

ORDINANCE NO. 12-514

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RUPERT, IDAHO, APPROVING THE URBAN RENEAL PLAN FOR URBAN RENEWAL AREA NO.1; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF TH THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Rupert Urban Renewal Agency (hereafter "Agency") was created on November 7, 2006 by Resolution No. 06-114 of the City Council of the City of Rupert, Idaho; and,

WHEREAS, the City Council of the City of Rupert, Idaho (the "City") following the formation of the Agency and prior to this Ordinance determine that certain property in the City of Rupert designated as Urban Renewal Area No. 1 comprises a deteriorated area or deteriorating area or a combination thereof and has designated said area as appropriate for an Urban Renewal Project, to be known as CITY of RUPERT URBAN RENEWAL PLAN 2012; and,

WHEREAS, on Sept. 6, 2012, the Agency met and considered an Urban Renewal Plan for Urban Renewal Area No. 1 attached hereto and incorporated as "Exhibit A" (the "Plan"), and recommended that the City Council of the City of Rupert adopt the Plan; and,

WHEREAS, on October 11, 2012, the City of Rupert's Planning and Zoning Commission reviewed the Plan, determined that the Plan conforms with the City Comprehensive Plan, the City's zoning regulations, and the general plan for development of the municipality, and recommended approval of the Plan; and,

WHEREAS, on November 1, 2012, a Notice of Public Hearing setting December 11, 2012 at 7:00 p.m. as the date and time for public hearing on whether the Plan should be adopted and providing City Hall as the location for said hearing (the "Notice") was published in the *Weekly News Journal*, the official newspaper for public notices of the City of Rupert, and

WHEREAS, said Notice was also served on Minidoka County, Minidoka County Highway District, Cemetery District 1, Minidoka School District 331, Minidoka County Fair, Minidoka County Historical Society, and the City of Rupert as required by law; and,

WHEREAS, on December 11, 2012, at 7:00 p.m. the Rupert City Council held a public hearing on consideration of the adoption of the Plan: and,

WHEREAS, the Legislature of the State of Idaho has enacted Chapter 29, Title 50, Idaho Code, authorizing certain urban renewal agencies, including the Agency, to adopt revenue allocation financing provisions as part of urban renewal plans; and,

WHEREAS, the Plan presented by the Agency contains a revenue allocation
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financing provision and,

WHEREAS, as required by applicable law, the Plan contains the following information which was made available to the general public and all taxing districts with tax authority in Urban Renewal Area No. 1 (sometimes referred to as Revenue Allocation Area No. 1) at least thirty days prior to the December 11, 2012 public hearing of the City:

- (1) A statement of the objectives of the municipality in undertaking the urban renewal project;
- (2) The sources of revenue to finance these costs, including estimates of revenue allocation under the Act;
- (3) The amount of bonded or other indebtedness to be incurred, which in the present case is zero;
- (4) The duration of the project's existence;
- (5) A description of the revenue allocation area;
- (6) As statement of the estimated impact of revenue allocation financing on all taxing districts within Minidoka County;
- (7) A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality;
- (8) A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area;
- (9) An economic feasibility study;
- (10) A detailed list of estimated project costs;
- (11) A fiscal impact statement showing the impact of the revenue allocation area, both until and after any bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area;
- (12) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;
- (13) A termination date for the plan and the revenue allocation area as provided for in Idaho Code Section 50-2903(20). In determining the termination date, the plan recognizes that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan; and,
- (14) A description of the disposition or retention of any assets of the agency upon the termination date. The agency may retain assets or revenues generated from such assets as long as the agency has resources other than revenue allocation funds to operate and manage such assets.

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

WHEREAS, it is necessary and in the best interest of the citizens of the City of Rupert, Idaho to adopt the Plan, including revenue allocation financing provisions, since revenue allocation will help finance urban renewal projects to be completed in accordance with the Plan (as

now or hereafter amended) in order to: 1.) encourage private development in the Urban Renewal Area No. 1; 2.) prevent and arrest decay of the Rupert 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 Urban Renewal Area No. 1 in order to facilitate the long-term growth of their common tax base; and 4.) to encourage private investment within the City of Rupert and to further the public purposes of the Agency.

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

Section 1: That it is hereby found and determined that:

- a.) Urban Renewal area No.1 was and is determined to be deteriorated or a deteriorating area as defined in the Act and qualifies as an eligible urban renewal area under the Act.
- b.) The rehabilitation, conservation, and redevelopment of the Urban Renewal Area No. 1 (the entirety of which is Revenue Allocation Area No.1) is necessary in the interest of the public health, safety and welfare of the residents of the City of Rupert; and,
- c.) There continues to be a need for the Agency to function in the City of Rupert, Idaho.

Section 2: There is not expected to be any displacement of persons or families within Urban Renewal Area No. 1.

Section 3: The Plan conforms to the Comprehensive Plan of the City of Rupert, Idaho.

Section 4: The said Plan gives due consideration to the provision of adequate open space, park, and recreation areas and facilities that may be desirable for neighborhood improvement and shows consideration for the health safety and welfare of any children residing in the general vicinity of the Urban Renewal Area covered by the Plan.

Section 5: The Plan affords maximum opportunity, consistent with the sound needs of the City as a whole for the rehabilitation or redevelopment of the Revenue Allocation Area by private enterprise.

Section 6: The redevelopment of the Project Area for industrial uses is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition will require the exercise of governmental action, because of a number of factors or other conditions which retard development of the area.

Section 7: The Urban Renewal Plan for Urban Renewal Area No. 1 attached hereto is approved.

Section 8: Upon publication of this Ordinance, the City Clerk is authorized and directed to transmit to the county auditor and tax assessor of Minidoka County, and to the appropriate official of School District No. 331, Minidoka County, the Minidoka County Highway District, Cemetery District 1 of Rupert Idaho, Minidoka County Fair Board, Minidoka County Historical Society, the

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

Section 9: The City Council hereby finds and declares that the Revenue Allocation Area consisting of the entirety of Urban Renewal Area No. 1 and as defined in the Plan includes the area described in the plan and the equalized assessed valuation of which the Council hereby determines in and as part of the Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

Section 10: This Ordinance shall be in full force and effect from and after its pass, approval and publication according to law.

Section 11: This Ordinance may be published in summary, pursuant to the provisions of Idaho Code Section 50-901A as follows:

“SUMMARY OF ORDINANCE
ORDINANCE No. 12-514

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RUPERT,
IDAHO APPROVING THE URBAN RENEWAL PLAN FOR URBAN
RENEWAL AND REVENUE ALLOCATION AREA NO. 1; AUTHORIZING
THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND
OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS;
AND, PROVIDING AN EFFECTIVE DATE.

With respect to the Urban Renewal Plan for Urban Renewal Area No. 1 (Revenue Allocation Area No. 1), the City Council for the City of Rupert, Idaho finds that Urban Renewal Area No. 1 was determined to be deteriorated or a deteriorating area as defined in the Act and qualifies as an eligible urban renewal area under the Act, the rehabilitation, conservation, and redevelopment of the Revenue Allocation Area No. 1 comprising all of the Urban Renewal Area No. 1 is necessary in the interest of the public health, safety, and welfare of the residents of the City of Rupert, Idaho, there continues to be a need for the Agency to function in the City of Rupert, Idaho, there is not expected to be any displacement of persons or families within Revenue Allocation Area No. 1, the Urban Renewal Plan conforms to the Comprehensive Plan of the City of Rupert, Idaho, the Plan gives due consideration to the provision of adequate open space, park and recreation areas, and facilities that may be desirable for neighborhood improvement and shows consideration for the health, safety and welfare of any children residing in the general vicinity of the Urban Renewal Area covered by the Plan, the Urban Renewal Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation or redevelopment of the Revenue Allocation Area No. 1 by private enterprise, the redevelopment of the Project Area for industrial uses is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition will require the exercise of governmental action because of a number of factors or other conditions which retard development of the area. The Urban Renewal Plan for Urban Renewal Area No. 1 is approved.

The Plan approved by the Ordinance describes the location of the Project Area as follows:

TOWNSHIP 9 SOUTH, RANGE 24 EAST, BOISE MERIDIAN, MINIDOKA COUNTY, IDAHO

SECTION: A PORTION OF SECTIONS 29 AND 32, AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 32, MARKED BY A BRASS CAP, AND RUNNING THENCE ALONG THE WEST LINE THEREOF SOUTH 0°37'45" EAST 378.37 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE SOUTH 0°37'45" EAST 193.58 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHEASTERN RIGHT OF WAY LINE OF STATE HIGHWAY 24;

THENCE CONTINUING ALONG SAID WEST SECTION LINE SOUTH 0°37'45" EAST 746.36 FEET TO THE SOUTHWEST CORNER OF THE NW1/4NW1/4 OF SAID SECTION 32;

THENCE ALONG THE SOUTH LINE OF SAID NW1/4NW1/4 NORTH 89°48'04" EAST 1324.49 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE ALONG THE EAST LINE OF SAID NW1/4NW1/4 NORTH 0°28'55" WEST 1293.55 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE 100 SOUTH STREET RIGHT OF WAY;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 89°47'35" EAST 1327.95 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NE1/4NW1/4 OF SAID SECTION 32;

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 89°48'09" EAST 32.00 FEET;

THENCE NORTH 0°19'19" WEST 25.00 FEET TO THE SOUTH LINE OF SAID SECTION 29;

THENCE ALONG THE EAST LINE OF THE 'H' STREET RIGHT OF WAY NORTH 0°13'18" WEST 1294.48 FEET TO THE NORTHWEST CORNER OF LOT 1 OF THE SUNSET ADDITION TO RUPERT, IDAHO, THE OFFICIAL PLAT OF WHICH IS DATED APRIL 13, 1947;

THENCE NORTH 0°03'12" WEST 60.31 FEET TO THE SOUTHWEST CORNER OF BLOCK 7 OF B. E. SMITH'S FIRST ADDITION TO RUPERT, THE OFFICIAL PLAT OF WHICH WAS RECORDED APRIL 18, 1913, MINIDOKA COUNTY RECORDS;

THENCE CONTINUING ALONG SAID EAST LINE OF THE 'H' STREET RIGHT OF WAY NORTH 0°04'42" WEST 650.95 FEET TO THE SOUTHWEST CORNER OF BLOCK 3 OF SAID B. E. SMITH'S FIRST ADDITION;

THENCE ALONG THE SOUTH LINE OF SAID BLOCK 3 NORTH 89°44'06" EAST 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 8 THEREOF;

THENCE ALONG THE EAST LINE OF SAID LOT 8 NORTH 0°16'32" WEST 124.81 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE ALONG THE SOUTH LINE OF THE ALLEY IN SAID BLOCK 3 NORTH 89°42'08" EAST 100.00 FEET;

THENCE ACROSS SAID ALLEY NORTH 0°16'32" WEST 16.00 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF SAID BLOCK 3;

THENCE ALONG THE EAST LINE THEREOF NORTH 0°16'32" WEST 124.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE ALONG THE NORTH LINE OF SAID BLOCK 3 NORTH 89°40'10" EAST 100.00 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE ACROSS 'G' ST. NORTH 89°40'10" EAST 80.00 FEET TO THE NORTHWEST CORNER OF BLOCK 4 OF SAID B. E. SMITH'S ADDITION TO RUPERT;

THENCE, ACROSS 2nd ST. SOUTH, NORTH 0°14'47" WEST 60.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 1 OF SAID B. E. SMITH'S ADDITION TO RUPERT;

THENCE ALONG THE WEST LINE OF SAID BLOCK 1 NORTH 0°13'03" WEST 266.00 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE ALONG THE NORTH LINE OF SAID BLOCK 1 NORTH 89°40'10" EAST 300.01 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE NORTH 0°12'54" WEST 40.61 FEET TO THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 29;

THENCE NORTH 0°13'04" WEST 18.92 FEET TO THE SOUTHEAST CORNER OF BLOCK 85 OF THE ORIGINAL RUPERT TOWNSITE;

THENCE ALONG THE EAST LINE OF SAID BLOCK 85 NORTH 0°13'04" WEST 300.00 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE CONTINUING NORTH 0°13'04" WEST 0.45 FEET TO THE SOUTHEASTERN LINE OF THE HIGHWAY 24 RIGHT OF WAY;

THENCE ALONG SAID SOUTHEASTERN RIGHT OF WAY LINE NORTH 45°14'54" EAST 113.48 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF BLOCK 75 OF THE ORIGINAL RUPERT TOWNSITE;

THENCE ALONG SAID SOUTH LINE OF BLOCK 75 NORTH 89°45'37" EAST 298.66 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE ALONG THE EAST LINE OF SAID BLOCK 75 NORTH 0°15'35" WEST 293.51 FEET TO THE INTERSECTION THEREOF WITH SAID SOUTHEASTERN LINE OF THE HIGHWAY 24 RIGHT OF WAY;

THENCE NORTH 44°45'06" WEST 80.00 FEET TO THE SOUTHEASTERN LINE OF THE EASTERN IDAHO RAILROAD RIGHT OF WAY;

THENCE ALONG SAID SOUTHEASTERN RAILROAD RIGHT OF WAY LINE SOUTH 45°14'54" WEST 340.84 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE 'F' ST.

