

Instrument # 421838 # Pages: 132
ELMORE COUNTY, Idaho
Jun 30, 2011 2:59:00 pm Fee: \$
For: MOUNTAIN HOME, CITY OF
BARBARA STEELE, Recorder
DELLIS, Deputy

ORDINANCE NO. 1566

First Reading - Full / Title Only 6-20-11
Second Reading - Full Title Only 6-20-11
Third Reading - Full / Title Only 6-20-11

BY THE COUNCIL:

Geoff Schroeder - COUNCIL PRESIDENT
Russ Anderson, Alain Isaac, Rich
Urquidi, Tom Rist (Mayor)

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JUL 18 2011

TECHNICAL SUPPORT

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

WHEREAS, by Resolution dated October 24, 2005, the city of Mountain Home, Idaho, created an urban renewal agency, pursuant to Chapter 20, Title 50, Idaho Code, the Idaho Urban Renewal Law (the "Law") and Chapter 29, Title 50, Idaho Code, the Local Economic Development Act (the "Act") finding one or more areas within the city of Mountain Home, including portions of the downtown of Mountain Home, to be "deteriorated" or "deteriorating" as defined now by Idaho Code Sections 50-2018(9) and 50-2903(8), making additional findings regarding the characteristics of the area, making the necessary findings as required by Idaho Code Section 50-2008(a) and authorizing the Mayor to appoint five Commissioners for the Agency;

WHEREAS, the City Council of the city of Mountain Home, Idaho (hereinafter the "City"), after notice duly published, conducted a public hearing on the Mountain Home Urban Renewal Project pursuant to the Mountain Home Urban Renewal Plan (the "Mountain Home Urban Renewal Plan") to redevelop a portion of the City, pursuant to the Law and the Act;

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 1448 on July 24, 2006, approving the Mountain Home Urban Renewal Plan and making certain findings;

WHEREAS, the Agency has had certain discussions concerning including certain property located within the original urban renewal plan area to the existing revenue allocation area;

WHEREAS, pursuant to a Resolution adopted by the Agency on May 9, 2011, the Agency has sought authorization to include a portion of downtown Mountain Home (the "Downtown Area"), which was already included in the urban renewal project area, into the existing revenue allocation area created by the Mountain Home Urban Renewal Plan in 2006;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, Mountain Home Ordinance No. 1448, passed by the City Council on July 24, 2006, contained the necessary findings and determinations to include the Downtown Area within an urban renewal project area and within a tax revenue allocation area;

WHEREAS, the legislature of the State of Idaho has enacted the Act, authorizing certain urban renewal agencies (including the Agency), to adopt revenue allocation financing provisions as part of their urban renewal plans;

WHEREAS, in order to implement the provisions of the Act and the Law either the Agency may prepare a plan, or any person, public or private, may submit such plan to the Agency;

WHEREAS, the Agency prepared a proposed Amended And Restated Mountain Home Urban Renewal Plan (hereinafter referred to as the "Amended Plan") for the area previously designated as eligible for urban renewal planning and the area proposed to be eligible;

WHEREAS, such proposed Amended Plan also contains provisions of revenue allocation financing as allowed by the Act;

WHEREAS, the Amended Plan updates certain provisions and financial information from the prior version of the Plan, adopted in 2006, includes the Downtown Area within the tax revenue allocation area, acknowledges changes in the Law and Act since 2006, and provides a projection concerning remaining improvements, projected expenses, and anticipated revenues through 2021;

WHEREAS, the Amended Plan was presented to the Agency Board at its May 9, 2011, meeting;

WHEREAS, as required by the Act, the Agency reviewed the information within the Amended Plan concerning use of revenue allocation funds and approved such information;

WHEREAS, at the regular meeting of the Agency Board on May 9, 2011, the Board adopted Resolution No. 2011-0001 which recommended the adoption of the Amended Plan;

WHEREAS, the Agency has, by letters of transmittal dated May 9, 2011, submitted the Amended Plan to the Mayor and City Clerk of Mountain Home requesting the City schedule the necessary meetings and public hearing for consideration of the Amended Plan in compliance with the Law and the Act;

WHEREAS, the Mayor and City Clerk have taken the necessary action to process the Amended Plan;

WHEREAS, pursuant to the Law, the City of Mountain Home Planning and Zoning Commission considered the Amended Plan and its compliance with the Comprehensive Plan of

the City of Mountain Home on June 6, 2011, and forwarded its recommendation to the City Council, a copy of which is attached hereto as Exhibit 1;

WHEREAS, as of May 18, 2011, the Amended Plan was submitted to the affected taxing entities, available to the public, and under consideration by the City Council;

WHEREAS, notice of the public hearing of the Amended Plan was caused to be published by the City Clerk of Mountain Home Idaho, in the *Mountain Home News*, on May 18, 2011, and again on May 25, 2011, a copy of said notice being attached hereto as Exhibit 2;

WHEREAS, as required by Idaho Code Sections 50-2905 and 50-2906, the Amended Plan, a copy of which is attached hereto and incorporated herein by reference as Exhibit 3, contains the following information which was made available to the general public and all taxing districts at least thirty (30) days prior to the June 20, 2011, special meeting of the City Council: (1) the kind, number and location of all proposed public works or improvements within the revenue allocation area; (2) an economic feasibility study; (3) a detailed list of estimated project costs; (4) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property in the revenue allocation area; and (5) a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;

