750.00
<b>Total Redevelopment Association of Idaho</b>							750.00	750.00

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 02/08/13  
 Accrual Basis

Pocatello Development Authority  
 Expenses by Vendor Detail  
 January 2013

Type	Date	Num	Memo	Account	Clr	Split	Amount	Balance
<b>Skinner Fawcett LLP</b>								
Check	1/24/2013		Bond Course...	Closing Cost on Bo...		Zions COI Fnd...	37,500.00	37,500.00
Total Skinner Fawcett LLP							37,500.00	37,500.00
<b>Union Pacific Railroad</b>								
Check	1/16/2013	3168	Emergency c...	Other Professional ...		Checking Well...	10,000.00	10,000.00
Total Union Pacific Railroad							10,000.00	10,000.00
<b>Zions First National Bank</b>								
Deposit	1/24/2013		Deposit	Proceed from sale ...		Zions COI Fnd...	-106,933.59	-106,933.59
Check	1/24/2013		Financial Adv...	Closing Cost on Bo...		Zions COI Fnd...	35,950.00	-70,983.59
Check	1/24/2013		Rating prese...	Closing Cost on Bo...		Zions COI Fnd...	2,535.00	-68,448.59
Check	1/24/2013		Trustee Fees	Closing Cost on Bo...		Zions COI Fnd...	5,000.00	-63,448.59
Total Zions First National Bank							-63,448.59	-63,448.59
<b>TOTAL</b>							<b>1,334,853.48</b>	<b>1,334,853.48</b>

**2012**

**PDA ANNUAL REPORT**

# **HOUSE BILLS**

**135 & 137**

**Pizer, Jennifer**

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**Subject:** FW: RAI - Letters to House Local Government Committee re HB135 and HB137  
**Attachments:** HB135 021313.docx.pdf; HB137 021313.pdf; Urban Renewal Legislation Since 2000.pdf

**From:** Russ Meyers [<mailto:russmeyers@gmail.com>]  
**Sent:** Thursday, February 14, 2013 8:11 AM  
**To:** Pizer, Jennifer  
**Subject:** Fwd: RAI - Letters to House Local Government Committee re HB135 and HB137

Jen,

Will you forward this out to the PDA (and other interested parties) immediately? FOR THOSE INTERESTED, PLEASE CONTACT Rep Carolyn Meline and voice your opposition to the bill. The committee meets today at 1:30. I am traveling to Boise to attend and possible participate in the committee meeting where HB135 will be discussed.

Thanks so much,  
Russ

All,

As approved by the RAI Legislative Committee, attached please find letters distributed to the House Local Government Committee regarding RAI's position on HB 135 and HB 137. The Committee will take testimony on these bills tomorrow, Thursday, February 14, 2013, at 1:30pm.

Best regards,

Meghan

Meghan S. Conrad

Elam & Burke, P.A.

251 E. Front St., Ste. 300

P.O. Box 1539

Boise, ID 83701

(208) 343-5454



Redevelopment Association of Idaho, Inc.  
121 N. 9<sup>th</sup> Street, Ste. 501  
Boise, ID 83702

**BUILDING A STRONGER IDAHO**

## RESPONSE TO HOUSE BILL 135

February 13, 2012

House Local Government Committee  
The Honorable Lenore Hardy Barrett, Chairman  
Room EW05  
Boise, ID 83702-0038

Dear Chairman Barrett:

The members of the Redevelopment Association of Idaho (RAI) include a majority of the urban renewal/redevelopment agencies in the State. The purposes of this Association include, but are not limited to, facilitation of communication between and among Idaho redevelopment practitioners; education and encouragement of best practices in the redevelopment enterprise; facilitation of compliance with applicable state laws; and improvement of accountability and advancement of the effectiveness of the redevelopment tool.

The RAI has reviewed this bill and its resulting impact on economic development in this State. As a result, the RAI respectfully requests you **hold HB135 in Committee**, for the following reasons:

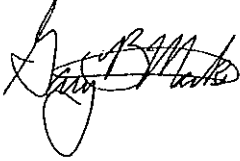
- An election to approve a plan and/or plan amendment is an unnecessary impediment to economic development and the current statutes provide accountability and recourse for those that may oppose a plan.
  - Prior to approval, all plans/plan amendments are subject to a public hearing before the local governing body. Idaho Code §§ 50-50-2906(1) and 50-2008(e). Notice of the public hearing is required to be published, and the notice and a copy of the plan are transmitted to the overlapping taxing districts. The plan is also reviewed by the planning and zoning commission to confirm its conformity with the municipality's general plan for development
  - The local governing body must adopt an urban renewal plan/plan amendment by ordinance. The determination of whether to adopt an urban renewal plan/plan amendment is made by elected officials, which provides accountability and transparency.