RIGHT OF WAY;

THENCE ALONG LAST SAID EAST LINE NORTH 0°15'05" WEST 280.41 FEET TO THE NORTHWESTERN LINE OF SAID EASTERN IDAHO RAILROAD RIGHT OF WAY;

THENCE ALONG SAID NORTHWESTERN RAILROAD RIGHT OF WAY LINE NORTH 45°14'54" EAST 2607.73 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF SAID SECTION 29;

THENCE ALONG SAID EAST SECTION LINE NORTH 0°15'33" WEST 19.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29;

THENCE ALONG THE NORTH LINE OF SAID SECTION 29 SOUTH 89°47'40" WEST 94.60 FEET;

THENCE SOUTH 45°14'54" WEST 56.90 FEET TO THE SOUTHEASTERN LINE OF THE SCOTT AVENUE (SHOWN AS BANNOCK ST. ON THE MAP OF THE ORIGINAL RUPERT TOWNSITE) RIGHT OF WAY;

THENCE ALONG SAID SOUTHEASTERN LINE OF THE SCOTT AVENUE RIGHT OF WAY SOUTH 45°14'54" WEST 1825.05 FEET TO THE INTERSECTION THEREOF WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF THE ALLEY IN BLOCK 55 OF THE ORIGINAL RUPERT TOWNSITE;

THENCE ALONG SAID EASTERLY PROLONGATION AND ALONG SAID NORTH ALLEY LINE SOUTH 89°46'06" WEST 423.07 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF SAID BLOCK 55;

THENCE ACROSS 'F' ST. SOUTH 89°46'06" WEST 80.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE THEREOF;

THENCE ALONG SAID WEST LINE OF THE 'F' ST. RIGHT OF WAY SOUTH 0°15'05" EAST 886.99 FEET TO THE INTERSECTION THEREOF WITH THE NORTHWESTERN LINE OF SAID HIGHWAY 24 RIGHT OF WAY;

THENCE ALONG SAID NORTHWESTERN HIGHWAY RIGHT OF WAY LINE AS FOLLOWS:

SOUTH 45°14'54" WEST 521.24 FEET,

SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1949.86 FEET, A CENTRAL ANGLE OF 12°44'51", AN ARC LENGTH OF 433.82 FEET, A CHORD BEARING OF SOUTH 38°01'54" WEST AND AN CHORD DISTANCE OF 432.92 FEET, AND

SOUTH 31°29'27" WEST 1104.49 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THAT REAL PROPERTY CONVEYED TO GARCIA, ET AL. BY INSTRUMENT No. 509754, RECORDED OCTOBER 18, 2010, RECORDS OF MINIDOKA COUNTY;

THENCE ALONG THE NORTH AND WEST LINES OF SAID LANDS OF GARCIA, ET AL., SOUTH 89°03'03" WEST 226.48 FEET AND SOUTH 0°03'59" EAST 103.71 FEET TO THE NORTH LINE OF THAT REAL PROPERTY CONVEYED TO BUDKE BY INSTRUMENT No. 515309 RECORDED JANUARY 6, 2012, RECORDS OF MINIDOKA COUNTY;

THENCE ALONG SAID NORTH LINE OF THE LANDS OF BUDKE SOUTH 89°46'06" WEST 333.76 FEET TO THE SOUTHEASTERN LINE OF THE HEREINABOVE MENTIONED EASTERN IDAHO RAILROAD RIGHT OF WAY;

THENCE ALONG SAID SOUTHEASTERN RAILROAD RIGHT OF WAY LINE SOUTH 45°14'54" WEST 362.82 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE SE1/4SW1/4 OF SAID SECTION 29;

THENCE ALONG LAST SAID WEST LINE SOUTH 0°05'01" EAST 759.19 FEET TO THE INTERSECTION THEREOF WITH THE NORTHWESTERN LINE OF THE AFORESAID HIGHWAY 24 RIGHT OF WAY;

THENCE ALONG SAID NORTHWESTERN HIGHWAY RIGHT OF WAY LINE AS FOLLOWS:

SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1392.40 FEET, A CENTRAL ANGLE OF 5°24'05", AN ARC LENGTH OF 131.26 FEET, A CHORD BEARING OF SOUTH 57°01'48" WEST, AND A CHORD DISTANCE OF 131.21 FEET,

SOUTH 59°43'50" WEST 77.97 FEET,
NORTH 74°12'25" WEST 39.10 FEET,
NORTH 29°36'15" WEST 5.54 FEET,
SOUTH 60°24'08" WEST 71.22 FEET,
SOUTH 29°36'15" EAST 5.54 FEET,
SOUTH 12°41'06" WEST 39.61 FEET,
SOUTH 59°43'50" WEST 797.60 FEET,
SOUTH 70°14'56" WEST 68.20 FEET,
SOUTH 59°08'47" WEST 226.68 FEET,
NORTH 74°38'23" WEST 60.77 FEET, AND
NORTH 30°19'46" WEST 12.59 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 89°22'15" WEST 25.00 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS 102.01 ACRES, MORE OR LESS.

EXCEPTING THEREFROM, HOWEVER, THAT PORTION OF THE PROPERTY CONVEYED TO RODRIGUEZ BY INSTRUMENT No. 515530, RECORDED JANUARY 25, 2012, MINIDOKA COUNTY RECORDS, LYING OUTSIDE OF THE 100 SOUTH STREET RIGHT OF WAY, AND THAT PORTION OF THE REAL PROPERTY CONVEYED TO JOHNSON BY INSTRUMENT No. 445539, RECORDED DECEMBER 30, 1999, MINIDOKA COUNTY RECORDS, LYING OUTSIDE OF THE 100 SOUTH STREET RIGHT OF WAY, SAID PORTIONS DESCRIBED COLLECTIVELY AS FOLLOWS:

COMMENCING AT THE HEREINABOVE MENTIONED NORTHWEST CORNER OF SECTION 32 AND RUNNING THENCE ALONG THE NORTH LINE THEREOF NORTH 89°47'21" EAST 1148.30 FEET TO THE NORTHWEST CORNER OF SAID LANDS OF RODRIGUEZ; THENCE ALONG THE WEST LINE THEREOF SOUTH 0°27'19" EAST 25.00 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF SAID 100 SOUTH STREET RIGHT OF WAY, AND THE TRUE POINT OF BEGINNING OF THIS EXCEPTION DESCRIPTION;

THENCE CONTINUING ALONG SAID WEST LINE OF THE LANDS OF RODRIGUEZ SOUTH 0°27'19" EAST 324.72 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE ALONG THE SOUTH LINE OF SAID LANDS OF RODRIGUEZ, AND IN TURN ALONG THE SOUTH LINE OF THE AFORESAID LANDS OF JOHNSON NORTH 89°32'03" EAST 149.74 FEET TO THE SOUTHEAST CORNER OF SAID LANDS OF JOHNSON;

THENCE ALONG THE EAST LINE THEREOF NORTH 0°28'55" WEST 324.05 FEET TO THE INTERSECTION THEREOF WITH SAID SOUTH LINE OF THE 100 SOUTH STREET RIGHT OF WAY;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°47'21" WEST 149.59 FEET TO THE TRUE POINT OF BEGINNING OF THIS EXCEPTION DESCRIPTION.

THE ABOVE DESCRIBED EXCEPTION CONTAINS 1.11 ACRES, MORE OR LESS.
THE HEREINABOVE DESCRIBED TOTAL REVENUE ALLOCATION AREA CONTAINS 100.90 ACRES, MORE OR LESS.

The foregoing summary is true and complete and provides adequate notice to the public of the principal provisions of the Ordinance. The full text of the Ordinance and Urban Renewal Plan is available at the Rupert City Hall.

/s/ Michael P. Tribe, City Attorney"

PASSED AND APPROVED this 11th day of December, 2012, by the City Council of the City of Rupert and signed by the Mayor on said date.

CITY OF RUPERT

By Michael D. Brown
Michael D. Brown, Mayor

ATTEST:

Bayley Fuller
Bayley Fuller, City Clerk

EXHIBIT A

TO RUPERT CITY ORDINANCE 12-514

CITY OF RUPERT URBAN RENEWAL PLAN 2012

CITY of RUPERT
URBAN RENEWAL PLAN
2012

INTRODUCTION

Rupert is located in the Snake River Plain of Southern Idaho. It lies in southwestern Minidoka County, in South-central Idaho.

Minidoka County is located in the fertile Snake River Plain of Southern Idaho approximately 160 miles east of Boise, 160 miles northwest of Salt Lake City, Utah and 90 miles west of Pocatello. The county contains approximately four hundred eighty thousand (480,000) acres, of which 42% is in production agriculture. The county has a unique topography and elevation. Its southern portion, which runs along the Snake River, was originally part of the riverbed. Its northern portion runs over a somewhat higher table and is called the North-side project. Its extreme northern and eastern boundaries consist of lava flows with large and small areas of arable land. Although the surface structure is varied, there is only 180 feet difference in elevation from the lowest point at the southwest corner, 4180 feet and the highest point in the northeast corner, 4360 feet.

WATER

Water stored in reservoirs created by dams on the Snake River provides the means of irrigation for the diversified farming on the original Minidoka Project. Water was first delivered to the Minidoka Project in 1907 with the completion of Minidoka Dam. The old project consists of 72,221 acres. Deep wells provide the water for the new Governmental Homestead Project consisting of 89,000 acres. Additional acres have been developed by private enterprise since the first Veteran Homestead drawing in 1953. Today there are approximately 160,000 acres of rich sagebrush land under irrigation by pumping ground or surface.

CLIMATE

The climate of Minidoka County corresponds, in general, with that of the semi-arid valleys of Southern Idaho. The average annual precipitation is 9.48 inches, coming primarily in the form of snow during the months of November through February. Records show an annual precipitation high of 13.7 inches in 1968 and an unprecedented low of 3.38 as of September 1969. The mean temperature for Rupert is 62.2 degrees maximum, with highs of 105+ degrees F recorded and minus (-) 35 degrees F for the low.

The average date of the last killing frost in the spring is May 17th and the first frost in the fall is September 21. Minidoka County did experience scattered frost damage on July 4 and 5th in 1986. There is an average of 127 frost-free days.

TRANSPORTATION

Interstate Highway 84 traverses Minidoka County from east to west for approximately 15 miles. In addition to the Interstate system, there are 72 additional miles of State maintained highways in the county. Minidoka County Highway District maintains 608 miles of road in the county and also cooperates with the cities in the county on highway maintenance. The District's goal was to hard surface all roads on the North side, but this objective has changed with an increased energy cost and the current economic situation in the state and county. They currently have 310 miles of highways that qualify for Federal Highway funds. Sixty (60%) percent of the District budget is derived from gasoline taxes.

The mainline of the Union Pacific railroad crosses the northern side of the county. A spur line comes off the mainline at Minidoka, running past Acequia, Rupert, Burley, Paul and terminating in Twin Falls. While rail passenger service is not available in the area, the railroad serves a valuable function in the transportation of agricultural produce to and from the area.

Air transportation is limited by the size of the local facilities. The Burley airport located on the eastern edge of the city of Burley and is not large enough to serve commercial air transportation. However, there is an active private and charter service available at the Burley airport.

HISTORY

The City of Rupert is the gateway to Lake Walcott, which was formed with the construction of the Minidoka Power Plant and Minidoka Dam in 1904. The Plant is listed on the National Register of Historic Places. Lake Walcott is home to the Minidoka Wildlife Refuge where you can enjoy the sights of migrating birds throughout the year. Lake Walcott is also famous for excellent ice fishing in the winter. Rupert is an agricultural farming community well known for the efforts of local businesses in providing services with a home-felt hospitality and a general sense of community purpose.

Key attractions in Rupert and the surrounding area include: the Historic Rupert Town Square, the Historic Wilson Theater, Lake Walcott, the Snake River, bass and other fishing, Frisbee golf, the annual 4th of July celebration, the Viking Man triathlon in June and the Spudman triathlon in July.

Rupert's proximity to Burley, Twin Falls, Pocatello, Boise, and Salt Lake City provide easy access to a full range of cultural, retail, educational, and health care services found in metropolitan areas.

The City of Rupert contains a mixture of commercial development, vacant lots, and lots that are underused or contain unsightly conditions. Recent commercial development has mainly occurred along State Highway 24, the main highway connecting the community with Interstate 84. Unfortunately, the capacity of the city's infrastructure has not kept pace, and

is in need of upgrade. This includes expanding the capacity of the city's wastewater collection system and developing/improving water delivery along the Highway 24 corridor.

In June 2001, community leaders adopted a new comprehensive plan. To further the goals and objectives of that plan, the community leadership of Rupert recognizes the importance of developing a strategic plan to address key economic development issues, creating an environment for successful business investment, and ultimately increasing the community's standard of living. This is the purpose of this Rupert Urban Renewal Plan and its project. The main theme of the Plan is to facilitate efforts community-wide among private and public partners to accomplish important goals for securing the economic future of the community. The goals have been developed to achieve successful community stability and quality of life. These goals have evolved from a synthesis of ideas about the community's position in the marketplace, local strengths and challenges, potential opportunities, and residents' feelings about the future.

This Urban Renewal Plan describes the project area and improvements, how those improvements will be funded, and outlines the powers, duties and obligations of the City of Rupert Urban Renewal Agency (the "Agency"). This Plan, by way of adopted ordinance, establishes the Rupert Urban Renewal Area and Revenue Allocation Area. The Agency has commissioned an economic feasibility study, which includes a fiscal impact statement. The economic feasibility study focuses on all aspects of the entire District and aspects directly related to the project and revenue allocation area. The Agency intends to utilize tax revenue allocation to fund much of the costs incurred by this Plan.

URBAN RENEWAL PLAN

This is the Urban Renewal Plan (the "Plan") for Urban Renewal Area #1 in the City of Rupert (the "City"), County of Minidoka, State of Idaho, and consists of the text and all attachments thereto, including:

- a map of the project area and revenue allocation area;
- description of the project area and revenue allocation area boundaries;
- expected land use and current zoning map of the project area;
- a statement of proposed public improvements, costs, revenues, tax impacts, and financing methods; and,
- estimated annual revenues and costs for the project.

The term "project" is used herein to describe the overall activities defined in this Plan and conforms to the statutory definition of an urban renewal project. This is reference specifically to Idaho Code Section 50-2018(10) for the various activities contemplated by this project. Such activities include both private and public development of property within Urban Renewal Area #1. The term "project" is not meant to refer to a specific activity or development proposal.