WHEREAS, the Amended Plan authorizes certain projects to be financed by revenue allocation bonds and proceeds from revenue allocation;

WHEREAS, appropriate notice of the Amended Plan and revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code Section 50-2906;

WHEREAS, the City Council of the City of Mountain Home during its special meeting of June 20, 2011, held a public hearing and did consider the Amended Plan as proposed;

WHEREAS, it is necessary and in the best interests of the citizens of the City to recommend approval of the Amended Plan and to adopt, as part of the Amended Plan, revenue allocation financing provisions that will help finance urban renewal projects to be completed in accordance with the Amended Plan (as now or hereafter amended), in order to (1) encourage private development in the urban renewal area; (2) to prevent and arrest decay of the Amended Plan Area due to the inability of existing financing methods to provide needed public improvements; (3) to encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Amended Plan Area in order to facilitate the long-term growth of their common tax base; (4) to encourage the long-term growth of their common tax base; (5) to encourage private investment within the city of Mountain Home and (6) to further the public purposes of the Mountain Home Redevelopment Agency;

WHEREAS, the Board of Commissioners of the Agency finds that the equalized assessed valuation of the taxable property in the revenue allocation area described in Attachments 1 and 2 of the Amended Plan is likely to continue to increase as a result of initiation and implementation of urban renewal projects in accordance with the Amended Plan;

WHEREAS, under the Law and Act, any such Plan should provide for (1) a feasible method for the location of families who will be displaced from the urban renewal area in decent,

safe and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban renewal plan should conform to the general plan of the municipality as a whole; (3) the urban renewal plan should give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of the children residing in the general vicinity of the site covered by the plan; and (4) the urban renewal plan should afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise;

WHEREAS, the overall Amended and Restated Mountain Home Urban Renewal Plan Area base assessment roll, with the addition of the Downtown Area, cannot exceed ten percent (10%) of the Base Assessment Value of the City;

WHEREAS, the Agency has prepared and attached hereto as Exhibit 5 a Change Sheet indicating the changes made to the originally proposed Amended Plan since transmittal of the Amended plan to the taxing districts;

WHEREAS, the City at its special meeting held on June 20, 2011, did consider the Amended Plan as proposed, including the changes set forth in Exhibit 5, conducted the public hearing, and made certain comprehensive findings;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MOUNTAIN HOME, IDAHO:

Section 1: It is hereby found and determined that:

- (a) The Project Area as defined in the Amended Plan is a deteriorated 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, and redevelopment of the Project Area pursuant to the Amended Plan are necessary in the interest of public health, safety, and welfare of the residents of the City of Mountain Home.
- (c) There continues to be a need for the Agency to function in the City of Mountain Home.
- (d) The Amended Plan conforms to the City of Mountain Home Comprehensive Plan (the "Comprehensive Plan").
- (e) The Amended Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the mixed use components of the Amended Plan, the need for overall public improvements and the proposed public open space recreation and community facilities opportunity), and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the Project Area as defined by the Amended Plan.

- (f) The Amended Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation and redevelopment of the Project Area by private enterprises.
- (g) The Amended Plan provides a feasible method for relocation of any displaced families residing within the Project Area.
- (h) That portion of the 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.
- (i) The collective base assessment roll of overall Amended and Restated Mountain Home Urban Renewal Plan Area base assessment roll, with the addition of the Downtown Area, does not exceed ten percent (10%) of the Base Assessment Value of the City.

Section 2: The City Council finds that one of the Plan objectives to increase the mixed use development opportunity to include housing does meet the sound needs of the City and will provide residential opportunities in an area that does not now contain such residential opportunities, and the portion of the 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 Mountain Home 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 3: The Amended Plan, a copy of which is attached hereto and marked as Exhibit 3 and made a part hereof by attachment, which contains the changes as set forth on the Change Sheet attached hereto as Exhibit 5, be and the same hereby is approved. The City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the June 20, 2011, hearing.

Section 4: No direct or collateral action attacking the Amended 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 the Ordinance adopting the Amended Plan.

Section 5: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the Elmore County Recorder, Elmore County Auditor and Tax Assessor of Elmore County, and to the appropriate officials of the Elmore County Board of County Commissioners, Mountain Home School District #193 Board of Trustees, Elmore County Ambulance District, Elmore County Pest Abatement District, the City of Mountain Home, the Elmore Medical Center Hospital District, the Mountain Home Highway District, and the Western Elmore County Recreation District and to the State Tax Commission, a copy of this Ordinance, a copy of the legal description of the boundaries of the Urban Renewal/Revenue Allocation Area, and a map or plan indicating the boundaries of the Urban Renewal/Revenue Allocation Area.

Section 6: The City Council hereby finds and declares that the Revenue Allocation Area as defined in the Amended Plan includes that portion of the Urban Renewal Project Area, the equalized assessed valuation of which the Council hereby determines has increased and is

likely to continue to increase as a result of the initiation and completion of urban renewal projects pursuant to the Amended Plan.

Section 7: The City Council hereby approves and adopts the following statement of policy 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 Amended Plan the City Council recognizes that it has no power to control the powers or operations of the Agency.

Section 8: So long as any Agency bonds are outstanding, the City Council will not exercise its power under Idaho Code Section 50-2006 to designate itself as the Agency Board.

