

Ashton Urban Renewal Agency

Meeting Minutes  
March 30, 2011  
Ashton, Idaho

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

Chairman Hamilton asked if there were any changes to the minutes from the March 2, 2011 meeting. No changes were brought up and Stacy Wynn made a motion to approve the minutes as presented. The motion was seconded by Richard Huntsman. Motion carried.

FY 2010 Audit Report

Terry Butikofer asked if there were any questions on the FY 2010 audit. Chairman Hamilton asked what amount shown as a receivable had been converted to cash through the collection process since the end of the fiscal year and he further noted that at the last meeting it was stated that there is close to two hundred thousand in cash in the bank and he wondered if there was just the cash or the cash and the receivables. Judy Coy noted that the figure she quoted at the last meeting was strictly cash in the bank. Chairman Hamilton noted that probably most of the receivables would have been collected since then. Terry noted that the receivables most likely were now converted to cash. Chairman Hamilton asked if there had ever been an investment policy discussed to perhaps increase the interest earned on the cash on hand until it is used for a project. Terry Butikofer noted that there are no restrictions but the agency would probably like to keep the funds on hand as liquid as possible so that they are accessible for use in projects. He further noted that the interest rates are not very high at any of the lending institutions or the state. Judy Coy noted that she would contact the bank and see what they are paying on three, six and nine month timed certificates of deposit. Chairman Hamilton asked her to check on that and see what the Bank of Idaho is paying. Terry asked if there were any further questions concerning the audit. No questions were posed and Chairman Hamilton asked for a motion to approve the audit as presented. Mayor Stronks made a motion to accept the FY 2010 Audit as prepared. Stacy Wynn seconded the motion. Motion carried.

Amendment to the Urban Renewal Plan

Chairman Hamilton thanked Terry Butikofer for the packet of information he prepared and provided to the Board on the history of the urban renewal district. Chairman Hamilton stated that his understanding is that there were three development activities that were undertaken, the first being a general revitalization, second a specific urban renewal area and then the redevelopment. Terry stated that in reconstructing the history the city looked at revitalizing Ashton and that is where the original map came from. Jeff Summers then started the process of identifying the slum and blighted areas to see if an urban renewal district could be created from these areas. The final act was to create the urban renewal area after the district was created. Terry noted that he was always in question as to whether the area included the first blocks or what exactly did it include. He found through research that it did not include the blocks but just the rights of way and Highway 20 and the development of the motel which would have created the tax increment to do the improvements in the blocks in town as shown on the maps. Chairman Hamilton stated then that the urban renewal area as it is now is literally the dotted lines shown on the map. He noted that many of the ideas that the Board has been discussing would not have

been included in the urban renewal area because the street and to the edge of the sidewalks are all that are included.

The only businesses generating tax increment are the ones in the blocked in area. The hospital is exempted from paying taxes so it would be just the other businesses in that area. Terry noted that in defense of the Plan there was some discussion where urban renewals could do projects on properties contiguous to the urban renewal areas. Maybe at the time it was thought that they could include the blocks. Chairman Hamilton stated that the major question regarding amending the Plan is where we are right now with money in the bank it seems that there is a very limited effort that can be pursued in going forward and it would just be to expand the sidewalk and lighting on the two blocks discussed in previous meetings. He thought that now it would be a good idea to do that and get the bids and move forward. He noted that it brings the Board back to the general concept of what it means to amend. He noted that the work that the attorney has done so far is to tell the Agency that they don't have much flexibility right now and possibly to consider closing out the Agency. Chairman Hamilton felt that dissolving means that there wouldn't be anything going forward and would be at risk of not getting anything new. Terry stated that the potential of finishing what is there and shutting down and then starting new would still be allowable but the problem with shutting down an area and starting a new one is the problem of having a new development in the area that would generate the tax increment. If no tax increment is generated there wouldn't be any funds for new projects. Mayor Stronks asked if the two blocks were added would it add those businesses to the taxing district. Terry noted that the businesses would be added but the property taxes from those businesses would continue to go to the county. Only if new development were created would new tax increment be generated and collected and given to the urban renewal agency. Judy Coy stated that the timing for creating the urban renewal agency was perfect because the motel was built which created the tax increment to pay for the downtown project. Terry noted that it was kind of unfortunate that at the time the agency was created they didn't include the blocks in question then. Chairman Hamilton made a motion to approve the completion of the lighting on the two blocks that were not included when the lighting project was completed. Stacy Wynn seconded the motion. Motion carried. Mayor Stronks stated that he would have the city clerk get the bids. He noted that BECO did the initial project and he felt that they did a great job and were reasonable with the cost. Terry reminded the Board that they need to follow the City of Ashton's procurement regulations. The two blocks in question are down by the church and in front of the log cabins.

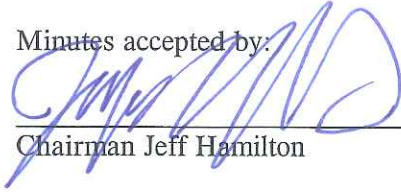
Chairman Hamilton then asked the Board members what their thoughts were about completing the amendment to the Plan. Mayor Stronks stated that he felt the amendment would be worthwhile. The Board discussed what blocks they would want to add to the urban renewal area as well as the types of activities that should be included in the amendment. The decision was to include the pool and tennis courts and the rest of the high school property. Terry noted that he would contact Harlan Mann and legal counsel and get them up to speed on what the plans are for the new area.

#### Signature Card update at Bank of Idaho

Judy Coy noted that the signature cards at the Bank of Idaho need to be changed. The Bank went ahead and prepared new cards with all of the board members names on the card. Mayor Stronks stated that he felt that all of the members should be on the account. A motion was made by Richard Huntsman to change the signatures on the bank account to include all of the board member signatures and also to require two signatures to sign the checks. Mayor Stronks seconded the motion. Motion carried.

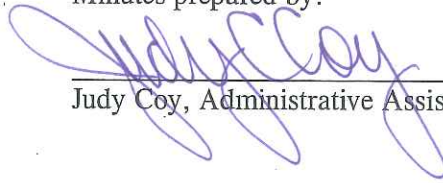
The next meeting date was scheduled for April 19, 2011 at 4 PM. No other business was presented and a motion was made by Mayor Stronks to adjourn the meeting at 4:41 PM. Richard Huntsman seconded the motion. Motion carried.

Minutes accepted by:

A handwritten signature in blue ink, appearing to be 'Jeff Hamilton', written over a horizontal line.

Chairman Jeff Hamilton

Minutes prepared by:

A handwritten signature in blue ink, appearing to be 'Judy Coy', written over a horizontal line.

Judy Coy, Administrative Assistant