This Plan was prepared by the Urban Renewal Agency of the City of Rupert (the "Agency") pursuant to City of Rupert Resolution No. 06-114, the State of Idaho Urban Renewal Law (Chapter 20, Title 50, Idaho Code), the Local Economic Development Act (Chapter 29, Title 50, Idaho Code), the Idaho Constitution, and other applicable law.

This Plan provides the Agency with powers, duties and obligations to implement and further the program/project formulated in this Plan for the redevelopment and revitalization of the area within the boundaries of Urban Renewal Area #1 ("Project Area" or "Urban Renewal Area") set forth on the area map, Attachment "A" hereto; this area is also the revenue allocation area. The Project Area was certified by the Rupert City Council.

The Project Area has been determined by the Rupert City Council to be a deteriorated or deteriorating area as defined in Sections 50-2018 (8) and (9), and 50-2903(8) Idaho Code. Specifically, the area is deteriorating due to insufficient public utility infrastructure.

50-2018 (8) "Deteriorated area" shall mean an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare. Provided however, this definition shall not apply to any agricultural operation, as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section 63-1701(4), Idaho Code, absent the consent of the forest landowner, as defined in section 63-1701(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

50-2018 (9) "Deteriorating area" shall mean an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use; provided, that if such deteriorating area consists of open land the conditions contained in the proviso in section 50-2008(d), Idaho Code, shall apply; and provided further, that any disaster area referred to in section 50-2008(g), Idaho Code, shall constitute a deteriorating area. Provided however, this definition shall not apply to any agricultural operation, as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section 63-1701(4), Idaho Code, absent the consent of the forest landowner, as defined in section 63-1701(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

50-2903 (8) "Deteriorated area" means:

(a) Any area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

(b) Any area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.

(c) Any area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. The provisions of section 50-2008(d), Idaho Code, shall apply to open areas.

(d) Any area which the local governing body certifies is in need of redevelopment or rehabilitation as a result of a flood, storm, earthquake, or other natural disaster or catastrophe respecting which the governor of the state has certified the need for disaster assistance under any federal law.

(e) Any area which by reason of its proximity to the border of an adjacent state is competitively disadvantaged in its ability to attract private investment, business or commercial development which would promote the purposes of this chapter.

(f) "Deteriorated area" does not mean not developed beyond agricultural, or any agricultural operation as defined in section 22-4502(1), Idaho Code, or any forest land as defined in section 63-1701(4), Idaho Code, unless the owner of the agricultural operation or the forest landowner of the forest land gives written consent to be included in the deteriorated area, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

This Plan contains specific recommendations of ways the Urban Renewal Agency of the City of Rupert and the City of Rupert can remedy these deficiencies and assist business development within the Urban Renewal Area, designated Revenue Allocation Area #1 on the map set forth on Attachment A hereto.

The Agency has been advised by the Rupert City Planning and Zoning Commission on October 11, 2012 that this Plan does conform to the City's Comprehensive Plan.

In accordance with applicable law, a public hearing was held on this Plan on December 11, 2012, after publication of a notice on November 1, 2012, of such hearing, in a newspaper having general circulation. The City and the Agency have taken various other actions as required by law with respect to this Plan, including the City Council adopting this Plan as

indicated on Attachment "B" hereto.

PROJECT OVERVIEW

As discussed on page 4, Urban Renewal Area #1 is a deteriorated and deteriorating area as defined in Sections 50-2018(h), 50-2018(i), and 50-2903(8), Idaho Code. The Project will involve several actions to remedy the existing conditions causing deterioration of the area.

In order to address the deteriorating area problems set forth on the preceding pages, it is recommended that various actions be taken. The Urban Renewal Agency has identified needed infrastructure improvements for Revenue Allocation Area #1 ("RAA #1") as:

- Scott Avenue water and street improvements from 5th Street to 8th Street. The Agency will partnership with City of Rupert for street overlay and water improvements to accommodate business expansion in 3-5 years. Approximate cost \$ 130,000. Rupert Urban Renewal Agency will pay \$ 20,000; City of Rupert will pay \$110,000.
- Gaining 50' by 3000' (150,000 square feet) of right-of-way easement along the south/southeast boundary stretching across to 'H' Street. Approximate cost is \$0.23 per square foot for \$35,000.
- Developing a road accessing the northwest corner of the C & C Leasing property. Approximate costs: right-of-way 50' by 350' = 10,500 square feet at \$3.81 per square foot = \$40,000; asphalt and base, 10,500 sq. feet at \$2.45 per sq. foot = \$25,725 (without curbing); total costs are approximately \$30,975.
- Providing wastewater to the C & C Leasing property. Approximate cost: \$300,000.
- Providing water service to the C & C Leasing property. Approximate cost: \$300,000.
- Reconstructing 'H' Street and associated infrastructure (water, wastewater, storm drainage, lighting) between South 3rd Street to South 9th Street (2000 linear feet, 30' wide road way). Approximate costs: asphalt and base removal \$5,000; replace base and asphalt \$147,000; install curb and gutter 4000' at \$15 per lineal foot = \$60,000; wastewater flow improvements \$300,000; storm drainage improvements \$150,000; street lighting \$10,000; total cost are approximately \$672,000.

These improvements total an estimated \$1,467,975 in 2012 dollars. The Urban Renewal Agency and the City of Rupert will make these improvements as money and/or financing becomes available. There is no current plan for bonded indebtedness.

The Agency also recommends that the City of Rupert aid and cooperate with the Agency in carrying out this Plan and take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and prevent the recurrence or spread in the area of conditions causing deterioration. It is expected the City of Rupert, by agreement, will act on behalf of the Urban Renewal Agency to acquire and construct the Project where appropriate, including any and all public facilities, all to be financed as set forth below under "Financing Methods". The Agency will also seek the cooperation of such other State and/or local bodies necessary to carry out this Plan.

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any publicly-owned facility, structure, or other improvements within the Urban Renewal Area for itself or for any public body or entity. The Agency may also assist in the preparation for development by such means as allowed by law.

The Agency is authorized to take any actions permitted by Idaho Code Section 50-2007 or other applicable law to install and construct, or cause to be installed or constructed, within the Urban Renewal Area, or materially related or connected thereto, any public improvements and public utilities or other improvements beneficial to the Urban Renewal Area (RAA#1).

The above actions constitute the Urban Renewal Project (the "Project").

Financing Methods

At the time of Plan development there are two financing sources identified that may be used to cover the costs of the Project:

Sources

Urban Renewal Agency of Rupert	\$ 20,000
City of Rupert	\$110,000
Total available in 2012	\$130,000

Future work on the Project will be funded by the tax increment generated by Revenue Allocation Area #1 (which is the same area as the Urban Renewal Area and Project Area) and other sources that may become available.

Economic Feasibility Study

2012 Tax Assessments: In 2012, the Minidoka County Assessor assessed the following value for the property included in Revenue Allocation Area #1 (Project Area) as \$11,186,033. Each property and its assessed valuation is included in Attachment "C". The assessed value for the entire city of Rupert is \$154,748,924.

Figure 1
Tax assessment rate

Taxing jurisdiction	Levy Rate
Minidoka County	0.003814628
Indigent Fund	0.000349441
City of Rupert	0.004833892
School District #311	0.002434045
Highway District	0.001105920
Cemetery District #1	0.000295263
Fair	0.000129979
Historical Society	0.000027405

As indicated above, each of the eight (8) taxing jurisdictions will continue to receive their portion of the assessed valuation from the existing value of the property in Revenue Allocation Area #1.

The 2012 tax levies for each of the eight tax jurisdictions was supplied by the Minidoka County Assessor's Office and shown in Figure 1.

Figure 2
2012 Tax Revenue

Taxing Jurisdiction	Tax Revenue
Minidoka County	42,670.55
Indigent Fund	3,980.86
City of Rupert	54,072.08
School District #311	27,227.31
Highway District	12,966.85
Cemetery District #1	3,302.82
Fair	1,453.95
Historical Society	306.55

Total Tax Revenue from RAA #1 145,980.97

Based upon the 2012 valuation of the properties in RAA #1 and an assumed property value increase of 5% with no new construction, the tax revenue for each taxing jurisdiction increases as shown in Figure 3. Figure 3 (below) shows the projected revenue to each taxing jurisdiction assuming 5% property value increase with no new construction and the Urban Renewal Agency operating. Except for Minidoka Joint School District No. 331, each of the other seven tax jurisdictions have their tax revenue fixed at the 2012 level until Plan termination or 20 years, whichever happens first.

Figure 3

Taxing Jurisdiction	Tax Revenue	URA increment
Minidoka County	42,670.55	2,133.53
Indigent Fund	3,980.86	123.09
City of Rupert	54,072.08	2,703.6
School District #311	28,945.79	0
Highway District	12,966.85	648.34
Cemetery District #1	3,302.82	165.14
Fair	1,453.95	72.70
Historical Society	306.55	15.33
Urban Renewal Agency to receive		5,846.40

It is estimated that future construction of public infrastructure and private investment will increase the assessed valuation of the properties in RAA #1. Future increases in property taxes above the 2012 level, with the exception of Minidoka Joint School District No. 331, will go to the Urban Renewal Agency to carry out the improvements identified in this Plan. When this Plan is terminated by statute or by convenience of the URA, unused funds will be returned to the taxing jurisdictions affected by this Plan unless.

It is anticipated that future private sector investments will be made as result of the public infrastructure improvements in Revenue Allocation Area #1. There are properties in RAA #1 that could accommodate manufacturing facilities similar to the current Brewster Cheese. If this were to occur, property value in RAA #1 could increase by 200 percent or more. As an example, Figure 4 assumes that property value in RAA #1 will increase by 150% and shows how that would increase funds available to implement the Project. As required by Section 50-2908 (2) (a) (iii), Idaho Code, Minidoka Joint School District No. 331 will continue to receive their portion of the increment. The figure below does not include that levy amount however the School District would receive \$71,471.71 in this scenario.

Figure 4
Fiscal Impact on Taxing Jurisdictions

Taxing Jurisdiction	Tax Revenue	URA increment
Minidoka County	42,670.55	69,339.66
Indigent Fund	3,980.86	6,279.39
City of Rupert	54,072.08	87,867.12
School District #311	28,945.79	0
Highway District	12,966.85	19,506.65
Cemetery District #1	3,302.82	5,367.09
Fair	1,453.95	2,362.80
Historical Society	306.55	498.15
Urban Renewal Agency to receive		191,220.86

Based upon the figures presented in Figures 3 and 4, the Urban Renewal Agency of the City of Rupert finds The Project to be feasible, using the anticipated increase in assessed valuation resulting from future industrial and commercial development locating in Rupert, Idaho.

All of the foregoing figures and dates are based upon information provided by the Idaho State Tax Commission, the Minidoka County Assessor and Clerks Offices, and estimates of the Agency and the City of Rupert and may vary depending on the actual construction and installation costs of The Project and other factors beyond the control of the Agency or the City of Rupert.

CONCLUSION AND RECOMMENDATION

The Urban Renewal Agency of the City of Rupert, in cooperation with the City of Rupert, is in the fortunate position of being able to redevelop the Urban Renewal Area and to assist businesses in making a substantial investment in the community. Economic investments in Rupert will be facilitated by improving the infrastructure within RAA #1. This area is where commercial, industrial, and manufacturing business investments are likely to happen providing economic benefit to the community. In 1988, the Idaho Legislature passed, and Governor Cecil D. Andrus signed into law the Local Economic Development Act. This law allows municipalities the opportunity to provide for a method of financing needed improvements, allocating a portion of the property taxes levied against taxable property in an industrial area. The intent of the law is to identify areas in need of improvement and development and to encourage private investment in those areas.

The Urban Renewal Agency of the City of Rupert believes this project meets both the intent and the spirit of his law. Therefore, the Urban Renewal Agency of the City of Rupert

recommends to the Rupert City Council the adoption of this Urban Renewal Plan for Urban Renewal Area #1 and, further, to create and adopt Revenue Allocation Area #1 within Urban Renewal Area #1, as shown in Attachment A.

If any one or more of the provisions contained in this Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to the law, then, such provision shall be deemed separable from the remaining provisions in this Plan and shall in no way affect the validity of the other provisions of this Plan.

ATTACHMENT A

CITY OF RUPERT URBAN RENEWAL PLAN 2012



CITY OF RUPERT, IDAHO

JUNE 2012

REVENUE ALLOCATION AREA

MOORE & ASSOCIATES, INC.

ENGINEERING & LAND SURVEYING

525 E STREET, RUPERT, IDAHO 83450

PHONE: 208-336-3714

EXHIBIT



CITY OF ROBERT, IDAHO

APRIL 2012

REVENUE ALLOCATION AREA

MOON & ASSOCIATES, INC.