- An ordinance approving a plan/plan amendment passed by the local governing body can be challenged pursuant to Idaho Code §§ 50-2911 and 50-2027.
- An ordinance passed by the local governing body is also subject to referendum. Idaho Code § 50-501.
- Elections for this purpose would only occur in May and November. Idaho Code § 34-106. Development will not wait for an election; site selectors sent by businesses interested in relocating will no longer come to Idaho as the surrounding states have significant economic development incentives, and allow for usage of those economic development incentives without an election.
- Most urban renewal plans are well vetted prior to coming before the local governing body for approval. Agencies often meet with stakeholders during the eligibility phase. The election requirement creates unnecessary expense and uncertainty, especially when those directly impacted approve of the plan, and in many cases have requested the creation of a plan area.
- Idaho Code § 50-2006 governs the creation of new urban renewal agencies. Agencies created after July 1, 2011, cannot transact business until approved by a majority of electors voting in a citywide or countywide election depending on the municipality in which such agency is created. HB135 will require a new agency to go through two elections.
- As drafted, it is not entirely clear whether an agency is required to seek a vote for a plan amendment.
- Finally, it is not entirely clear when in the process the election would have to occur. In order to make sense, the voters would likely need to vote on a plan/plan amendment that is for all intents and purposes final, but would need to occur before an ordinance is passed.
- Plans are typically broad to allow agencies to take advantage of economic development opportunities that are consistent with projects allowed by the urban renewal statutes and contemplated by the plan; however, if a plan is approved by the electorate, how much discretion would the Agency have in implementing the plan? Plans are in existence for 20 years and typically projects are identified in the plan, but the specific details of the project and how it may be implemented are subject to change.
- Page 2, lines 29-31. The proposed language inadvertently eliminates the grandfather clauses in subsections (3) and (4), which are intended to grandfather revenue allocation areas created (a) prior to July 1, 2000; and (b) between July 1, 2000, and prior to July 1, 2011.

Included with this letter is an overview of legislation impacting urban renewal passed since 2000. As you can see, there have been substantial reforms made over the last decade. The election requirement proposed in HB135 essentially renders urban renewal useless as an economic development tool, and guts the only tool currently available to local government. Further, urban renewal agencies are working closely with the Idaho Department of Commerce and are aware of, and support HB100. HB100 is not intended to replace urban renewal, but rather, supplements and provides limited additional funding for projects.

For the reasons identified above, the RAI respectfully requests you hold this bill in committee.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Marks", written in a cursive style.

Gary Marks, RAI President

cc: The Honorable Kathleen Sims, Vice-Chairman  
The Honorable Vito Barbieri  
The Honorable Lynn Luker  
The Honorable Christy Perry  
The Honorable Lance Clow  
The Honorable Douglas Hancey  
The Honorable Steven Harris  
The Honorable James Holtzclaw  
The Honorable Wendy Horman  
The Honorable Luke Malek  
The Honorable Sue Chew  
The Honorable Hy Kloc  
The Honorable Carolyn Meline  
Mary Tipps, Secretary



Redevelopment Association of Idaho, Inc.  
121 N. 9<sup>th</sup> Street, Ste. 501  
Boise, ID 83702

**BUILDING A STRONGER IDAHO**

### RESPONSE TO HOUSE BILL 137

February 13, 2012

House Local Government Committee  
The Honorable Lenore Hardy Barrett, Chairman  
Room EW05  
Boise, ID 83702-0038

Dear Chairman Barrett:

The members of the Redevelopment Association of Idaho (RAI) include a majority of the urban renewal/redevelopment agencies in the State. The purposes of this Association include, but are not limited to, facilitation of communication between and among Idaho redevelopment practitioners; education and encouragement of best practices in the redevelopment enterprise; facilitation of compliance with applicable state laws; and improvement of accountability and advancement of the effectiveness of the redevelopment tool.

The RAI has reviewed and does not oppose HB137.

Sincerely,

Gary Marks, RAI President

## **Urban Renewal Legislation from 2000 to 2011**

### **2000 Legislative Session**

Clarified the time frame for the filing of the necessary information with the State Tax Commission and county offices to create or amend an urban renewal/revenue allocation area.

Limited the term of revenue allocation authority, with minor exceptions, to 24 years.

Required an urban renewal agency and a city to enter into an intergovernmental agreement with the county for any revenue allocation area extending outside city limits.

Extended to counties the authority to use revenue allocation financing.