Section 9: This Ordinance shall be in full force and effect immediately upon its passage, approval and publication, and shall be retroactive to January 1, 2011, to the extent permitted by the Act, with the original revenue allocation area maintaining its base assessment roll as of January 1, 2006.

Section 10: 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 11: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

Section 12: All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

Section 13: **SAVINGS CLAUSE:** This Ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.

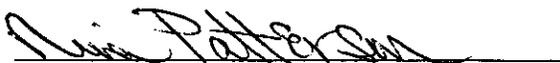
PASSED by the Council of the City of Mountain Home, Idaho, this 20th day of June 2011.

APPROVED by the Mayor of the City of Mountain Home, Idaho this 20th day of June 2011.



Tom Rist
Mayor

ATTEST:



Nina Patterson
City Clerk



CITY OF MOUNTAIN HOME

SUMMARY OF ORDINANCE NO. 1566

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN HOME, IDAHO, APPROVING THE AMENDED AND RESTATED MOUNTAIN HOME URBAN RENEWAL PLAN WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY OFFICIALS, STATE OFFICIALS AND OTHER TAXING ENTITIES; 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 MOUNTAIN HOME, IDAHO:

Section 1: It is hereby found and determined that:

(a) The Project Area as defined in the Amended and Restated Mountain Home Urban Renewal Plan (“Amended Plan”) is a deteriorated 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, and redevelopment of the Project Area pursuant to the Amended Plan are necessary in the interest of public health, safety, and welfare of the residents of the City of Mountain Home.

(c) There continues to be a need for the Agency to function in the City of Mountain Home.

(d) The Amended Plan conforms to the City of Mountain Home Comprehensive Plan (the “Comprehensive Plan”).

(e) The Amended Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the mixed use components of the Amended Plan, the need for overall public improvements and the proposed public open space recreation and community facilities opportunity), and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the Project Area as defined by the Amended Plan.

(f) The Amended Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation and redevelopment of the Project Area by private enterprises.

(g) The Amended Plan provides a feasible method for relocation of any displaced families residing within the Project Area.

(h) That portion of the 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.

(i) The collective base assessment roll of overall Amended and Restated Mountain Home Urban Renewal Plan Area base assessment roll, with the addition of the Downtown Area, does not exceed ten percent (10%) of the Base Assessment Value of the City.

Section 2: The City Council finds that one of the Plan objectives, to increase the mixed use development opportunity to include housing, meets the sound needs of the City and will provide residential opportunities in an area that does not now contain such residential opportunities; and furthermore that the portion of the 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 Mountain Home 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 3: The Amended Plan, a copy of which is attached hereto and marked as Exhibit 3 and made a part hereof by attachment, which contains the changes as set forth on the Change Sheet attached hereto as Exhibit 5, be and the same hereby is approved. The City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the June 20, 2011, hearing.

Section 4: No direct or collateral action attacking the Amended 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 the Ordinance adopting the Amended Plan.

Section 5: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the Elmore County Recorder, Elmore County Auditor and Tax Assessor of Elmore County, and to the appropriate officials of the Elmore County Board of County Commissioners, Mountain Home School District #193 Board of Trustees, Elmore County Ambulance District, Elmore County Pest Abatement District, the City of Mountain Home, the Elmore Medical Center Hospital District, the Mountain Home Highway District, the Western Elmore County Recreation District and to the State Tax Commission, a copy of this Ordinance, a copy of the legal description of the boundaries of the Urban Renewal/Revenue Allocation Area, and a map or plan indicating the boundaries of the Urban Renewal/Revenue Allocation Area.

Section 6: The City Council hereby finds and declares that the Revenue Allocation Area as defined in the Amended Plan includes that portion of the Urban Renewal Project Area, the equalized assessed valuation of which the Council hereby determines has increased and is

likely to continue to increase as a result of the initiation and completion of urban renewal projects pursuant to the Amended Plan.

Section 7: The City Council hereby approves and adopts the following statement of policy 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 Amended Plan the City Council recognizes that it has no power to control the powers or operations of the Agency.

Section 8: So long as any Agency bonds are outstanding, the City Council will not exercise its power under Idaho Code Section 50-2006 to designate itself as the Agency Board.

Section 9: This Ordinance shall be in full force and effect immediately upon its passage, approval and publication, and shall be retroactive to January 1, 2011, to the extent permitted by the Act, with the original revenue allocation area maintaining its base assessment roll as of January 1, 2006.

Section 10: 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 11: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

Section 12: All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

Section 13: SAVINGS CLAUSE: This Ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.

PASSED by the Council of the City of Mountain Home, Idaho, this 20th day of June 2011.

APPROVED by the Mayor of the City of Mountain Home, Idaho this 20th day of June 2011.

EXHIBITS TO THE ORDINANCE

EXHIBIT 1: Planning and Zoning Commission Recommendation

EXHIBIT 2: General Proof of Publication of the Notice providing notice of the public hearing of the Amended and Restated Mountain Home Urban Renewal Plan before the City Council.

EXHIBIT 3: Amended and Restated Mountain Home Urban Renewal Plan

EXHIBIT 4: Approved Summary of Ordinance No. 1566.