ENGINEERING & LAND SURVEYING

525 F STREET ROBERT, IDAHO 83271
PHONE 208/436-3771

JUNE 6, 2012

JN 12045, CITY OF RUPERT

REVENUE ALLOCATION AREA

TOWNSHIP 9 SOUTH, RANGE 24 EAST, BOISE MERIDIAN, MINIDOKA
COUNTY, IDAHO

SECTION: A PORTION OF SECTIONS 29 AND 32, AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 32, MARKED BY A
BRASS CAP, AND RUNNING THENCE ALONG THE WEST LINE THEREOF
SOUTH 0°37'45" EAST 378.37 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE SOUTH 0°37'45" EAST 193.58
FEET TO THE INTERSECTION THEREOF WITH THE SOUTHEASTERN RIGHT
OF WAY LINE OF STATE HIGHWAY 24;

THENCE CONTINUING ALONG SAID WEST SECTION LINE SOUTH 0°37'45"
EAST 746.36 FEET TO THE SOUTHWEST CORNER OF THE NW1/4NW1/4 OF
SAID SECTION 32;

THENCE ALONG THE SOUTH LINE OF SAID NW1/4NW1/4 NORTH 89°48'04"
EAST 1324.49 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE ALONG THE EAST LINE OF SAID NW1/4NW1/4 NORTH 0°28'55" WEST
1293.55 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF
THE 100 SOUTH STREET RIGHT OF WAY;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 89°47'35" EAST
1327.95 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE
NE1/4NW1/4 OF SAID SECTION 32;

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE NORTH
89°48'09" EAST 32.00 FEET;

THENCE NORTH 0°19'19" WEST 25.00 FEET TO THE SOUTH LINE OF SAID
SECTION 29;

THENCE ALONG THE EAST LINE OF THE 'H' STREET RIGHT OF WAY NORTH
0°13'18" WEST 1294.48 FEET TO THE NORTHWEST CORNER OF LOT 1 OF THE
SUNSET ADDITION TO RUPERT, IDAHO, THE OFFICIAL PLAT OF WHICH IS
DATED APRIL 13, 1947;

THENCE NORTH 0°03'12" WEST 60.31 FEET TO THE SOUTHWEST CORNER OF BLOCK 7 OF B. E. SMITH'S FIRST ADDITION TO RUPERT, THE OFFICIAL PLAT OF WHICH WAS RECORDED APRIL 18, 1913, MINIDOKA COUNTY RECORDS;

THENCE CONTINUING ALONG SAID EAST LINE OF THE 'H' STREET RIGHT OF WAY NORTH 0°04'42" WEST 650.95 FEET TO THE SOUTHWEST CORNER OF BLOCK 3 OF SAID B. E.. SMITH'S FIRST ADDITION;

THENCE ALONG THE SOUTH LINE OF SAID BLOCK 3 NORTH 89°44'06" EAST 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 8 THEREOF;

THENCE ALONG THE EAST LINE OF SAID LOT 8 NORTH 0°16'32" WEST 124.81 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE ALONG THE SOUTH LINE OF THE ALLEY IN SAID BLOCK 3 NORTH 89°42'08" EAST 100.00 FEET;

THENCE ACROSS SAID ALLEY NORTH 0°16'32" WEST 16.00 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF SAID BLOCK 3;

THENCE ALONG THE EAST LINE THEREOF NORTH 0°16'32" WEST 124.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE ALONG THE NORTH LINE OF SAID BLOCK 3 NORTH 89°40'10" EAST 100.00 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE ACROSS 'G' ST. NORTH 89°40'10" EAST 80.00 FEET TO THE NORTHWEST CORNER OF BLOCK 4 OF SAID B. E. SMITH'S ADDITION TO RUPERT;

THENCE, ACROSS 2nd ST. SOUTH, NORTH 0°14'47" WEST 60.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 1 OF SAID B. E. SMITH'S ADDITION TO RUPERT;

THENCE ALONG THE WEST LINE OF SAID BLOCK 1 NORTH 0°13'03" WEST 266.00 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE ALONG THE NORTH LINE OF SAID BLOCK 1 NORTH 89°40'10" EAST 300.01 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE NORTH 0°12'54" WEST 40.61 FEET TO THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 29;

THENCE NORTH 0°13'04" WEST 18.92 FEET TO THE SOUTHEAST CORNER OF BLOCK 85 OF THE ORIGINAL RUPERT TOWNSITE;

THENCE ALONG THE EAST LINE OF SAID BLOCK 85 NORTH 0°13'04" WEST 300.00 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE CONTINUING NORTH 0°13'04" WEST 0.45 FEET TO THE SOUTHEASTERN LINE OF THE HIGHWAY 24 RIGHT OF WAY;
THENCE ALONG SAID SOUTHEASTERN RIGHT OF WAY LINE NORTH 45°14'54" EAST 113.48 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF BLOCK 75 OF THE ORIGINAL RUPERT TOWNSITE;

THENCE ALONG SAID SOUTH LINE OF BLOCK 75 NORTH 89°45'37" EAST 298.66 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE ALONG THE EAST LINE OF SAID BLOCK 75 NORTH 0°15'35" WEST 293.51 FEET TO THE INTERSECTION THEREOF WITH SAID SOUTHEASTERN LINE OF THE HIGHWAY 24 RIGHT OF WAY;

THENCE NORTH 44°45'06" WEST 80.00 FEET TO THE SOUTHEASTERN LINE OF THE EASTERN IDAHO RAILROAD RIGHT OF WAY;

THENCE ALONG SAID SOUTHEASTERN RAILROAD RIGHT OF WAY LINE SOUTH 45°14'54" WEST 340.84 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE 'F' ST. RIGHT OF WAY;

THENCE ALONG LAST SAID EAST LINE NORTH 0°15'05" WEST 280.41 FEET TO THE NORTHWESTERN LINE OF SAID EASTERN IDAHO RAILROAD RIGHT OF WAY;

THENCE ALONG SAID NORTHWESTERN RAILROAD RIGHT OF WAY LINE NORTH 45°14'54" EAST 2607.73 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF SAID SECTION 29;

THENCE ALONG SAID EAST SECTION LINE NORTH 0°15'33" WEST 19.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29;

THENCE ALONG THE NORTH LINE OF SAID SECTION 29 SOUTH 89°47'40" WEST 94.60 FEET;

THENCE SOUTH 45°14'54" WEST 56.90 FEET TO THE SOUTHEASTERN LINE OF THE SCOTT AVENUE (SHOWN AS BANNOCK ST. ON THE MAP OF THE ORIGINAL RUPERT TOWNSITE) RIGHT OF WAY;

THENCE ALONG SAID SOUTHEASTERN LINE OF THE SCOTT AVENUE RIGHT OF WAY SOUTH 45°14'54" WEST 1825.05 FEET TO THE INTERSECTION

THEREOF WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF THE ALLEY IN BLOCK 55 OF THE ORIGINAL RUPERT TOWNSITE;

THENCE ALONG SAID EASTERLY PROLONGATION AND ALONG SAID NORTH ALLEY LINE SOUTH $89^{\circ}46'06''$ WEST 423.07 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF SAID BLOCK 55;

THENCE ACROSS 'F' ST. SOUTH $89^{\circ}46'06''$ WEST 80.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE THEREOF;

THENCE ALONG SAID WEST LINE OF THE 'F' ST. RIGHT OF WAY SOUTH $0^{\circ}15'05''$ EAST 886.99 FEET TO THE INTERSECTION THEREOF WITH THE NORTHWESTERN LINE OF SAID HIGHWAY 24 RIGHT OF WAY;

THENCE ALONG SAID NORTHWESTERN HIGHWAY RIGHT OF WAY LINE AS FOLLOWS:

SOUTH $45^{\circ}14'54''$ WEST 521.24 FEET,

SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1949.86 FEET, A CENTRAL ANGLE OF $12^{\circ}44'51''$, AN ARC LENGTH OF 433.82 FEET, A CHORD BEARING OF SOUTH $38^{\circ}01'54''$ WEST AND AN CHORD DISTANCE OF 432.92 FEET, AND

SOUTH $31^{\circ}29'27''$ WEST 1104.49 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THAT REAL PROPERTY CONVEYED TO GARCIA, ET AL. BY INSTRUMENT No. 509754, RECORDED OCTOBER 18, 2010, RECORDS OF MINIDOKA COUNTY;

THENCE ALONG THE NORTH AND WEST LINES OF SAID LANDS OF GARCIA, ET AL., SOUTH $89^{\circ}03'03''$ WEST 226.48 FEET AND SOUTH $0^{\circ}03'59''$ EAST 103.71 FEET TO THE NORTH LINE OF THAT REAL PROPERTY CONVEYED TO BUDKE BY INSTRUMENT No. 515309 RECORDED JANUARY 6, 2012, RECORDS OF MINIDOKA COUNTY;

THENCE ALONG SAID NORTH LINE OF THE LANDS OF BUDKE SOUTH $89^{\circ}46'06''$ WEST 333.76 FEET TO THE SOUTHEASTERN LINE OF THE HEREINABOVE MENTIONED EASTERN IDAHO RAILROAD RIGHT OF WAY;

THENCE ALONG SAID SOUTHEASTERN RAILROAD RIGHT OF WAY LINE SOUTH $45^{\circ}14'54''$ WEST 362.82 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE SE1/4SW1/4 OF SAID SECTION 29;

THENCE ALONG LAST SAID WEST LINE SOUTH 0°05'01" EAST 759.19 FEET TO THE INTERSECTION THEREOF WITH THE NORTHWESTERN LINE OF THE AFORESAID HIGHWAY 24 RIGHT OF WAY;

THENCE ALONG SAID NORTHWESTERN HIGHWAY RIGHT OF WAY LINE AS FOLLOWS:

SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1392.40 FEET, A CENTRAL ANGLE OF 5°24'05", AN ARC LENGTH OF 131.26 FEET, A CHORD BEARING OF SOUTH 57°01'48" WEST, AND A CHORD DISTANCE OF 131.21 FEET,

SOUTH 59°43'50" WEST 77.97 FEET,

NORTH 74°12'25" WEST 39.10 FEET,

NORTH 29°36'15" WEST 5.54 FEET,

SOUTH 60°24'08" WEST 71.22 FEET,

SOUTH 29°36'15" EAST 5.54 FEET,

SOUTH 12°41'06" WEST 39.61 FEET,

SOUTH 59°43'50" WEST 797.60 FEET,

SOUTH 70°14'56" WEST 68.20 FEET,

SOUTH 59°08'47" WEST 226.68 FEET,

NORTH 74°38'23" WEST 60.77 FEET, AND

NORTH 30°19'46" WEST 12.59 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 89°22'15" WEST 25.00 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS 102.01 ACRES, MORE OR LESS.

EXCEPTING THEREFROM, HOWEVER, THAT PORTION OF THE PROPERTY CONVEYED TO RODRIGUEZ BY INSTRUMENT No. 515530, RECORDED JANUARY 25, 2012, MINIDOKA COUNTY RECORDS, LYING OUTSIDE OF THE 100 SOUTH STREET RIGHT OF WAY, AND THAT PORTION OF THE REAL PROPERTY CONVEYED TO JOHNSON BY INSTRUMENT No. 445539, RECORDED DECEMBER 30, 1999, MINIDOKA COUNTY RECORDS, LYING

OUTSIDE OF THE 100 SOUTH STREET RIGHT OF WAY, SAID PORTIONS DESCRIBED COLLECTIVELY AS FOLLOWS:

COMMENCING AT THE HEREINABOVE MENTIONED NORTHWEST CORNER OF SECTION 32 AND RUNNING THENCE ALONG THE NORTH LINE THEREOF NORTH 89°47'21" EAST 1148.30 FEET TO THE NORTHWEST CORNER OF SAID LANDS OF RODRIGUEZ; THENCE ALONG THE WEST LINE THEREOF SOUTH 0°27'19" EAST 25.00 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF SAID 100 SOUTH STREET RIGHT OF WAY, AND THE TRUE POINT OF BEGINNING OF THIS EXCEPTION DESCRIPTION;

THENCE CONTINUING ALONG SAID WEST LINE OF THE LANDS OF RODRIGUEZ SOUTH 0°27'19" EAST 324.72 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE ALONG THE SOUTH LINE OF SAID LANDS OF RODRIGUEZ, AND IN TURN ALONG THE SOUTH LINE OF THE AFORESAID LANDS OF JOHNSON NORTH 89°32'03" EAST 149.74 FEET TO THE SOUTHEAST CORNER OF SAID LANDS OF JOHNSON;

THENCE ALONG THE EAST LINE THEREOF NORTH 0°28'55" WEST 324.05 FEET TO THE INTERSECTION THEREOF WITH SAID SOUTH LINE OF THE 100 SOUTH STREET RIGHT OF WAY;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°47'21" WEST 149.59 FEET TO THE TRUE POINT OF BEGINNING OF THIS EXCEPTION DESCRIPTION.

THE ABOVE DESCRIBED EXCEPTION CONTAINS 1.11 ACRES, MORE OR LESS

THE HEREINABOVE DESCRIBED TOTAL REVENUE ALLOCATION AREA CONTAINS 100.90 ACRES, MORE OR LESS.

