

Ashton Urban Renewal Agency

Meeting Minutes
August 4, 2011
Ashton, Idaho

Chairman Jeff Hamilton called the meeting to order at 4:05 PM. Those attending were Jeff Hamilton, Stacy Wynn, Richard Huntsman, Mayor Teddy Stronks, MaryLou Davis, City Clerk Kathy Stegelmier, Terry Butikofer and Judy Coy.

Chairman Hamilton asked if there were any changes to the minutes from the June 30, 2011 meeting. One change was noted and a motion was made by MaryLou Davis to approve the minutes as changed. Stacy Wynn seconded the motion. Motion carried.

Chairman Hamilton presented the invoice from Elam & Burke for legal services. The invoice was for two months and totaled \$5,139.72. A motion was made by Richard Huntsman to approve payment of the invoice as presented. Chairman Hamilton seconded the motion. Motion carried.

Board of Equalization

Chairman Hamilton and Mayor Stronks expressed their opinions on what transpired at the meeting with the Fremont County Commissioners at the Board of Tax Equalization at the Fremont County Courthouse. It was suggested that a personal conversation be held with one of the commissioners to explain and educate the commission on urban renewal and tax increment financing. Chairman Hamilton stated that it might be a good idea to have that conversation with the Commissioners to explain how the decision to exempt businesses from paying taxes affects the community. He felt that the Commissioners did not understand the issues.

City Clerk Kathy Stegelmier stated she thinks the Board of Tax Appeal is a good step to take because it takes the political flavor out of that process. She explained the procedure of the State appeal process. She feels it is worth going after the appeal because the County Commissioners may have been thinking in political terms instead of just in an attitude of what is the correct thing to do, which will be more along the lines that the State Appeal Board will approach the appeal. A motion was made by Mayor Stronks that the Agency proceed with the State Board of Tax Appeal. The motion was seconded by Richard Huntsman. Motion carried. Discussion was held as to whether legal council should be in attendance. Mayor Stronks suggested that he contact the city attorney and get some advice from her and also that the legal counsel in Boise be contacted. Chairman Hamilton made a motion to pay a reasonable amount for the legal counsel to assist and represent the Agency at the State hearing. The motion was seconded by MaryLou Davis and carried by the Board. Terry Butikofer suggested that if the Board decides to move forward with the planning process then possibly when Ryan and Harlan come to Idaho Falls they could come to Ashton and work on the Plan amendment as well as the appeal to the State. It was noted that they might send Meghan Conrad to do the appeal work and she is a lesser rate of expense than Ryan. Mayor Stronks stated that Meghan has done most of the legal work on the appeal.

Amendment to the Plan

Chairman Hamilton noted that the amendment work has been put on suspense until the appeal issue was taken care of. If we are going to have Ryan Armbruster and Harlan Mann come to Ashton perhaps then the Agency should spend some time detailing thoughts and ideas about the amendment. Chairman

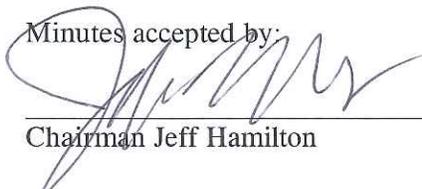
Hamilton stated that he sent an email to Mr. Armbruster about taking out the living center area from the district and he also questioned what the expense and work would be to do that. He asked the board members their thoughts on the area of inclusion and the area of benefit. He felt that the corner of Highways 20 and Main was a potential target area to pickup. One other area is the old hospital area. He felt that those are two large spaces that would potentially create tax increment. He asked the board members their thoughts. The old Texaco station and the block it is in would be a good area to include as well. The storage tanks on the gas station property would be an issue to consider. It was thought that this area is definately blighted. There was an area on the south side of Main Street just past the school that has the vacant building that was suggested. The areas of benefit would be the tennis courts and the swimming pool. A pocket park was suggested and discussed. Public restrooms were suggested as part of the pocket park. It was noted that the street lights have really been a positive thing for the downtown. Mayor Stronks suggested getting the youth involved or creating things for the youth to do.

FY 2011 Budget

Judy Coy presented the FY 2012 Budget. Chairman Hamilton asked what the FY 2011 Proposed column was and it was explained that the budget Proposed column is the revenue and expense that is projected for the end of the 2011 fiscal year. Judy noted that the tax increment revenue was higher than was originally budgeted because the motel has paid all of their back taxes that were due which was about \$30,000. This created a much higher figure than was budgeted. Judy went through the other revenue and expense figures. The FY 2010 Actuals are the figures taken from the FY 2010 audit so they are audited figures. The FY 2011 Budget was the budgeted figures set last fall. The FY 2012 Projected for tax revenue was set at \$55,000 for revenue with \$200,000 carried over from the end of FY 2011. It was noted that there will probably not be a project completed this summer that will leave a large sum to carry forward to next year. Interest was projected at \$400. The budget figures for expense were \$1,000 for the audit, administrative fees of \$10,000 and legal/consultant set at \$30,000. Terry Butikofer stated that in a memo from Ryan Armbruster the figure of \$19,000 would still be good to complete the amendment to the Plan. Judy Coy noted that it is better to project higher than low so it was felt that it would be a good idea to leave the legal/consultant at \$30,000. This would leave \$213,900 for project expense. A motion was made by Mayor Stronks to approve the FY 2012 Proposed Budget as presented. Chairman Hamilton seconded the motion. Motion carried. The Budget Hearing date was schedule for August 23, 2011 at 4:00 PM. Judy Coy noted that she would get the notice published in the newspaper as is required by Idaho Statute.

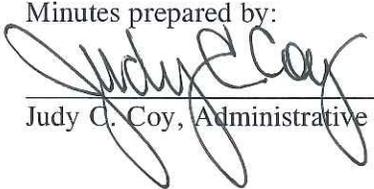
No other business was presented and a motion was made by Mayor Stronks to adjourn the meeting at 4:55 PM. The motion was seconded by MaryLou Davis. Motion carried.

Minutes accepted by:



Chairman Jeff Hamilton

Minutes prepared by:



Judy C. Coy, Administrative Assistant