EXHIBIT 5: Change Sheet

SUMMARY OF THE AMENDED AND RESTATED
MOUNTAIN HOME URBAN RENEWAL PLAN:

The Amended and Restated Mountain Home Urban Renewal Plan (the “Amended Plan”), was prepared by the Mountain Home Urban Renewal Agency (“Agency”) pursuant to the State of Idaho Urban Renewal Law, The Local Economic Development Act, and all applicable laws and ordinances and approved by the Agency. The Amended Plan provides for the Agency to undertake urban renewal projects pursuant to the Idaho Urban Renewal Law of 1965 as amended (the “Law”), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”).

The Amended Plan provides an update of historical activities of the Agency since 2006, a projection of remaining activities through 2021, and the addition of the Downtown Area, which was located within the Mountain Home Urban Renewal Project Area formed under the original 2006 Urban Renewal Plan, to the tax revenue allocation area. The original Plan and the Amended Plan provide for a term through 2030 (the allowed twenty-four-year term). The Amended 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, 2006, for the original revenue allocation area and January 1, 2011, for the Downtown Area as set forth in the Amended Plan to be allocated to the Agency for the urban renewal purposes.

The general scope and objectives of the Amended Plan are:

1. Acquisition of certain real property (if needed) and through the voluntary measures described in Section 305;
2. Demolition or removal of certain buildings and improvements for public rights-of-way for streets, utilities, walkways, and other improvements for public facility building sites, to eliminate unhealthful, unsanitary, or unsafe conditions, improve density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or to prevent the spread of deterioration;
3. Provision for participation by property owners within the Amended Project Area;
4. Management of any property acquired by any entity under the ownership and control of the Agency;

5. Provision for relocation assistance to displaced Project occupants, as required by law;
6. Installation, construction, or reconstruction of public improvements owned or occupied by the Agency or other public agencies, including the City, public parking, as may be deemed appropriate by the Agency Board, and other public improvements;
7. Disposition of property for uses in accordance with the Amended Plan;
8. The redevelopment of land by private enterprise or public agencies for uses in accordance with the Amended Plan;
9. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
10. Preparation and assembly of adequate sites for the development and construction of facilities for commercial, mixed-use development, office, appropriate retail, and other ancillary uses;
11. As allowed by law, lend or invest federal funds to facilitate urban renewal redevelopment;
12. Construction of foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights, sites for buildings to be used for residential, commercial, and other uses contemplated by the Plan, and to provide utilities to the development site; and
13. Coordinating with the City in the implementation of the City's Comprehensive Plan within the Amended Project Area.

Any such land uses as described in the Amended Plan will be in conformance with the Comprehensive Plan, City of Mountain Home. Land made available will be developed by private enterprises or public agencies as authorized by law. The Amended Plan identifies various public and private improvements which may be made within the Urban Renewal Project Area. The Project Area and Revenue Allocation Area boundaries herein referred to as follows:

See Attachment 1, Legal Description of the Amended Project Area and Amended Revenue Allocation Area and Attachment 2, Amended Project Area-Amended Revenue Allocation Area Boundary Map.

The Urban Renewal Area is the entire area referred to as the Project Area. The Revenue Allocation Area, with the passage of the Ordinance approving the Amended Plan, includes all of the Project Area. The Agency may use its funding resources, including revenue allocation proceeds, to fund public improvements within the various rights-of-way and Project Area. The Revenue Allocation Area is the area from which revenue allocation proceeds will be received.

For purposes of boundary descriptions and use of proceeds for payment of improvements, the boundary shall be deemed to extend to the outer boundary of rights-of-way.

Sections 300 through 313 discuss the proposed redevelopment actions, participation opportunities and agreements, cooperation with public bodies, property acquisition standards and requirements, relocation, demolition and property disposition.

Sections 402 through 417 discuss the type of land uses authorized in the Project Area and list other controls by referencing the applicable City Ordinances.

Sections 405.1 and 405.2 describe Design Guidelines for Development.

Sections 404.11 through 404.12 and 405.3 address off street loading, off street parking and non-conforming uses.

The Amended Plan also contains a major section on financing. Among other sources, the Amended Plan will utilize revenue allocation financing, authorized by the Act.

Section 504 through Section 508 and Attachment No. 5 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 Revenue Allocation Area that occur after January 1, 2011, from the Downtown Area will generate revenue for the Agency to pay project costs. Increases in assessed valuation of real and personal property in the original 2006 tax revenue allocation area that has occurred after January 1, 2006, continues to generate revenue for the Agency to pay project costs. Project costs include street improvements, drainage improvement, utilities, public parking, and other public improvements costs. The assessed valuation of real and personal property on the base assessment roll is still available for use by the other taxing districts, , Mountain Home Cemetery District, Mountain Home School District #193, Elmore County Ambulance District, Elmore County Pest Abatement District, the City of Mountain Home, the Mountain Home Hospital District, the Mountain Home Highway District, and the Western Elmore County Recreation District, to finance their operations. The Amended Plan authorizes the Agency to sell revenue bonds to finance project costs and to use annual revenue allocations to pay the debt service.

Attachment No. 5 describes in detail the cost and financing methods for complete repayment for the debt incurred used to finance the Project and to also fund the described activities.

No change in the land use designation or the potential uses in the area have been proposed. The Amended Plan follows the underlying zoning classifications of the City of Mountain Home.

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

The duration of the Amended Plan remains at twenty-four (24) years through December 31, 2030. The Agency is required to prepare an annual report each year describing its activities during the previous year.