ATTACHMENT B

CITY OF RUPERT URBAN RENEWAL PLAN 2012

ORDINANCE NO. 12-514

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RUPERT, IDAHO, APPROVING THE URBAN RENEAL PLAN FOR URBAN RENEWAL AREA NO.1; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF TH THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Rupert Urban Renewal Agency (hereafter "Agency") was created on November 7, 2006 by Resolution No. 06-114 of the City Council of the City of Rupert, Idaho; and,

WHEREAS, the City Council of the City of Rupert, Idaho (the "City") following the formation of the Agency and prior to this Ordinance determine that certain property in the City of Rupert designated as Urban Renewal Area No. 1 comprises a deteriorated area or deteriorating area or a combination thereof and has designated said area as appropriate for an Urban Renewal Project, to be known as CITY of RUPERT URBAN RENEWAL PLAN 2012; and,

WHEREAS, on Sept. 6, 2012, the Agency met and considered an Urban Renewal Plan for Urban Renewal Area No. 1 attached hereto and incorporated as "Exhibit A" (the "Plan"), and recommended that the City Council of the City of Rupert adopt the Plan; and,

WHEREAS, on October 11, 2012, the City of Rupert's Planning and Zoning Commission reviewed the Plan, determined that the Plan conforms with the City Comprehensive Plan, the City's zoning regulations, and the general plan for development of the municipality, and recommended approval of the Plan; and,

WHEREAS, on November 1, 2012, a Notice of Public Hearing setting December 11, 2012 at 7:00 p.m. as the date and time for public hearing on whether the Plan should be adopted and providing City Hall as the location for said hearing (the "Notice") was published in the *Weekly News Journal*, the official newspaper for public notices of the City of Rupert, and

WHEREAS, said Notice was also served on Minidoka County, Minidoka County Highway District, Cemetery District 1, Minidoka School District 331, Minidoka County Fair, Minidoka County Historical Society, and the City of Rupert as required by law; and,

WHEREAS, on December 11, 2012, at 7:00 p.m. the Rupert City Council held a public hearing on consideration of the adoption of the Plan: and,

WHEREAS, the Legislature of the State of Idaho has enacted Chapter 29, Title 50, Idaho Code, authorizing certain urban renewal agencies, including the Agency, to adopt revenue allocation financing provisions as part of urban renewal plans; and,

WHEREAS, the Plan presented by the Agency contains a revenue allocation

financing provision and,

WHEREAS, as required by applicable law, the Plan contains the following information which was made available to the general public and all taxing districts with tax authority in Urban Renewal Area No. 1 (sometimes referred to as Revenue Allocation Area No. 1) at least thirty days prior to the December 11, 2012 public hearing of the City:

- (1) A statement of the objectives of the municipality in undertaking the urban renewal project;
- (2) The sources of revenue to finance these costs, including estimates of revenue allocation under the Act;
- (3) The amount of bonded or other indebtedness to be incurred, which in the present case is zero;
- (4) The duration of the project's existence;
- (5) A description of the revenue allocation area;
- (6) A statement of the estimated impact of revenue allocation financing on all taxing districts within Minidoka County;
- (7) A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality;
- (8) A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area;
- (9) An economic feasibility study;
- (10) A detailed list of estimated project costs;
- (11) A fiscal impact statement showing the impact of the revenue allocation area, both until and after any bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area;
- (12) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;
- (13) A termination date for the plan and the revenue allocation area as provided for in Idaho Code Section 50-2903(20). In determining the termination date, the plan recognizes that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan; and,
- (14) A description of the disposition or retention of any assets of the agency upon the termination date. The agency may retain assets or revenues generated from such assets as long as the agency has resources other than revenue allocation funds to operate and manage such assets.

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

WHEREAS, it is necessary and in the best interest of the citizens of the City of Rupert, Idaho to adopt the Plan, including revenue allocation financing provisions, since revenue allocation will help finance urban renewal projects to be completed in accordance with the Plan (as

now or hereafter amended) in order to: 1.) encourage private development in the Urban Renewal Area No. 1; 2.) prevent and arrest decay of the Rupert 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 Urban Renewal Area No. 1 in order to facilitate the long-term growth of their common tax base; and 4.) to encourage private investment within the City of Rupert and to further the public purposes of the Agency.

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

Section 1: That it is hereby found and determined that:

- a.) Urban Renewal area No.1 was and is determined to be deteriorated or a deteriorating area as defined in the Act and qualifies as an eligible urban renewal area under the Act.
- b.) The rehabilitation, conservation, and redevelopment of the Urban Renewal Area No. 1 (the entirety of which is Revenue Allocation Area No.1) is necessary in the interest of the public health, safety and welfare of the residents of the City of Rupert; and,
- c.) There continues to be a need for the Agency to function in the City of Rupert, Idaho.

Section 2: There is not expected to be any displacement of persons or families within Urban Renewal Area No. 1.

Section 3: The Plan conforms to the Comprehensive Plan of the City of Rupert, Idaho.

Section 4: The said Plan gives due consideration to the provision of adequate open space, park, and recreation areas and facilities that may be desirable for neighborhood improvement and shows consideration for the health safety and welfare of any children residing in the general vicinity of the Urban Renewal Area covered by the Plan.

Section 5: The Plan affords maximum opportunity, consistent with the sound needs of the City as a whole for the rehabilitation or redevelopment of the Revenue Allocation Area by private enterprise.

Section 6: The redevelopment of the Project Area for industrial uses is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition will require the exercise of governmental action, because of a number of factors or other conditions which retard development of the area.

Section 7: The Urban Renewal Plan for Urban Renewal Area No. 1 attached hereto is approved.

Section 8: Upon publication of this Ordinance, the City Clerk is authorized and directed to transmit to the county auditor and tax assessor of Minidoka County, and to the appropriate official of School District No. 331, Minidoka County, the Minidoka County Highway District, Cemetery District 1 of Rupert Idaho, Minidoka County Fair Board, Minidoka County Historical Society, the

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

Section 9: The City Council hereby finds and declares that the Revenue Allocation Area consisting of the entirety of Urban Renewal Area No. 1 and as defined in the Plan includes the area described in the plan and the equalized assessed valuation of which the Council hereby determines in and as part of the Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

Section 10: This Ordinance shall be in full force and effect from and after its pass, approval and publication according to law.

Section 11: This Ordinance may be published in summary, pursuant to the provisions of Idaho Code Section 50-901A as follows:

“SUMMARY OF ORDINANCE
ORDINANCE No. 12-514

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RUPERT,
IDAHO APPROVING THE URBAN RENEWAL PLAN FOR URBAN
RENEWAL AND REVENUE ALLOCATION AREA NO. 1; AUTHORIZING
THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND
OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS;
AND, PROVIDING AN EFFECTIVE DATE.

With respect to the Urban Renewal Plan for Urban Renewal Area No. 1 (Revenue Allocation Area No. 1), the City Council for the City of Rupert, Idaho finds that Urban Renewal Area No. 1 was determined to be deteriorated or a deteriorating area as defined in the Act and qualifies as an eligible urban renewal area under the Act, the rehabilitation, conservation, and redevelopment of the Revenue Allocation Area No. 1 comprising all of the Urban Renewal Area No. 1 is necessary in the interest of the public health, safety, and welfare of the residents of the City of Rupert, Idaho, there continues to be a need for the Agency to function in the City of Rupert, Idaho, there is not expected to be any displacement of persons or families within Revenue Allocation Area No. 1, the Urban Renewal Plan conforms to the Comprehensive Plan of the City of Rupert, Idaho, the Plan gives due consideration to the provision of adequate open space, park and recreation areas, and facilities that may be desirable for neighborhood improvement and shows consideration for the health, safety and welfare of any children residing in the general vicinity of the Urban Renewal Area covered by the Plan, the Urban Renewal Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation or redevelopment of the Revenue Allocation Area No. 1 by private enterprise, the redevelopment of the Project Area for industrial uses is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition will require the exercise of governmental action because of a number of factors or other conditions which retard development of the area. The Urban Renewal Plan for Urban Renewal Area No. 1 is approved.

The Plan approved by the Ordinance describes the location of the Project Area as follows:

TOWNSHIP 9 SOUTH, RANGE 24 EAST, BOISE MERIDIAN, MINIDOKA COUNTY, IDAHO

SECTION: A PORTION OF SECTIONS 29 AND 32, AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 32, MARKED BY A BRASS CAP, AND RUNNING THENCE ALONG THE WEST LINE THEREOF SOUTH 0°37'45" EAST 378.37 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE SOUTH 0°37'45" EAST 193.58 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHEASTERN RIGHT OF WAY LINE OF STATE HIGHWAY 24;

THENCE CONTINUING ALONG SAID WEST SECTION LINE SOUTH 0°37'45" EAST 746.36 FEET TO THE SOUTHWEST CORNER OF THE NW1/4NW1/4 OF SAID SECTION 32;

THENCE ALONG THE SOUTH LINE OF SAID NW1/4NW1/4 NORTH 89°48'04" EAST 1324.49 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE ALONG THE EAST LINE OF SAID NW1/4NW1/4 NORTH 0°28'55" WEST 1293.55 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE 100 SOUTH STREET RIGHT OF WAY;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 89°47'35" EAST 1327.95 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NE1/4NW1/4 OF SAID SECTION 32;

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 89°48'09" EAST 32.00 FEET;

THENCE NORTH 0°19'19" WEST 25.00 FEET TO THE SOUTH LINE OF SAID SECTION 29;

THENCE ALONG THE EAST LINE OF THE 'H' STREET RIGHT OF WAY NORTH 0°13'18" WEST 1294.48 FEET TO THE NORTHWEST CORNER OF LOT 1 OF THE SUNSET ADDITION TO RUPERT, IDAHO, THE OFFICIAL PLAT OF WHICH IS DATED APRIL 13, 1947;

THENCE NORTH 0°03'12" WEST 60.31 FEET TO THE SOUTHWEST CORNER OF BLOCK 7 OF B. E. SMITH'S FIRST ADDITION TO RUPERT, THE OFFICIAL PLAT OF WHICH WAS RECORDED APRIL 18, 1913, MINIDOKA COUNTY RECORDS;

THENCE CONTINUING ALONG SAID EAST LINE OF THE 'H' STREET RIGHT OF WAY NORTH 0°04'42" WEST 650.95 FEET TO THE SOUTHWEST CORNER OF BLOCK 3 OF SAID B. E. SMITH'S FIRST ADDITION;

THENCE ALONG THE SOUTH LINE OF SAID BLOCK 3 NORTH 89°44'06" EAST 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 8 THEREOF;

THENCE ALONG THE EAST LINE OF SAID LOT 8 NORTH 0°16'32" WEST 124.81 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE ALONG THE SOUTH LINE OF THE ALLEY IN SAID BLOCK 3 NORTH 89°42'08" EAST 100.00 FEET;

THENCE ACROSS SAID ALLEY NORTH 0°16'32" WEST 16.00 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF SAID BLOCK 3;

THENCE ALONG THE EAST LINE THEREOF NORTH 0°16'32" WEST 124.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE ALONG THE NORTH LINE OF SAID BLOCK 3 NORTH 89°40'10" EAST 100.00 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE ACROSS 'G' ST. NORTH 89°40'10" EAST 80.00 FEET TO THE NORTHWEST CORNER OF BLOCK 4 OF SAID B. E. SMITH'S ADDITION TO RUPERT;

THENCE, ACROSS 2nd ST. SOUTH, NORTH 0°14'47" WEST 60.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 1 OF SAID B. E. SMITH'S ADDITION TO RUPERT;

THENCE ALONG THE WEST LINE OF SAID BLOCK 1 NORTH 0°13'03" WEST 266.00 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE ALONG THE NORTH LINE OF SAID BLOCK 1 NORTH 89°40'10" EAST 300.01 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE NORTH 0°12'54" WEST 40.61 FEET TO THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 29;

THENCE NORTH 0°13'04" WEST 18.92 FEET TO THE SOUTHEAST CORNER OF BLOCK 85 OF THE ORIGINAL RUPERT TOWNSITE;

THENCE ALONG THE EAST LINE OF SAID BLOCK 85 NORTH 0°13'04" WEST 300.00 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE CONTINUING NORTH 0°13'04" WEST 0.45 FEET TO THE SOUTHEASTERN LINE OF THE HIGHWAY 24 RIGHT OF WAY;

THENCE ALONG SAID SOUTHEASTERN RIGHT OF WAY LINE NORTH 45°14'54" EAST 113.48 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF BLOCK 75 OF THE ORIGINAL RUPERT TOWNSITE;

THENCE ALONG SAID SOUTH LINE OF BLOCK 75 NORTH 89°45'37" EAST 298.66 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE ALONG THE EAST LINE OF SAID BLOCK 75 NORTH 0°15'35" WEST 293.51 FEET TO THE INTERSECTION THEREOF WITH SAID SOUTHEASTERN LINE OF THE HIGHWAY 24 RIGHT OF WAY;

THENCE NORTH 44°45'06" WEST 80.00 FEET TO THE SOUTHEASTERN LINE OF THE EASTERN IDAHO RAILROAD RIGHT OF WAY;

THENCE ALONG SAID SOUTHEASTERN RAILROAD RIGHT OF WAY LINE SOUTH 45°14'54" WEST 340.84 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE 'F' ST.

