

## Ashton Urban Renewal Agency

### Meeting Minutes

March 2, 2011

Ashton, Idaho

Mayor Teddy Stronks called the meeting to order at 4:00 PM. Those attending were Mayor Stronks, Stacey Wynn, Richard Huntsman, MaryLou Davis, Jeff Hamilton, Terry Butikofer and Judy Coy.

Mayor Stronks introduced Stacey Wynn as a new member of the Board. He then asked if there were any changes to the minutes from the August 26, 2010 meeting. No changes were noted and a motion was made by Stacey Wynn to approve the minutes as presented. Motion carried.

#### Election of Officers

Mayor Stronks then asked for nominations for a new Chairman of the Board. MaryLou Davis nominated Jeff Hamilton for Chairman. No other nominations were made. Stacey Wynn seconded the motion. Motion carried. Nominations were then opened for Vice-Chairman. Jeff Hamilton nominated Stacey Wynn. No other nominations were made. MaryLou Davis seconded the motion. Motion carried.

#### 2010 Annual Report

Judy Coy presented the 2010 Annual Report stating that under Idaho Statute the Agency is required to prepare the report and have it available at Ashton City Hall on or before March 31 or as near thereafter as possible. The report is also available at the administrative office of the Agency in Rexburg, Idaho. The report is for the calendar year 2010 and also includes the financial information up to the end of the fiscal year which is September 30. She further explained that any agency that has a budget of more than \$250,000 per year has to have an audit of the financial records prepared annually. The Ashton Urban Renewal Agency's budget does not exceed \$250,000 per year but the Agency has elected to have an audit prepared annually. The audit for FY 2010 is in the process of being prepared by Jensen Poulsen & Company, PLLC. When the audit is completed it will be approved by the Board and attached to the Annual Report as is stated in the report. No changes were requested and a motion was made by Jeff Hamilton to accept the report as presented. Richard Huntsman seconded the motion. Motion carried.

#### Amendment to the Urban Renewal Plan

Mayor Stronks stated that the amendment would be made to the existing Plan document. Terry Butikofer noted that the Agency is kind of on hold with idea that simply because of the fact that Harlan Mann had completed the first part of the work that has to be done to amend the Plan but he is waiting to hear from the Agency as to whether or not they want him to proceed. Terry went on to explain that Mr. Mann was hired to do a study of the new area that the Agency wanted to add to the existing area and the first part of that study was completed. In that portion of the work completed by Mr. Mann he discovered that the Assisted Living Center was no longer paying taxes on their facility. They were granted tax exempt status by the Fremont County Commissioners and were granted that status. This has impacted that amount of tax increment the Agency would receive. The Agency now needs to decide whether to complete the study by Mr. Mann and proceed with amending the Plan. Judy Coy asked Mayor Stronks if he met with Harlan Mann and Ryan Armbruster when they came to Ashton to meet with Steve Knapp. He noted that he had not met with them only Steve Knapp had done so. Terry

noted that the report was not actually completed. Jeff Hamilton stated that the two major objectives were to look at the geographical area that is currently in the district and secondly to amend the document to allow for more activities to occur within the urban renewal district. He further noted that the tax increment is being collected but no projects have been decided upon until the amendment was completed. Mr. Mann needs to be told exactly what properties would be included in the new area. There is a need now to get the amendment completed before the current legislature changes the law on urban renewal agencies which would make it impossible to amend the Plan and move forward. Terry noted that he would contact Harlan Mann and visit with him about what needs to happen next. Jeff Hamilton expressed the need to move forward quickly. It was suggested that Chairman Hamilton contact Steve Knapp and review the content of the visit with Mr. Mann and Mr. Armbruster when they were here.

Mayor Stronks asked if the new mortuary had been added to the tax roll. Mayor Stronks asked if the Fremont County Treasurer could be contacted to see if the tax increment was being collected and paid to the Agency. Judy Coy noted that she would contact Pat McCoy and see what had been done there.

#### New Projects

Mayor Stronks brought up the issue of the old hospital and whether it is worth saving. He stated that he had been told that if nothing was done with the facility within the next two years it wouldn't be worth saving and would have to be demolished. Mayor Stronks questioned whether it would be a worthwhile project for the Agency to purchase the building and renovate it into a business incubator. Chairman Hamilton said that he had visited with the owners of the building and nothing has been done to maintain it. There is the question of having the facility purchased by someone who would put some money into renovation and make it into a useable facility. He questioned if there would be grant funding available that could be applied for to do redevelopment with. Terry Butikofer stated that in the economic environment that the country is currently in the possibility of getting special funding would be extremely limited. Chairman Hamilton stated that the building was for sale for around \$120,000, but with the condition it is in it would probably be just as well to only ask for the price of the lot and not try to get anything out of the building. Condemnation would also be something to consider. It was noted that it might be just as well to tear the building down and start from scratch. After discussion it was decided to have Terry contact Harlan Mann and see what the next step would be.

Mayor Stronks stated that there are a couple of places that light poles still need to be put in to finish the lighting project. The urban renewal district does not extend clear to the school but sidewalks and lighting could be put in as far as the district extends to the east. Terry Butikofer noted that it might be wise to get these things done in light of the bills being put before the legislature that would really negatively impact urban renewal. He talked about the letters that had been written and sent to the legislators in favor of urban renewal in hopes that the negative legislation could be stopped from being put into law. Mayor Stronks suggested that Mountain States Lighting be contacted as well as another lighting company to get bids on the lighting that needs to be completed.

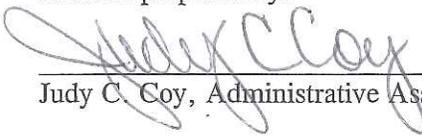
MaryLou Davis brought up the issue of putting benches on the sidewalks on Main Street. It was thought that the benches would probably not be something that would enhance the downtown. Judy Coy noted that there is just over \$193,000 in the Agency checking account. Mayor Stronks suggested putting in trash receptacles. Jeff Hamilton brought up the issue of putting in a pocket park as a gathering place for the City. Mayor Stronks noted that the amendment needs to be completed in order to do the pocket park because it would require purchasing property. Jeff Hamilton asked that Harlan Mann be asked to provide the actual urban renewal map when he is contacted. It was suggested that instead of having Harlan come to Ashton that he be patched in on the telephone for a conference call.

The next meeting date was scheduled for March 23, 2011 at 4 PM at Ashton City Hall. A motion was made by Stacey Wynn to adjourn the meeting at 4:42 PM. MaryLou Davis seconded the motion. Motion carried.

Minutes accepted by:

  
\_\_\_\_\_  
Chairman Jeff Hamilton

Minutes prepared by:

  
\_\_\_\_\_  
Judy C. Coy, Administrative Assistant