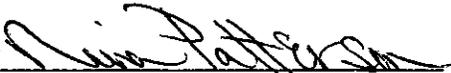
The full text of Ordinance No. 1566 is available at the offices of the City Clerk located at Mountain Home City Hall, 160 South 3rd East, Mountain Home, ID 83647 .

This summary approved by the Mountain Home City Council at its special meeting of June 20, 2011.



Tom Rist
Mayor

ATTEST:

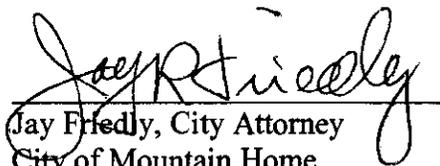
By 

Nina Patterson
City Clerk



I, Jay Friedly, City Attorney for the City of Mountain Home, declare that in my capacity as City Attorney of the City of Mountain Home, pursuant to Idaho Code Section 50-901A(3) of the Idaho Code as amended, I hereby certify that I have reviewed a copy of the above cited Summary of Ordinance No. 1566 and have found the same to be true and complete and to provide adequate notice to the public of the contents, including the exhibits, of Ordinance No. 1566.

DATED this 21st day of June, 2011.



Jay Friedly, City Attorney
City of Mountain Home

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Description of Urban Renewal Area

Mountain Home Municipal Airport Property described in Attachment A
Scott's Industrial Park, LLC Property described in Attachment B

And the following described area:

Beginning at the intersection of the northwesterly right of way of Airbase Road and West right of way of South 18th West Street;

thence proceeding East on the North right of way on Airbase Road/Highway 51 to the intersection of the North right of way of Airbase Road/Highway 51 and the southeasterly right of way of East Jackson Street;

thence northeasterly along the southeasterly right of way of East Jackson Street to the West right of way of South 2nd East Street;

then South along the West right of way of South 2nd East to the northwesterly right of way of East 2nd South Street;

thence West along the northwesterly right of way of East 2nd South to West right of way of South Main Street;

then southeasterly along the West right of way of South Main Street to the East right of way of South 10th East Street;

thence North along the East right of way of South 10th East Street to the North right of way of East 6th South Street;

thence West along the North right of way of East 6th South Street to the West right of way of South 2nd East Street;

thence North along the West right of way of South 2nd East Street to the southeasterly right of way of East 3rd South Street;

thence northeasterly along the southeasterly right of way of East 3rd South Street to the southwesterly right of way of South 3rd East Street;

thence northeasterly along the southwesterly right of way of South 3rd East Street to the southeasterly right of way of East 2nd South Street;

thence northeasterly along the southeasterly right of way of East 2nd South Street to the northeasterly right of way of South 4th East Street;

thence northwesterly along the northeasterly right of way of South 4th East Street through the intersection of South 4th East Street and American Legion Boulevard and continuing northwesterly along the northeasterly right of way of North 4th East Street to the southeasterly right of way of East 8th North Street;

thence West along the northeasterly right of way of East 8th North Street to the northeasterly right of way of North 3rd East Street;

thence North along the northeasterly right of way of North 3rd East Street to South right of way of East 10th North Street;

thence West along the South right of way of East 10th North to the southwesterly right of way of State Highway 30 / Old Oregon Trail Highway;

thence southeasterly along the southwesterly right of way of State Highway 30 / Old Oregon Trail and continuing along the southwesterly right of way of North Main Street to the northwesterly right of way of East 5th North Street;

thence southwesterly along the northwesterly right of way of East 5th North Street across the Union Pacific Right-of-Way to the northeasterly right of way of North 2nd West Street;

then southeasterly along the northeasterly right of way of North 2nd West Street to the northwesterly right of way of West 4th North Street;

thence southwesterly along the northwesterly right of way of West 4th North Street to the southwesterly right of way of South 3rd West Street;

thence southeasterly along the southwesterly right of way of North 3rd West Street and continuing southeasterly along the southwesterly right of way of South 3rd West Street to the northeasterly right of way of West 3rd South Street;

thence southwesterly along the northeasterly right of way of West 3rd South Street to the South right of way of Airbase Road;

thence West along the South right of way of Airbase Road to the intersection of the South right of way of Airbase Road and West right of way of South 18th West Street / Highway 51;
thence from the intersection of the South right of way of Airbase Road and West right of way of South 18th West Street / Highway 51 North to the point of beginning.

Attachment A
Urban Renewal Area Description

CITY PROPERTY

Airport and Rodeo Grd.

City Deed File No. 207

City Property Map No. 34

Recorded Instrument No. # 87832
Elmore County Court House - Tax No. _____

PROPERTY DESCRIPTION:

The West Half of the Southeast Quarter (~~W $\frac{1}{2}$ SE $\frac{1}{4}$~~),
Southwest Quarter of Northeast Quarter (~~SW $\frac{1}{4}$ NE $\frac{1}{4}$~~)
and the Southeast Quarter of the Southeast Quar-
ter (~~SE $\frac{1}{4}$ SE $\frac{1}{4}$~~), Section Twenty-seven (27), Town-
ship Three (3) South, Range Six (6) East of the
Boise Meridian, containing One Hundred Sixty
(160) acres, more or less, subject to easement.