RIGHT OF WAY;

THENCE ALONG LAST SAID EAST LINE NORTH 0°15'05" WEST 280.41 FEET TO THE NORTHWESTERN LINE OF SAID EASTERN IDAHO RAILROAD RIGHT OF WAY;

THENCE ALONG SAID NORTHWESTERN RAILROAD RIGHT OF WAY LINE NORTH 45°14'54" EAST 2607.73 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF SAID SECTION 29;

THENCE ALONG SAID EAST SECTION LINE NORTH 0°15'33" WEST 19.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29;

THENCE ALONG THE NORTH LINE OF SAID SECTION 29 SOUTH 89°47'40" WEST 94.60 FEET;

THENCE SOUTH 45°14'54" WEST 56.90 FEET TO THE SOUTHEASTERN LINE OF THE SCOTT AVENUE (SHOWN AS BANNOCK ST. ON THE MAP OF THE ORIGINAL RUPERT TOWNSITE) RIGHT OF WAY;

THENCE ALONG SAID SOUTHEASTERN LINE OF THE SCOTT AVENUE RIGHT OF WAY SOUTH 45°14'54" WEST 1825.05 FEET TO THE INTERSECTION THEREOF WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF THE ALLEY IN BLOCK 55 OF THE ORIGINAL RUPERT TOWNSITE;

THENCE ALONG SAID EASTERLY PROLONGATION AND ALONG SAID NORTH ALLEY LINE SOUTH 89°46'06" WEST 423.07 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF SAID BLOCK 55;

THENCE ACROSS 'F' ST. SOUTH 89°46'06" WEST 80.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE THEREOF;

THENCE ALONG SAID WEST LINE OF THE 'F' ST. RIGHT OF WAY SOUTH 0°15'05" EAST 886.99 FEET TO THE INTERSECTION THEREOF WITH THE NORTHWESTERN LINE OF SAID HIGHWAY 24 RIGHT OF WAY;

THENCE ALONG SAID NORTHWESTERN HIGHWAY RIGHT OF WAY LINE AS FOLLOWS:

SOUTH 45°14'54" WEST 521.24 FEET,

SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1949.86 FEET, A CENTRAL ANGLE OF 12°44'51", AN ARC LENGTH OF 433.82 FEET, A CHORD BEARING OF SOUTH 38°01'54" WEST AND AN CHORD DISTANCE OF 432.92 FEET, AND

SOUTH 31°29'27" WEST 1104.49 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THAT REAL PROPERTY CONVEYED TO GARCIA, ET AL. BY INSTRUMENT No. 509754, RECORDED OCTOBER 18, 2010, RECORDS OF MINIDOKA COUNTY;

THENCE ALONG THE NORTH AND WEST LINES OF SAID LANDS OF GARCIA, ET AL., SOUTH 89°03'03" WEST 226.48 FEET AND SOUTH 0°03'59" EAST 103.71 FEET TO THE NORTH LINE OF THAT REAL PROPERTY CONVEYED TO BUDKE BY INSTRUMENT No. 515309 RECORDED JANUARY 6, 2012, RECORDS OF MINIDOKA COUNTY;

THENCE ALONG SAID NORTH LINE OF THE LANDS OF BUDKE SOUTH 89°46'06" WEST 333.76 FEET TO THE SOUTHEASTERN LINE OF THE HEREINABOVE MENTIONED EASTERN IDAHO RAILROAD RIGHT OF WAY;

THENCE ALONG SAID SOUTHEASTERN RAILROAD RIGHT OF WAY LINE SOUTH 45°14'54" WEST 362.82 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE SE1/4SW1/4 OF SAID SECTION 29;

THENCE ALONG LAST SAID WEST LINE SOUTH 0°05'01" EAST 759.19 FEET TO THE INTERSECTION THEREOF WITH THE NORTHWESTERN LINE OF THE AFORESAID HIGHWAY 24 RIGHT OF WAY;

THENCE ALONG SAID NORTHWESTERN HIGHWAY RIGHT OF WAY LINE AS FOLLOWS:

SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1392.40 FEET, A CENTRAL ANGLE OF 5°24'05", AN ARC LENGTH OF 131.26 FEET, A CHORD BEARING OF SOUTH 57°01'48" WEST, AND A CHORD DISTANCE OF 131.21 FEET,

SOUTH 59°43'50" WEST 77.97 FEET,
NORTH 74°12'25" WEST 39.10 FEET,
NORTH 29°36'15" WEST 5.54 FEET,
SOUTH 60°24'08" WEST 71.22 FEET,
SOUTH 29°36'15" EAST 5.54 FEET,
SOUTH 12°41'06" WEST 39.61 FEET,
SOUTH 59°43'50" WEST 797.60 FEET,
SOUTH 70°14'56" WEST 68.20 FEET,
SOUTH 59°08'47" WEST 226.68 FEET,
NORTH 74°38'23" WEST 60.77 FEET, AND
NORTH 30°19'46" WEST 12.59 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 89°22'15" WEST 25.00 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS 102.01 ACRES, MORE OR LESS.

EXCEPTING THEREFROM, HOWEVER, THAT PORTION OF THE PROPERTY CONVEYED TO RODRIGUEZ BY INSTRUMENT No. 515530, RECORDED JANUARY 25, 2012, MINIDOKA COUNTY RECORDS, LYING OUTSIDE OF THE 100 SOUTH STREET RIGHT OF WAY, AND THAT PORTION OF THE REAL PROPERTY CONVEYED TO JOHNSON BY INSTRUMENT No. 445539, RECORDED DECEMBER 30, 1999, MINIDOKA COUNTY RECORDS, LYING OUTSIDE OF THE 100 SOUTH STREET RIGHT OF WAY, SAID PORTIONS DESCRIBED COLLECTIVELY AS FOLLOWS:

COMMENCING AT THE HEREINABOVE MENTIONED NORTHWEST CORNER OF SECTION 32 AND RUNNING THENCE ALONG THE NORTH LINE THEREOF NORTH 89°47'21" EAST 1148.30 FEET TO THE NORTHWEST CORNER OF SAID LANDS OF RODRIGUEZ; THENCE ALONG THE WEST LINE THEREOF SOUTH 0°27'19" EAST 25.00 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF SAID 100 SOUTH STREET RIGHT OF WAY, AND THE TRUE POINT OF BEGINNING OF THIS EXCEPTION DESCRIPTION;

THENCE CONTINUING ALONG SAID WEST LINE OF THE LANDS OF RODRIGUEZ SOUTH 0°27'19" EAST 324.72 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE ALONG THE SOUTH LINE OF SAID LANDS OF RODRIGUEZ, AND IN TURN ALONG THE SOUTH LINE OF THE AFORESAID LANDS OF JOHNSON NORTH 89°32'03" EAST 149.74 FEET TO THE SOUTHEAST CORNER OF SAID LANDS OF JOHNSON;

THENCE ALONG THE EAST LINE THEREOF NORTH 0°28'55" WEST 324.05 FEET TO THE INTERSECTION THEREOF WITH SAID SOUTH LINE OF THE 100 SOUTH STREET RIGHT OF WAY;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°47'21" WEST 149.59 FEET TO THE TRUE POINT OF BEGINNING OF THIS EXCEPTION DESCRIPTION.

THE ABOVE DESCRIBED EXCEPTION CONTAINS 1.11 ACRES, MORE OR LESS.

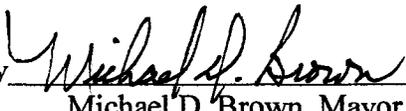
THE HEREINABOVE DESCRIBED TOTAL REVENUE ALLOCATION AREA CONTAINS 100.90 ACRES, MORE OR LESS.

The foregoing summary is true and complete and provides adequate notice to the public of the principal provisions of the Ordinance. The full text of the Ordinance and Urban Renewal Plan is available at the Rupert City Hall.

/s/ Michael P. Tribe, City Attorney"

PASSED AND APPROVED this 11th day of December, 2012, by the City Council of the City of Rupert and signed by the Mayor on said date.

CITY OF RUPERT

By 
Michael D. Brown, Mayor

ATTEST:


Bayley Fuller, City Clerk

ATTACHMENT C

CITY OF RUPERT URBAN RENEWAL PLAN 2012

6/01/2012
15:49:53

U N I F O R M A S S E S S M E N T D E V E L O P M E N T
S O F T W A R E S Y S T E M S
PMB001
NUMERIC ROLL
BY CODE/CATEGORY

PAGE 1

** PARCEL KEY **	NAME/ADDRESS	LEGAL DESCRIPTION	CAT	QUANTITY	UNIT	MARKET	REVIEW
TYPE	PARCEL NO	STATUS	CODE OLD	PARCEL NO	MAP NUMBER	YEAR	
LR	R00000290425 A	SNAKE RIVER SEED CO	51			113,694	2011
001-0000	LRR000013	PO BOX 101 RUPERT					
		ID 83350					
		MAIN PLANT/WAREHOUSE ON CITY OF RUPERT PROPERTY NE4NE4 29-9-24					
TYPE:	LOCATION:	PROPERTY ADDR:		**		113,694	***
INSP YR:	2011	CAMA AREA #:					
PP	B000018	A	STERI-SOURCE	59		84	2012
001-0000			700 S ONEIDA RUPERT	68		1,380	2012
			ID 83350				
		LOCATED ON RPR00000296857					
INSP YR:	0000	PROPERTY ADDR:		**		1,464	***
PP	B000088	A	THE GYM	59		38	2012
001-0000			818 S ONEIDA #5 RUPERT	68		6,016	2012
			ID 83350				
		PERSONAL PROPERTY					
INSP YR:	0000	PROPERTY ADDR:		**		6,054	***
PP	B000108-001	A	D L EVANS BANK	59		37,216	2012
001-0000			PO BOX 1188 BURLEY	68		51,700	2012
			ID 83318	71		3,886	2012
		PERSONAL PROPERTY					
INSP YR:	2005	PROPERTY ADDR:		**		92,802	***
PP	B000143-001	A	KIDD, CLINT	68		3,599	2012
001-0000			DBA GAYLON'S AUTO BODY 709 2ND ST S RUPERT				
			ID 83350				
		LOCATED ON RPR01400030030A					
INSP YR:	2005	PROPERTY ADDR:		**		3,599	***
PP	B000304	A	QUALITY TIRE SERVICE	59		351	2011
001-0000			822 S ONEIDA ST RUPERT	68		8,899	2011
			ID 83350				
		PERSONAL PROPERTY					
		LOCATED ON RPR00000296960A					
		2012 ESTIMATED VALUE INCREASE					

6/01/2012
15:49:53

UNIT FORM ASSESSMENT DEVELOPMENT
SOFTWARE SYSTEMS
PMB001
NUMERIC ROLL
BY CODE/CATEGORY

PAGE 3

** PARCEL KEY **	TYPE	PARCEL NO	STATUS	MAP NUMBER	NAME/ADDRESS	LEGAL DESCRIPTION	CAT	QUANTITY	UNIT	MARKET	REVIEW YEAR
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PROPERTY ADDR: CAMA AREA #: 1											
INSPECTION LOCATION: 2002											

PP B001187	A	NEW LEAF PROPERTIES LLC			PERSONAL PROPERTY	59				2,109	2012
001-0000		DBA UPTOWN MOTEL			LOCATED ON RPR1890085003A	68				473	2012
		782 HOLLYANN CT									
		TWIN FALLS			ID 83301						

INSPECTION YEAR: 2006											
		PROPERTY ADDR: 110			ONEIDA ST HWY 24	83350				2,582	***

PP B001236	A	CAMERON & SEAMONS			PERSONAL PROPERTY	59				165	2012
001-0000		PO BOX 824			LOCATED ON RPR00000323042	68				475	2012
		RUPERT				71				108	2012
					ID 83350						

INSPECTION YEAR: 2006											
		PROPERTY ADDR: 906			S ONEIDA	83350				748	***

PP B001252	A	LES SCHWAB TIRE CENTERS OF ID			PERSONAL PROPERTY	68				777,627	2012
001-0000		INC #99			RECAPING PLANT						
		PO BOX 5350			LOCATED ON RPR00000296800						
		BEND									
					OR 97708-5350						

INSPECTION YEAR: 2006											
		PROPERTY ADDR: 605			S ONEIDA					777,627	***

PP B001269	A	GOOD DAY PAWN & AUTO			PERSONAL PROPERTY	59				141	2012
001-0000		ATTN: HAROLD BAKER			LOCATED ON RPR00000291250A	68				2,451	2012
		PO BOX 733				71				59	2012
		RUPERT									
					ID 83350						

INSPECTION YEAR: 0000											
		PROPERTY ADDR: 324			SCOTT AVE	83350				2,651	***

PP B001325	A	TNT SMALL ENGINE REPAIR			PERSONAL PROPERTY	68				1,620	2012
008-0000		ATTN: TRAVIS HULL			LOCATED HERE RP09S24E211610						
		424 S ONEIDA ST									
		RUPERT									
					ID 83350-2060						

INSPECTION YEAR: 0000											
		PROPERTY ADDR:								1,620	***

U N I F O R M S O F T W A R E A S S E S S M E N T S Y S T E M S D E V E L O P M E N T

** PARCEL KEY ** ** STATUS **
 TYPE PARCEL NO CODE OLD PARCEL NO MAP NUMBER
 NUMERIC ROLL
 BY CODE/CATEGORY

NAME/ADDRESS 424 S ONEIDA 83350 CAT QUANTITY UNIT MARKET REVIEW
 YEAR

PROPERTY ADDR: 424 S ONEIDA 83350 .662 ** 297,510 ***
 CAMA AREA #: 1

RP R00000295370 A D L EVANS BANK TAX 87 IN NE4SW4 21 .460 AC 54,991 2010
 001-0000 RPR00000295370A PO BOX 1188 29-9-24 42 33,482 2010
 BURLEY ID 83318 (PARKING LOT)

389210
 335257

PROPERTY ADDR: 318 S ONEIDA 83350 .460 ** 88,473 ***
 CAMA AREA #: 1

RP R00000295380 A D L EVANS BANK TAX 114 IN NE4SW4 21 .700 AC 56,161 2012
 001-0000 RPR00000295380A AN IDAHO CORP 29-9-24 42 458,555 2012
 PO BOX 1188 ID 83318 BURLEY

29-9-24
 387676
 340863

PROPERTY ADDR: 318 S ONEIDA ST 514,716 ***
 CAMA AREA #: 1

RP R00000295390 A CJSB HOLDINGS INC TAX 132 & 133 IN NE4SW4 21 .620 AC 57,868 2009
 001-0000 RPR00000295390A DBA STINKER STATION STORE #52 29-9-24 42 57,655 2009
 PO BOX 7627 ID 83707 BOISE

GD499700
 440750
 353009
 353008

PROPERTY ADDR: 310 S ONEIDA ST 83350 .620 ** 115,523 ***
 CAMA AREA #: 1

RP R00000296640 A GARCIA, ALEJANDRO AGUILAR TAX 124 IN SE4SW4 NW OF HWY 30 21 .200 AC 32,427 2012
 001-0000 RPR00000296640A & AGUILAR, MARTHA (CPWROS) 29-9-24
 C/O ANDERSON, LINDA
 423 S ONEIDA ST ID 83350
 RUPERT

WD509754
 WD509711-2
 QC509710

6/01/2012
15:49:53

U N I F O R M A S S E S S M E N T D E V E L O P M E N T
S O F T W A R E S Y S T E M S
PMB001
NUMERIC ROLL
BY CODE/CATEGORY

