

Ashton Urban Renewal Agency

Meeting Minutes
November 29, 2011
Ashton, Idaho

Chairman Jeff Hamilton called the meeting to order at 4:00 PM. Those attending were Chairman Hamilton, Mayor Stronks, MaryLou Davis and Terry Butikofer.

Chairman Hamilton asked if there were any changes to the minutes from the September 28, 2011 meeting. Chairman Hamilton made a motion to approve the minutes as presented. MaryLou Davis seconded the motion. Motion carried.

Consider Invoices for Payment

Chairman Hamilton presented invoices from the Redevelopment Association of Idaho in the amount of \$500.00, Harlan Mann in the amount of \$317.60 and \$2,200.69 and Elam & Burke in the amount of \$443.65. A motion was made by Chairman Hamilton to approve payment of the invoices as presented. MaryLou Davis seconded the motion. Motion carried.

Plan Amendment Document from Harlan Mann

Chairman Hamilton reviewed the letter from Harlan Mann that was prepared after his visit to Ashton a couple of weeks ago. He noted that basically 8.64 acres is the maximum amount of ground that can be added to the Plan. The parcels he included were the old hospital site, the pocket park area, the former high school area, and the abandoned gas station. Those areas alone total 11.719 acres. So just with those it is too much for the maximum that can be added which was 8.64 acres. Chairman Hamilton stated that when Mr. Mann measured the former high school area it wasn't clear whether he included the whole parcel, which was not the intent of the agency. It was thought that he had done that. Chairman Hamilton mentioned the map attached to the letter and reviewed the parcels shown on it. After review it was decided that the parcel in block 29 should be adjusted. Chairman Hamilton commented that as he was reviewing all of the new information he was thinking that they are expanding the space to try to draw in future revenue generating parcels but his thought was where the agency will spend the money. He thought about balancing revenue generation, and beneficial use of the funds to other areas or to areas where the agency can do things that are not specific to the property sites where it is being generated. He stated that he was approached by Tom Howell who has been trying to find a place to store the steam combine and three or four other pieces of old equipment and set up an indoor veterans memorial. He and Mr. Howell talked about using the corner parcel because it is a central point in the community for events. Tom noted that he had talked to the property owner, Weldon Reynolds about using the building and Mr. Reynolds told him he was thinking about abandoning the building in the next year so although on the exterior it doesn't look so great right now Mr. Reynolds felt that structurally it was in pretty good shape. Mr. Howell wondered if urban renewal could get involved somehow. Chairman Hamilton stated that it all depends on whether that parcel can be added to the district. If all of the parcels get to the point where they generate tax increment where will the money be spent? MaryLou Davis noted that she felt that a lot of what the agency is doing comes from a sentimental place versus a realistic one. Chairman Hamilton stated that of all the places that have the potential to generate tax increment it will be that corner parcel where the high school was. That parcel will be the best bet on getting something new going there. After discussion it was decided to eliminate the old gas station from the proposed addition.

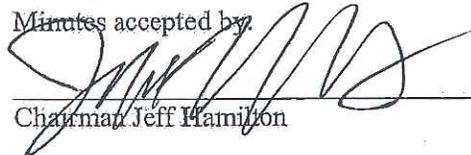
Chairman Hamilton then stated that the old hospital site is in question. Mayor Stronks stated that something needs to be done there. Terry noted that even if it is put in the district it doesn't have to be tabbed as a possible tax increment generator. Chairman Hamilton asked if it is kept in the area is it

viewed as a generator or a beneficial recipient. If the building was razed nothing would come in tax increment until something were developed and built in there. Terry asked if the grocery store owner is still interested in building a new facility. Chairman Hamilton stated that he talked to him about a month ago and he stated that he had everything all lined up with Associated Food Stores back when the school was being sold. He said that he has about a one year window left to do something and after that the window of opportunity will go away and he will have to start over. Terry talked about the uses of urban renewal funds on the Rexburg Broulims store and the Driggs Broulims store. Chairman Hamilton stated that priority wise some portion of that high school area is priority one. The pocket park area was then discussed. Mayor Stronks stated that he had been to a meeting and one of the issues they talked about was satellite and community college issues. He wondered if there could be something put together for this type of schooling in the urban renewal area. Possibly a new building that could house a facility for schooling purposes could be built. The old hospital would not be a good place for this type of facility because of the asbestos issue. Terry noted that perhaps the E-Center in Rexburg could do some community consulting to check into the possibilities for the old hospital. Terry noted that he would contact them and see what it would cost. The possibility of setting up a stand-alone district for the old hospital was discussed.

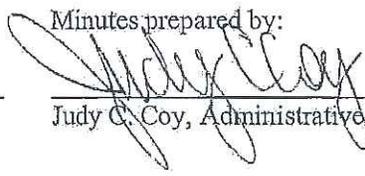
Mayor Stronks asked what would happen if the issue of Ashton Memorial fell in favor of the agency. Would that impact the amount of area that could be added. Chairman Hamilton stated that it would make no impact. He talked about running two parallel tracts and also having the old high school parcel as a separate district. And then bring the other parcels in to the existing urban renewal district. Estimated costs would need to be provided for the new one. Terry reminded the board that there will still be the 10% limitation. Chairman Hamilton stated that he had checked on that and found that it would not be an issue with the new additions. The problem would be the square footage. The issue of the old gas station was brought up again and also the issue of whether there had been an environmental review done on it by DEQ. After discussion the idea was suggested of having a whole new district set up for just the high school area. Chairman Hamilton stated that the second alternative on Harlan's letter was not a possibility but something could be done with alternatives one and three. If a stand alone were put together for the high school area then all of the other parcels in question could be added into the existing district. The pocket park site needs to be determined to make sure it is the piece the agency has been talking about and not something else. The old hospital is kind of the determining issue on what is done. Terry questioned if the agency wanted the E-Center to do some work on the old hospital issue. He was asked to check with them and see what they could do.

A meeting date was not scheduled and Terry Butikofer noted that he would check with the E-Center and DEQ and see what information he could gather. A meeting would probably be scheduled in early January 2012 to get things going again. A motion was made by Chairman Hamilton to adjourn the meeting at 4:54 PM. MaryLou Davis seconded the motion. Motion carried.

Minutes accepted by:


Chairman Jeff Hamilton

Minutes prepared by:


Judy C. Coy, Administrative Assistant