CITY PROPERTY
Airport (portion)

City Deed File 307

City Property Map No. 34

Recorded Instrument No. 133086
Elmore County Court House - Tax No. _____

PROPERTY DESCRIPTION:

A parcel of land being on both sides of the centerline of the Mountain Home Airport Runway Survey as shown on the plans of State Highway No. 67 Project No. S-3804(2) Highway Survey now on file in the office of the Department of Highways of the State of Idaho, and being a portion of the SE $\frac{1}{4}$, SE $\frac{1}{4}$, NE $\frac{1}{4}$ of Section 28, Township 3 South, Range 6 East, Boise Meridian, described as follows, to-wit:

Beginning at the Southeast corner of the SE $\frac{1}{4}$, NE $\frac{1}{4}$ of Section 28, Township 3 South, Range 6 East, Boise Meridian; thence Northerly along the East line of said SE $\frac{1}{4}$, NE $\frac{1}{4}$ a distance of 284.49 feet; thence North 53° 59' 37" West 98.61 feet; thence South 36° 00' 23" West 422.24 feet to a point in the South line of said SE $\frac{1}{4}$, NE $\frac{1}{4}$; thence South 89° 50' 30" East along said South line 328.0 feet to the PLACE OF BEGINNING.

AND ALSO:

A parcel of land being on both sides of the centerline of the Mountain Home Airport Runway Survey as shown on the plans of said State Highway No. 67, Project No. S-3804(2) Highway Survey, and being a portion of the SW $\frac{1}{4}$, NW $\frac{1}{4}$ of Section 27, Township 3 South, Range 6 East, Boise Meridian, described as follows, to-wit:

Beginning at the Southwest corner of the SW $\frac{1}{4}$, NW $\frac{1}{4}$ of Section 27, Township 3 South, Range 6 East, Boise Meridian; thence South 89° 44' 30" East along the South line of said SW $\frac{1}{4}$, NW $\frac{1}{4}$ a distance of 393.93 feet; thence North 53° 59' 37" West 486.96 feet to a point in the West line of said SW $\frac{1}{4}$, NW $\frac{1}{4}$; thence Southerly along said West line 284.49 feet to the PLACE OF BEGINNING.

CITY PROPERTY
Airport (portion)

City Deed File No. 344

City Property Map No. 34

Recorded Instrument No. #154481
Elmore County Court House - Tax No. _____

PROPERTY DESCRIPTION:

PARCEL NO. 1

A tract of land designated as Tract 2 on the "Exhibit A - Property Map" accompanying FAA ADAP PROJECT 7-16-0025-01 and described as beginning at the East $\frac{1}{4}$ corner of Sec. 28, T. 3 S., R. 6 E., B.M., Elmore County, Idaho; thence N $89^{\circ} 42' 42''$ W., 2,690.58 feet along the E-W center section line to a point on the Southeasterly right-of-way of the Mountain Home Air Force Base railroad; thence N $55^{\circ} 32' 50''$ E., 1,996.04 feet along the said right-of-way line to a point; thence S. $63^{\circ} 32' 05''$ E., 1,167.26 feet to a point on the East line of said Sec. 28; thence S. $0^{\circ} 01' 47''$ W., 622.552 feet along said section line to the REAL POINT OF BEGINNING.

Saving and excepting therefrom the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28.

Said tract contains approximately 32.536 acres, more or less. Basis of bearing of this description is Idaho State Plane Coordinate System.

PARCEL NO. 2

A tract of land designated as Tract 3 on the "Exhibit A - Property Map" accompanying FAA ADAP PROJECT 7-16-0025-01 and described as beginning at the West $\frac{1}{4}$ corner of Sec. 27, T. 3 S., R. 6 E., B.M., Elmore County, Idaho; thence N. $89^{\circ} 42' 37''$ E., along the E-W center section line, 1,238.28 feet to a point; thence N. $63^{\circ} 32' 05''$ W., 1,382.86 feet to a point on the section line common to Sec. 27 & 28; thence S. $0^{\circ} 01' 47''$ W., along said section line 622.552 feet to the REAL POINT OF BEGINNING, saving excepting a tract of land conveyed by the State of Idaho in a Warranty Deed dated May 22, 1967.

Said Tract 3 is more particularly described by the following meets and bounds description:

CITY PROPERTY

Airport - portion (con't)

PROPERTY DESCRIPTION: (con't City File No. 344)

Commencing at the East $\frac{1}{4}$ corner of Sec. 27; thence N. $89^{\circ} 42' 37''$ E. along the E-W center section line of said Sec. 27 a distance of 388.922' to the REAL POINT OF BEGINNING; thence continuing along said center section line N. $89^{\circ} 42' 37''$ E. a distance of 849.362 feet to a point; thence N. $63^{\circ} 32' 05''$ W., 1,382.863 feet to a point on the East section line of Sec. 27; thence S. $0^{\circ} 01' 47''$ W. along said section line a distance of 338.062 feet to a point; thence S. $53^{\circ} 59' 37''$ E., a distance of 480.584 feet to the REAL POINT OF BEGINNING.

Said tract contains 7.522 acres, more or less.

CITY PROPERTY
Airport (portion)

City Dead File No. 171

City Property Map No. 34

Recorded Instrument No. #40677
Elmore County Court House - Tax No. _____

PROPERTY DESCRIPTION:

Southwest Quarter (SW $\frac{1}{4}$), Section Twenty-seven
(27), Township Three South (3.S.), Range Six
East (6. E.) Boise Meridian.