** PARCEL KEY **	NAME/ADDRESS	CAT	QUANTITY	UNIT	MARKET	REVIEW YEAR
TYPE	LEGAL DESCRIPTION					

417433	PROPERTY ADDR: 601 S ONEIDA ST #2	83350	2.848	**	554,827	***
373352	CAMA AREA #: 1					

TYPE: LOCATION: LES SCHWAB TIRE CENTERS OF

INSP YR: 2010

RP R00000296821 A	TAX 67 LESS TAX 125 & 516248	21	.884	AC	48,399	2012
001-0000 RPR00000296820T	IDAHO INC					
	PO BOX 5350					
	BEND OR 97708-5350					

479845

409008

PROPERTY ADDR: .884 ** 48,399 ***

CAMA AREA #: 1

TYPE: LOCATION: SANTOS, MANUEL (CPWROS)

INSP YR: 2012

RP R00000296830 A	TAX 516248 IN SE4SW4	21	.997	AC	51,308	2012
001-0000 RPR00000296820T	29-9-24	42			54,019	2012
	(SHOP)					
	HEYBURN ID 83336					

WD516248

479845

409008

PROPERTY ADDR: .997 ** 105,327 ***

CAMA AREA #: 1

TYPE: LOCATION: KECHTER, RICHARD L (M/M)

INSP YR: 2012

RP R00000296857 A	TRACT 7 & TAX 222 LESS TAX	21	2.404	AC	60,645	2012
001-0000	2313 & 2314	42			93,307	2012
	SW4SW4 29-9-24					
	(COMMERCIAL SHOP)					

TD505458

QC504915

QC504576

WD490051

QC462272

PROPERTY ADDR: 2.404 ** 153,952 ***

CAMA AREA #: 1

TYPE: LOCATION: CLOVE LC

INSP YR: 2012

RP R00000296880 A	TAX 2313 IN SE4SW4	21	.208	AC	33,450	2012
001-0000 RPR00000296870T	29-9-24	42			98,190	2012
	C/O TEAK PROPERTY LLC					

U N I F O R M A S S E S S M E N T D E V E L O P M E N T
S O F T W A R E S Y S T E M S
PMB001
NUMERIC ROLL
BY CODE/CATEGORY

** PARCEL KEY ** STATUS
TYPE PARCEL NO
CODE OLD PARCEL NO
MAP NUMBER
NAME/ADDRESS
LEGAL DESCRIPTION
CAT
QUANTITY UNIT
MARKET REVIEW
YEAR

001-0000 RPR00000296965T & DARRINGTON, KAYLEEN TAX 1907 IN S2SW4
C/O DICK & NICK QUALITY TIRES 29-9-24
822 S ONEIDA ST
RUPERT ID 83350

PROPERTY ADDR: .432 ** 53,625 ***
CAMA AREA #: 1

RP R00000296975 A
001-0000
QCS06638
451104
451103
QC450863
QC450702

WEARINGEN, DENNIS C TAX 42 LESS N154.5' S2SW4 20 9,896 2012
% SWEARINGEN, CECILE & VIOLET 29-9-24 41 43,110 2012
LIFE ESTATE
818 S 9TH ST
RUPERT ID 83350

PROPERTY ADDR: ** 53,006 *** *HO*
CAMA AREA #: 1

PP R00000296980 A
001-0000
QT459294
LP456804
444256
213129

ROBERTS, KILROY O N 154.5 FT OF TAX 42 20 9,896 2010
& ROBERTS, DRUCILLA S2SW4 29-9-24 41 5,940 2010
812 S ONEIDA ST STATEMENT OF INTENT 48 46,090 2010
RUPERT ID 83350 1999 GUERDON

PROPERTY ADDR: ** 61,926 *** *HO*
CAMA AREA #: 1

RP R00000296985 A
001-0000
QC516300
QC483130
480295
DVE480220
126838

MCCLELLAN AND ASSOCIATES LLC TAX 43 IN S2SW4 20 9,996 2012
662 BLUEBELL LN 29-9-24 41 50,440 2012
PAUL ID 83347

PROPERTY ADDR: ** 60,436 ***
CAMA AREA #: 1

U N I F O R M A S S E S S M E N T D E V E L O P M E N T
S O F T W A R E S Y S T E M S
PMB001
NUMERIC ROLL
BY CODE/CATEGORY

** PARCEL KEY ** ** STATUS ** MARKET REVIEW
TYPE PARCEL NO CODE OLD PARCEL NO MAP NUMBER NAME/ADDRESS LEGAL DESCRIPTION CAT QUANTITY UNIT YEAR

TYPE: LOCATION: PROPERTY ADDR: S ONEIDA 83350 ** 202,847 ***
INSP YR: 2010 CAMA AREA #: 1

RP R00000297030 A ENKRAF, VICTOR TAX 31 LESS TAX 100,154,156, 21 .885 AC 48,427 2010
001-0000 RPR00000296970T DBA ENKRAF MINI MALL 1005,1006 & 1007 IN S2SW4 42 161,123 2010
729 E 400 N 29-9-24
RUPERT ID 83350

395598
386501

TYPE: LOCATION: PROPERTY ADDR: S ONEIDA HWY 24 83350 .885 ** 209,550 ***
INSP YR: 2010 CAMA AREA #: 1

RP R00000297060 A KECHTER, RICHARD L TAX 223 IN SW4 21 6.413 AC 399,477 2012
001-0000 RP09S24E297060T & WORNELL, PAUL 29-9-24 (H&W)
8 RIVER RUN ESTATE JILL & WORNELL, JILL (H&W)
BURLEY ID 83318

TD505458
WD490051
QC462272
TD461562
320393

TYPE: LOCATION: PROPERTY ADDR: S ONEIDA HWY 24 83350 6.413 ** 399,477 ***
INSP YR: 2012 CAMA AREA #: 1

RP R00000297156 A JONES, ROGER L TAX 1207 LESS TAX 97 & 2981 22 .910 AC 23,023 2011
001-0000 RPR00000297155T 800 S 9TH ST IN SE4SW4 43 140,935 2011
RUPERT ID 83350

425917
404005
239155
401202

TYPE: LOCATION: PROPERTY ADDR: S ONEIDA HWY 24 83350 .910 ** 163,958 ***
INSP YR: 2011 CAMA AREA #: 1

RP R00000297160 A JENTZSCH-KEARL FARMS TAX 2982 IN SE4SW4 22 2.008 AC 34,094 2012
001-0000 RPR00000297155T 20511 F ST 29-9-24 43 232,580 2012
RUPERT ID 83350

QT498357
QC496590

(POTATO STORAGE LOCATED HERE)

U N I F O R M A S S E S S M E N T D E V E L O P M E N T
S O F T W A R E S Y S T E M S
PMB001
N U M E R I C R O L L
B Y C O D E / C A T E G O R Y

** PARCEL KEY **
 TYPE PARCEL NO STATUS
 CODE OLD PARCEL NO
 MAP NUMBER
 NAME/ADDRESS
 ID 83350
 RUPERT
 29-9-24 NW4SE4
 PR471386
 416973
 PR416972
 345748

PROPERTY ADDR: 709
 CAMA AREA #: 1
 2ND ST S 83350
 TYPE: LOCATION: 140
 INSP YR: 2012

RP R01400030040 A KIDD, CLINTON 21
 001-0000 RPR01400030040A 709 2ND ST S RUPERT ID 83350
 LOT 4 BLK 3 B E SMITH'S
 FIRST ADDITION TO RUPERT
 NW4SE4 29-9-24
 29-9-24 NW4SE4
 PR471386
 416973
 PR416972
 416244
 380076

PROPERTY ADDR:
 CAMA AREA #: 1
 TYPE: LOCATION: 140
 INSP YR: 2012

RP R0140003005A A DLN2 INVESTMENTS 21
 001-0000 PARTNERSHIP
 DBA BAILEY'S OIL COMPANY
 PO BOX 797
 HEYBURN ID 83336
 LOTS 5,6,7 & 8 LESS HWY BLK 3
 B E SMITH'S FIRST ADDITION
 TO RUPERT
 NW4SE4 29-9-24
 29-9-24 NW4SE4
 CC439847
 380863

PROPERTY ADDR:
 CAMA AREA #: 1
 TYPE: LOCATION: 140
 INSP YR: 2010

RP R1510001001B A DOUBLE S INC 21
 001-0000 RPR1510001001AT PO BOX 94 RUPERT ID 83350
 BLKS 1,2,3,5,6,& 7
 SIMPSON ADDITION AMENDED
 SE4SW4 29-9-24
 (DOUBLE S MH PARK)
 397411
 288246

PROPERTY ADDR:
 CAMA AREA #: 1
 TYPE: LOCATION: 1510
 INSP YR: 2012

QUANTITY UNIT

CAT

LEGAL DESCRIPTION

MARKET REVIEW YEAR

216,060 ***

**

24,187

**

24,187 ***

**

71,304 ***

**

69,408 2012
110,106 2012

179,514 ***

*** PARCEL KEY STATUS ***
 TYPE PARCEL NO STATUS NAME/ADDRESS LEGAL DESCRIPTION CAT QUANTITY UNIT MARKET REVIEW
 CODE OLD PARCEL NO MAP NUMBER NUMERIC ROLL BY COMMENT YEAR

MH 000010 A DOUBLE S 1964 MAGNOLIA 46 6,130 2009
 001-0000 PO BOX 94 DOUBLE S 47 2,720 2009
 C1380716 RUPERT ID 83350
 B1380716

PROPERTY ADDR: 801 S 6TH ST 83350
 CAMA AREA #: 1
 TYPE: LOCATION: PROPERTY ADDR: 801 S 6TH ST 83350
 COMMENTS: DOUBLE S CONVERTED* 2001/10/12-15:29:12
 NC & ADD AS PER BILL GOODMAN CYNDIE 2005/11/03-14:06:56
 INSP YR: 2009

MH 000022 A RICHARDS, JANICE N 1970 BROADMORE 46 13,270 2009
 001-0000 MH000022 A 523 S I ST DOUBLE S 47 960 2009
 G129631 RUPERT ID 83350

PROPERTY ADDR: 523 S I ST 83350
 CAMA AREA #: 1
 TYPE: LOCATION: PROPERTY ADDR: 523 S I ST 83350
 COMMENTS: DOUBLE S CONVERTED* 2001/10/12-15:29:12
 INSP YR: 2009

MH 000028 A DOUBLE S INC 1972 BROADMORE 46 1,560 2012
 001-0000 PO BOX 94 DOUBLE S
 RUPERT ID 83350
 G753226
 F753226
 F753226
 D753226
 C753226

PROPERTY ADDR: 905 S 6TH ST 83350
 CAMA AREA #: 1
 TYPE: LOCATION: PROPERTY ADDR: 905 S 6TH ST 83350
 COMMENTS: DOUBLE S CONVERTED* 2001/10/12-15:29:12
 ADD CHANGE AS PER TRES. OFFICE CYNDIE 2009/03/04-11:37:12
 MAIL ADD DIFF. FOR MAIL PURP. CYNDIE 2010/01/14-09:53:07
 ONLY (DAUGHTERS MAIL.ADD.) CYNDIE 2010/01/14-09:53:19
 ADD CHANGE PER DAUGHTER-IN-LAW JANICE 2010/06/24-15:55:44
 ADD CNGE FOR MAIL. PURP. ONLY CYNDIE 2010/11/03-10:45:03
 INSP YR: 2012

MH 000034 A GLOVER, DORIS 1977 HACIENDA (GUERDON) 46 27,650 2007
 001-0000 507 S I ST DOUBLE S 47 2,480 2007

** PARCEL KEY **
 TYPE PARCEL NO STATUS NAME/ADDRESS LEGAL DESCRIPTION CAT QUANTITY UNIT MARKET REVIEW
 CODE OLD PARCEL NO MAP NUMBER YEAR

MH 000170 A GOMEZ, FREDY AVILA 1971 GREAT LAKES 46
 001-0000 MH000170 A 823 S 5TH ST DOUBLE S ID 83350 4,670 *** 2009
 RUPPERT

C069011117
 B069011117
 A069011117
 069011117
 L232187
 PROPERTY ADDR: 823 S 5TH ST 83350 ** 4,670 *** *HO*
 CAMA AREA #: 1
 CONVERTED* 2001/10/12-15:29:12

TYPE: LOCATION: CAMA AREA #: 1
 COMMENTS: DOUBLE S
 INSP YR: 2009

MH 000184 A HUNTER, JAMES A 1972 BROADMORE 46
 001-0000 MH000184 A & HUNTER, DELILA L DOUBLE S ID 83350 8,970 2007
 901 S 6TH ST RUPPERT
 C424114 ID 83350 11,310 2007
 RUPPERT

TYPE: LOCATION: CAMA AREA #: 1
 COMMENTS: DOUBLE S
 INSP YR: 2007

MH 000195 A DOUBLE S INC 1995 FLEETWOOD 46
 001-0000 S0000195 T PO BOX 94 DOUBLE S ID 83350 13,520 2007
 RUPPERT
 A95924093
 95924093 ID 83350

TYPE: LOCATION: CAMA AREA #: 1
 COMMENTS: DOUBLE S
 INSP YR: 2007

MH 000197 A DOUBLE S INC 1966 FLEETWOOD 46
 001-0000 PO BOX 94 DOUBLE S ID 83350 1,440 2007
 RUPPERT
 D1464959 ID 83350 540 2007

TYPE: LOCATION: CAMA AREA #: 1
 COMMENTS: DOUBLE S
 CONVERTED* 2001/10/12-15:29:12

PROPERTY ADDR: 801 S 5TH ST 83350 ** 1,980 ***

5/30/2012
13:36:35

U N I F O R M A S S E S S M E N T D E V E L O P M E N T
S O F T W A R E S Y S T E M S
PMB001
NUMERIC ROLL
BY COMMENT

** PARCEL KEY **
TYPE PARCEL NO STATUS NAME/ADDRESS LEGAL DESCRIPTION CAT QUANTITY UNIT MARKET REVIEW YEAR
CODE OLD PARCEL NO MAP NUMBER