### **2002 Legislative Session**

Clarified that urban renewal agencies are subject to statutes on open meetings, public records, ethics, auditing and financial reporting, and competitive bidding.

Adopted procedures to be used by an agency in closing out an urban renewal project and the termination of revenue allocation financing authority. An urban renewal plan must now include a specific termination date and an "exit strategy" for termination. A specific termination year budget must be submitted to the other taxing entities describing the termination and closeout of the project.

Clarified the term of revenue allocation financing for urban renewal plans which were adopted prior to July 2000, allowing revenue allocation to extend through the term of the plan.

Allowed urban renewal agencies to retain assets beyond the term of revenue allocation authority if an agency has other resources.

### **2003 Legislative Session**

Prohibited extension of urban renewal areas outside of city limits into another city or county without a resolution of necessity from the other city or county.

### **2005 Legislative Session**

Provided that urban renewal agencies follow the uniform local government competitive bidding law in Chapter 28, Title 67, Idaho Code.

### **2006 Legislative Session**

Adopted Idaho Code 7-701A, Limitation on Eminent Domain, which restricts an agency's use of eminent domain for economic development purposes. Eminent domain may not be used to transfer property from one private owner to another, or for promoting or effectuating economic

development. The bill provided exceptions for blighted properties that pose health or safety risks.

Revised definition of deteriorated or deteriorating area to prevent inclusion of property used for agriculture without the owner's consent.

### **2006 Legislative Special Session**

Repealed school district 3 mill operation and maintenance levy and limited the 4 mill rebate by urban renewal agencies to school districts as school district operation and maintenance is now funded through state resources.

### **2007 Legislative Session**

Ended the practice of including the value of new construction within a revenue allocation area in the new construction roll for the purpose of levying by taxing districts.

### **2008 Legislative Session**

House Bill 470 provides that the levy rate for revenue allocation purposes excludes:

- Levies for refunds and credits pursuant to Idaho Code 63-1305, and judgments pursuant to Idaho Code 33-802(1), certified after December 31, 2007.
- Temporary override levies as provided by Idaho Code 63-802(3) certified after December 31, 2007.
- Levies for voter approved general obligation bonds of any taxing district and school plant facility reserve fund levies passed after December 31, 2007.
- Any of the levies mentioned above first certified prior to December 31, 2007 when the property affected by the levies is included within a revenue allocation area by a change in boundaries of either the revenue allocation area or any taxing district.
- School supplemental levies pursuant to Idaho Code 33-802(3) approved after December 31, 2007, or charter school supplemental levies not exceeding two years in duration.

### **2009 Legislative Session**

House Bill 244 provided that no addition of land area to an existing revenue allocation area will cause the lifespan to extend beyond the 24-year limit, with exceptions for bonds issued, refinancing existing indebtedness and for urban renewal plans adopted prior to July 1, 2000 and having a duration exceeding 24 years.

Senate Bill 1091 provided that levies for charter school districts exceeding two years in duration would not be used in calculation of the levy rate for revenue allocation to urban renewal districts.

## 2011 Legislative Session

House Bill 95 requires approval at a city-wide election by a simple majority of voters prior to the formation of new urban renewal agencies after July 1, 2011. Agencies already in existence as of July 1, 2011 will not have to comply with the vote requirement.

The bill provides for removal of urban renewal commissioners for inefficiency, neglect of duty or misconduct in office by majority vote of the urban renewal board or the city council after notice to the commissioner and an opportunity to be heard. The bill also permits the board to fill vacancies by majority vote.

The chairman, co-chairmen or vice chairman must be selected by the board of commissioners to serve for one year.

The urban renewal agency must hold a public hearing to present its annual report of activities and finances for the preceding calendar year and take comments from the public.

The bill extends the period for the planning and zoning commission to submit its written recommendations on a proposed urban renewal plan to the city council from 30 to 60 days.

Forest land is excluded from the definition of deteriorated and deteriorating areas unless consent is obtained from the property owner, with the exception of forest lands not used for three consecutive years.

The bill restricts the term of bonds issued after July 1, 2011 to 20 years.

The bill restricts extension of revenue allocation area boundaries to a single extension comprising not more than 10 percent of the existing revenue allocation area and the area to be added must be contiguous without shoestringing.

An increase in value caused by the removal of the agricultural property tax exemption from undeveloped ag land in a revenue allocation area will be added to the base assessment roll.

The lifespan of newly-created urban renewal districts and revenue allocation areas, and term of bonds will be shortened from 24 to 20 years (with the exception of districts already created or where bonds have already been issued).

The revenue allocation plan must include a statement describing the total assessed value of the base assessment roll of the revenue allocation area and the total assessed value of all taxable property within the city.