CITY PROPERTY
Airport (portion)

City Deed File No. 186-185

City Property Map No. 34

Recorded Instrument No. #65702 & #65701
Elmore County Court House -- Tax No.

PROPERTY DESCRIPTION:

The East half of the Southeast quarter of Section
28, Township 3 South, Range 6 East, Boise Meridian,
together with the tenements, hereditaments and
appurtenances thereunto belonging or in anywise
appertaining.

CITY PROPERTY
Airport (portion)

City Deed File No. 345

City Property Map No. 34

Recorded Instrument No. #154650
Elmore County Court House - Tax No. _____

PROPERTY DESCRIPTION:

A tract of land designated as Tract 1 on the "Exhibit A-Property Map" accompanying FAA ADAP PROJECT 7-16-0025-01 and described as the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, T. 3S., R. 6E., B.M., Elmore County, Idaho, saving and excepting a tract of land conveyed by the State of Idaho in a Warranty Deed dated May 22, 1967. Said Tract 1 is more particularly described by the following meets and bounds description:

Commencing at the E $\frac{1}{4}$ corner of Sec. 28, T. 3S., R. 6E., B.M.; thence N. 89° 42' 42" W. along the E-W center section line of said Sec. 28 a distance of 327.301 feet to the REAL POINT OF BEGINNING; thence continuing N. 89° 42' 42" W. along said center section line a distance of 339.29 feet to the C-E-E 1/64 corner; thence N. 0° 0' 33" E. a distance of 657.38 feet to a point; thence S. 89° 42' 25" E. a distance of 666.83 feet to a point on the East section line of said Sec. 28; thence S. 0° 1' 47" W. along said section line a distance of 372.83 feet to a point; thence N. 53° 59' 37" W., 98.61 feet; thence S. 36° 00' 23" W., 421.30 feet to the REAL POINT OF BEGINNING. Said tract contains approximately 8.477 acres.

Attachment B

Urban Renewal Area Description

Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho.

Section 27: NW1/4NW1/4 lying South of Mountain Home Air Force Base Railroad Right of Way, and the S1/2NW1/4 Save and Except the following parcels:

Parcel 1:

Commencing at the W1/4 corner of Section 27, thence N89°42'37"E along the E-W center section line of said Section 27 a distance of 388.992 feet to the REAL POINT OF BEGINNING; thence continuing along said center section line N89°42'37"E a distance of 849.362 feet to a point; thence N63°32'05"W 1, 382.863 feet to a point on the West Section line of Section 27; thence S0°01'47" West along said section line a distance of 338.062 feet to a point, thence S53°59'37"E, a distance of 480.584 feet to the REAL POINT OF BEGINNING.

Parcel 2:

A parcel of land being on both sides of the centerline of the Mountain Home Airport Runway Survey as shown on the plans of said State Highway No. 67, Project No. S-3804(2) Highway Survey, and being a portion of the SW1/4NW1/4 of Section 27, Township 3 South, Range 6 East, Boise Meridian, described as follows, to-wit:

Beginning at the SW corner of the SW1/4NW1/4 of Section 27, Township 3 South, Range 6 East, Boise Meridian; thence South 89°44'30" East along the South line of said SW1/4NW1/4 a distance of 393.93 feet; thence North 53°59'37" West 486.96 feet to a point in the West line of said SW1/4NW1/4; thence Southerly along said West line 284.49 feet to the PLACE OF BEGINNING.