INSP YR: 2007

MH 000239 A RICE, PHILIP JAMES 1962 VIKING 46 1,330 2011
001-0000 505 S H ST DOUBLE S 47 5,450 2011
C89035195 ID 83350-9495
A89035195

PROPERTY ADDR: 505 S H ST 83350 ** 6,780 *** *HO*
TYPE: LOCATION: CAMA AREA #: 1
COMMENTS: DOUBLE S CONVERTED* 2001/10/12-15:29:12
ADD CHANGE AS PER P.O. CYNDIE 2010/09/13-14:23:41
ADDED +4 ZIP CYNDIE 2010/09/27-15:44:50
INSP YR: 2011

MH 000273 A BADGER, LES 1965 MAGNOLIA 46 6,190 2007
001-0000 MH000273 T & BADGER, JUDY E
805 S 6TH ST
RUPERT ID 83350
F1419696
D1419696

PROPERTY ADDR: 805 S 6TH ST 83350 ** 6,190 *** *HO*
TYPE: LOCATION: CAMA AREA #: 1
COMMENTS: DOUBLE S CONVERTED* 2001/10/12-15:29:12
INSP YR: 2007

MH 000275 A SCHENK, JAY 1985 NASHUA 46 14,170 2007
001-0000 & SCHENK, SUSAN DOUBLE S 47 5,910 2007
RUPERT ID 83350
B982251
A982251
982251

PROPERTY ADDR: 520 S I ST 83350 ** 20,080 *** *HO*
TYPE: LOCATION: CAMA AREA #: 1
COMMENTS: DOUBLE S CONVERTED* 2001/10/12-15:29:12
INSP YR: 2007

MH 000312 A DOUBLE S INC 1974 FLEETWOOD 46 2,780 2007
001-0000 PO BOX 94 DOUBLE S 47 1,200 2007
RUPERT ID 83350
A761565

5/30/2012
13:36:35

U N I F O R M A S S E S S M E N T D E V E L O P M E N T
S O F T W A R E S Y S T E M S
EMB001
NUMERIC ROLL
BY COMMENT

*** PARCEL KEY ***
TYPE PARCEL NO STATUS NAME/ADDRESS LEGAL DESCRIPTION CAT QUANTITY UNIT MARKET REVIEW YEAR
CODE OLD PARCEL NO MAP NUMBER

MH 000376 A BAKER, HAROLD JOSEPH 1971 FLEETWOOD 46 1,170 2009
001-0000 MH000376 A 809 S 5TH ST DOUBLE S ID 83350
M191646 RUPERT
L191646
J191646

PROPERTY ADDR: 809 S 5TH ST 83350
CAMA AREA #: 1
TYPE: LOCATION: PROPERTY ADDR: 809 S 5TH ST 83350
COMMENTS: DOUBLE S CONVERTED* 2001/10/12-15:29:13
INSP YR: 2009 ADD CNG PER TRES.OFFICE CYNIDIE 2012/01/17-16:52:14

MH 000385 A DOUBLE S INC 1983 BROADMORE 46 8,500 2007
001-0000 MH000385 A PO BOX 94 DOUBLE S ID 83350
RUPERT

PROPERTY ADDR: 823 S 4TH ST 83350
CAMA AREA #: 1
TYPE: LOCATION: PROPERTY ADDR: 823 S 4TH ST 83350
COMMENTS: DOUBLE S CONVERTED* 2001/10/12-15:29:13
INSP YR: 2007 ADDRESS PER SHERIFF SALE AIMEE 2006/11/21-11:07:17

MH 000392 A KNOPE, RICHARD ELMER 1983 FLEETWOOD W/ADDN 46 15,650 2012
001-0000 MH000392 A & KNOPE, CLEANN DOUBLE S ID 83350
RUPERT 813 S 6TH ST 47 8,170 2012

PROPERTY ADDR: 813 S 6TH ST 83350
CAMA AREA #: 1
TYPE: LOCATION: PROPERTY ADDR: 813 S 6TH ST 83350
COMMENTS: DOUBLE S CONVERTED* 2001/10/12-15:29:13
INSP YR: 2012

MH 000396 A WARD, TERRY L 1969 BROADMORE 46 1,300 2007
001-0000 MH000396 T & WARD, DIANE M DOUBLE S ID 83350
RUPERT 511 S H STREET 47 320 2007

PROPERTY ADDR: 511 S H STREET 83350
CAMA AREA #: 1
TYPE: LOCATION: PROPERTY ADDR: 511 S H STREET 83350
CAMA AREA #: 1

E3036579
D3036579
C3036579

5/30/2012
13:36:35

U N I F O R M A S S E S S M E N T D E V E L O P M E N T
S O F T W A R E S Y S T E M S

PAGE 10

** PARCEL KEY **
TYPE PARCEL NO STATUS
CODE OLD PARCEL NO
MAP NUMBER

RUPERT ID 83350
C394908
B394908
A394908

PROPERTY ADDR: 814 S 4TH ST 83350 ** 13,140 ***
CAMA AREA #: 1
TYPE: LOCATION:
COMMENTS: DOUBLE S
INSP YR: 2007

CONVERTED* 2001/10/12-15:29:13
RUPERT ID 83350
MH 000606 A
001-0000 MH0000606
DOUBLE S INC 1972 CONCORD 46 1,460 2007
T PO BOX 94 DOUBLE S 47 840 2007
RUPERT ID 83350

PROPERTY ADDR: 519 S I ST 83350 ** 2,300 ***
CAMA AREA #: 1
TYPE: LOCATION:
COMMENTS: DOUBLE S
INSP YR: 2007

CONVERTED* 2001/10/12-15:29:13
RUPERT ID 83350
MH 000612-001 A
001-0000 M3000612
GULBRANSON, ROCKLAND JAMES 1980 BAINBRIDGE 46 9,920 2007
A 504 S I ST DOUBLE S 47 6,940 2007
RUPERT ID 83350

PROPERTY ADDR: 504 S I ST 83350 ** 16,860 *** *HO*
CAMA AREA #: 1
TYPE: LOCATION:
COMMENTS: DOUBLE S
ADRS CHNG PER TREASURE OFFICE KELLI 2010/06/23-10:27:03
INSP YR: 2007

CONVERTED* 2001/10/12-15:29:13
RUPERT ID 83350
MH 000646 A
001-0000 MH0000646
RODRIGUEZ, MELITON 1974 CONCHEMCO 46 5,740 2007
A & RODRIGUEZ, THERESA N DOUBLE S 47 3,380 2007
802 S 4TH ST
RUPERT ID 83350

PROPERTY ADDR: 802 S 4TH ST 83350 ** 9,120 *** *HO*
CAMA AREA #: 1
TYPE: LOCATION:
COMMENTS: DOUBLE S
INSP YR: 2007

CONVERTED* 2001/10/12-15:29:13

5/30/2012
13:36:35

U N I F O R M A S S E S S M E N T D E V E L O P M E N T
S O F T W A R E S Y S T E M S
PMB001
NUMERIC ROLL
BY COMMENT

** PARCEL KEY **
TYPE PARCEL NO STATUS
CODE OLD PARCEL NO
MAP NUMBER

MH 000691 A STRAND, JIMMIE 1988 PARKWOOD 46 9,500 2007
001-0000 0C0000691 A PO BOX 174 DOUBLE S 47 7,540 2007
A88038322 RUPERT ID 83350

PROPERTY ADDR: 508 S I ST 83350 ** 17,040 *** *HO*
COMMENTS: DOUBLE S CAMA AREA #: 1
INSP YR: 2007 CONVERTED* 2001/10/12-15:29:13

MH 000692 A ATCHLEY, CONNIE 1983 FLEETWOOD 46 19,820 2007
001-0000 MH000692 A PO BOX 187 DOUBLE S 47 4,710 2007
H694394 BURLLEY ID 83318
G694394
F694394
E694394
C694394

PROPERTY ADDR: 813 S 4TH ST 83350 ** 24,530 ***
COMMENTS: DOUBLE S CAMA AREA #: 1
INSP YR: 2007 ADDRESS CHG PER OWNER CONVERTED* 2001/10/12-15:29:13
DAR 2006/11/07-09:56:49

MH 000896 A KENLEY, THOMAS L 1991 GUERDON 46 13,440 2009
001-0000 & KENLEY, DOROTHY W DOUBLE S 47 1,180 2009
91375690 RUPERT ID 83350

PROPERTY ADDR: 522 S I ST 83350 ** 14,620 ***
COMMENTS: DOUBLE S CAMA AREA #: 1
INSP YR: 2009 ADD THOMAS AS PER TITLE RECORD CONVERTED* 2001/10/12-15:29:13
CYNIDIE 2010/08/06-15:23:28

MH 000897 A CONNER, JOANN 1977 GALLATIN 46 12,110 2009
001-0000 & CRYSTAL, ARDITH LIFE ESTATE DOUBLE S
521 S H ST RUPERT ID 83350

PROPERTY ADDR: 521 S H ST 83350 ** 12,110 *** *HO*

** PARCEL KEY **
 TYPE PARCEL NO STATUS NAME/ADDRESS LEGAL DESCRIPTION CAT QUANTITY UNIT MARKET REVIEW
 CODE OLD PARCEL NO MAP NUMBER

 TYPE: LOCATION: PROPERTY ADDR: 805 S 5TH ST
 COMMENTS: DOUBLE S CAMA AREA #: 1 CONVERTED* 2001/10/12-15:29:13
 INSP YR: 2007

MH 000987 A JONES, LEAH W 1997 NASHUA 46
 001-0000 S0000987 T 524 S I ST DOUBLE S
 RUPERT ID 83350
 97967421

PROPERTY ADDR: 524 S I ST 83350
 CAMA AREA #: 1
 CONVERTED* 2001/10/12-15:29:13
 INSP YR: 2007

MH 002005 A JOLLEY, LARRY A 1974 SKYLINE 46
 001-0000 FO BOX 2439 DOUBLE S
 E680420 LONGMONT CO 80502-2439
 D680420

PROPERTY ADDR: 513 S H ST 83350
 CAMA AREA #: 1
 CONVERTED* 2001/10/12-15:29:14
 CO. ADD FOR MAIL ONLY. LARRY
 LIVES IN HOME/TRUCK DRIVER
 INSP YR: 2009

MH 002176 A MOORE, PEGGY A 2006 FLEETWOOD 46
 001-0000 % BERG, NELIE DOUBLE S 47
 LIFE ESTATE
 809 S 6TH ST
 A066000120 RUPERT ID 83350

PROPERTY ADDR: 809 S 6TH ST 83350
 COMMENTS: DOUBLE S JANICE 2010/07/13-11:35:35
 INSP YR: 2006

NUMBER OF PARCELS- 48 TOTAL QUANTITY
 REQUESTED COMMENTS
 DOUBLE S TOTAL MARKET ** 674,960
 ** HO*

**** PROMPT RESPONSES ****
 LOCATION CODES INCLUDED -ALL
 PARCEL TYPES INCLUDED -ALL



PO Box 36 • Boise ID 83722-0410
800 Park Blvd., Plaza IV • Boise ID 83712-7742

January 29, 2013

Sherri Miles
City of Rupert
PO Box 426
Rupert, ID 83350

Subject: Ordinance No: 12-514

Dear Ms. Miles:

The Idaho State Tax Commission received your submittal for a change in a taxing district January 25, 2013. This submittal was too late to be worked for the 2013 taxing year and will be logged for the 2014 taxing year. Thus, the earliest property tax levy that will reflect the change you submitted will be the levy set in September 2014.

When this submittal has been worked by the GIS Department, you will receive a letter of acceptance or a letter requesting additional information.

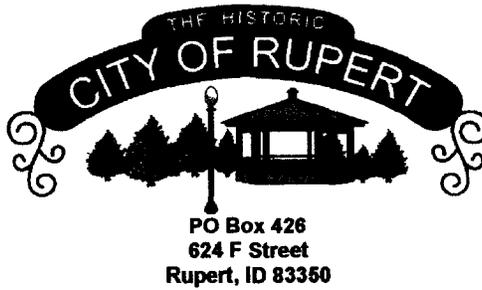
Thank you for your submittal. If you have any questions, please do not hesitate to phone us at (208) 334-7721.

Cordially,

Craig Johnson
Gis Analyst
Idaho State Tax Commission

County Name	Tax Code Area	District #	District Type	District Name	Commence	Cease	Active
34 - MINIDOKA	0010000-2	0820	40 - Highway	MINIDOKA COUNTY HIGHWAY	1998		✓
34 - MINIDOKA	0010000-2	0340	20 - County	MINIDOKA COUNTY	1998		✓
34 - MINIDOKA	0010000-2	1640	50 - City	RUPERT (CITY)	1998		✓
34 - MINIDOKA	0010000-2	1600	60 - Cemetery	RUPERT-ACEQUIA #1 CEM	1998		✓
34 - MINIDOKA	0010000-2	0620	30 - School	MINIDOKA SCHOOL #331	1998		✓
1	01-2	3137	260 URA	URA #1	2014		✓

POB E = 2525627.7 (m)
 N = 1266829.9 (m)



April 2, 2013

Craig Johnson
GIS Analyst
Idaho State Tax Commission
P.O. Box 36
800 Park Blvd., Plaza IV
Boise, Idaho 83712-7742

Subject: No. 12-514 URBAN RENEWAL AREA NO. 1

The City of Rupert has received your letter of March 26, 2013 stating that the ordinance was not recorded with Minidoka County. Please find enclosed a copy of Ordinance No. 12-514 URBAN RENEWAL AREA NO. 1 with instrument # 520846 recorded on January 22, 2013.

If you have further questions, please call me at (208) 436-9600.

Regards,

Sherri Miles
Grant, Community, and Administrative Coordinator
City of Rupert

“The City of Rupert is an equal opportunity provider and employer.”