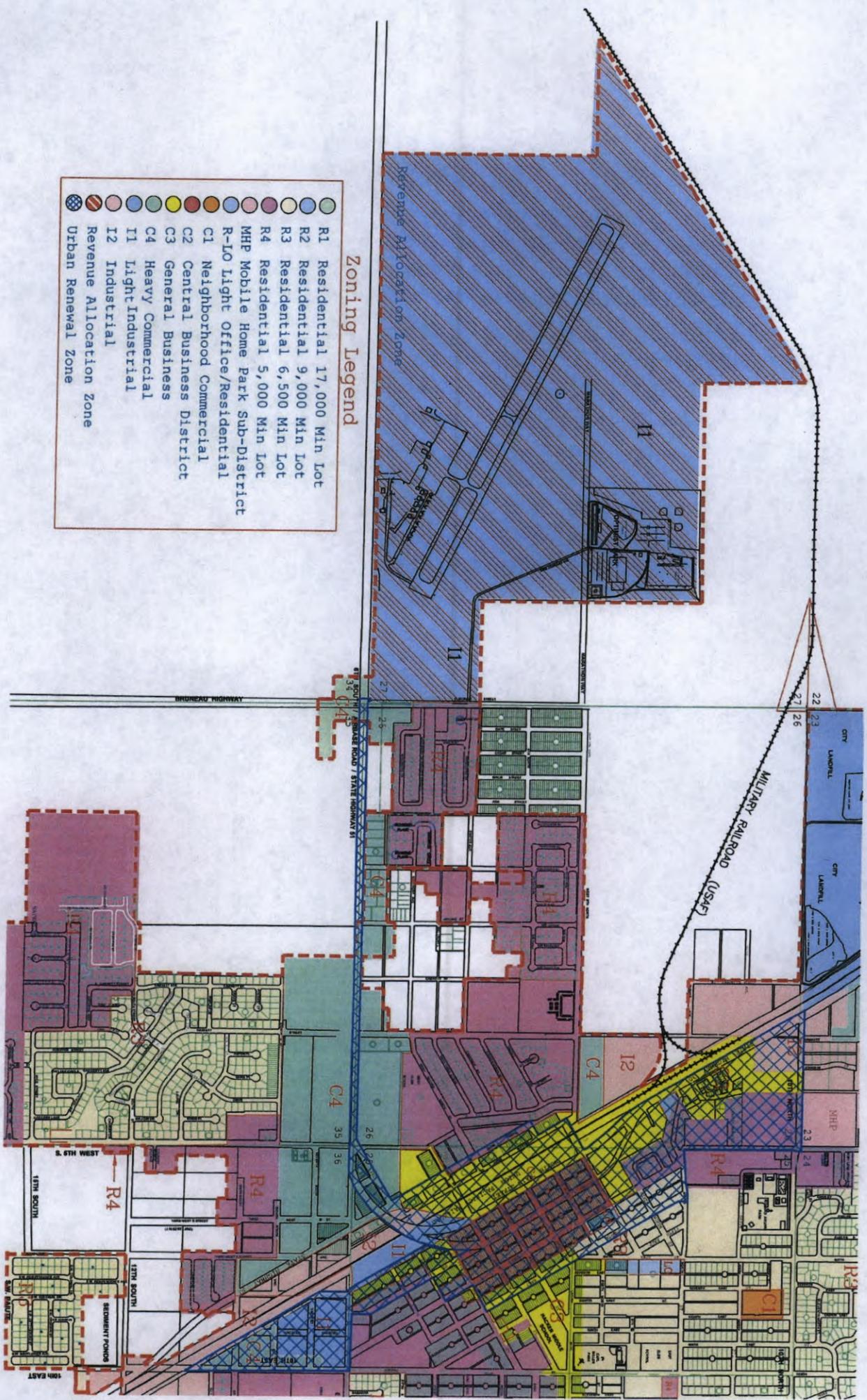
Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho.

Section 28: N1/2 lying South of Mountain Home Air Force Base Railroad Right of Way, SAVE AND EXCEPT the following parcel of land:

A tract of land designated as Tract 2 on the "Exhibit A Property Map" accompanying FAA ADAP PROJECT 7-16-0025-01 and described as beginning at the East 1/4 corner of Section 28, T3S, R6E, B. M. Elmore County, Idaho; thence N89°42'42" W, 2,690.58 feet along the E-W center section line to a point on the Southeasterly Right of Way of the Mountain Home Air Force Base Railroad; thence N 55°32'50" E, 1,996.04 feet along the said right of way line to a point; thence S 63°32'05" E, 1, 167.26 feet to a point on the East line of said Section 28; thence S0°01'47" W, 622.552 feet along said section line to the REAL POINT OF BEGINNING.

SAVING AND EXCEPTING therefrom the SE1/4 of the SE1/4 of the NE1/4 of Section 28.

- Zoning Legend**
- R1 Residential 17,000 Min Lot
 - R2 Residential 9,000 Min Lot
 - R3 Residential 6,500 Min Lot
 - R4 Residential 5,000 Min Lot
 - MHP Mobile Home Park Sub-District
 - R-LO Light Office/Residential
 - C1 Neighborhood Commercial
 - C2 Central Business District
 - C3 General Business
 - C4 Heavy Commercial
 - I1 Light Industrial
 - I2 Industrial
 - Revenue Allocation Zone
 - Urban Renewal Zone



CITY OF MOUNTAIN HOME
160 S 3rd East
Mountain Home, ID 83647

July 15, 2011

The State Tax Commission
800 Park Blvd., Plaza IV
Boise, ID 83712-7742

RE: Amended and Restated Urban Renewal Plan for the Mountain Home
Urban Renewal Agency

To Whom It May Concern:

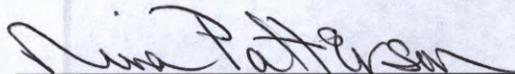
As provided for under Idaho Code Sections 50-2907 and 63-215, you are being provided copies of the following documents:

1. Mountain Home City Council Ordinance No. 1566 without the exhibits and Summary of Ordinance No. 1566 approving the Amended and Restated Urban Renewal Plan for the Mountain Home Urban Renewal Agency, which Plan contains a revenue allocation area. The City Council approved the Ordinance at its meeting of June 20, 2011. The Mayor signed the Ordinance on June 20, 2011. Publication of the Ordinance occurred by Summary on June 29, 2011.
2. A legal description of the Amended and Restated Urban Renewal Plan Area and Revenue Allocation Area, which areas are not co-terminous.
3. A map showing the boundaries of the urban renewal area and revenue allocation area.

Please file these documents in your official records.

Should you desire a copy of the entire Amended and Restated Urban Renewal Plan for the Mountain Home Urban Renewal Agency and its attachments, copies can be obtained from the Offices of the City Clerk, 160 S 3rd East, P.O. Box 10, Mountain Home, ID 83647.

Sincerely,



City Clerk

cc: Mayor Tom Rist
Ryan Armbruster, Esquire
Lisa Anderson
Ron Swearingen

RECEIVED

JUL 18 2011

TECHNICAL SUPPORT