

Ashton Urban Renewal Agency

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June 4, 2013

TO: Agency Board Members
FROM: Chairman Jeff Hamilton
RE: Notice of Meeting

Just a reminder of the meeting of the Ashton Urban Renewal Agency.

Date: Tuesday, June 11, 2013
Time: 4:30 P.M.
Place: Ashton City Hall
Council Chambers
604 Main Street
Ashton, Idaho 83420

Enclosed are the meeting minutes from the April 25, 2013 meeting, invoices for payment, various documents regarding the new urban renewal area and amendments to the existing area, and Resolution 2013-02 for your review prior to the meeting.

Agenda

1. Call meeting to order – Chairman Jeff Hamilton
2. Approval of the April 25, 2013 meeting minutes – Chairman Jeff Hamilton
3. Approval of payment of invoices – Chairman Jeff Hamilton
4. Review documents for the Scope of Work, Attachments 5A & 5B and Map of urban renewal areas – Terry Butikofer
5. Accept Resolution 2013-02 – Terry Butikofer
6. Street light project update & other new projects - Chairman Jeff Hamilton
7. Set Next Meeting Date - Chairman Jeff Hamilton
8. Adjournment – Chairman Jeff Hamilton

Ashton Urban Renewal Agency

Meeting Minutes
June 11, 2013
Ashton, Idaho

Chairman Jeff Hamilton called the meeting to order at 4:36 PM. Those attending were Jeff Hamilton, Stacy Wynn, MaryLou Davis, Mayor Teddy Stronks, Shon Shuldberg, Terry Butikofer and Judy Coy.

Chairman Hamilton asked if there were any changes to the meeting minutes from the April 25, 2013 meeting. No changes were presented and a motion to approve the minutes as presented was made by MaryLou Davis. Stacy Winn seconded the motion. Motion carried.

Payment of Invoices

Chairman Hamilton presented an invoice from the Standard Journal newspaper in the amount of \$26.69 for publication of the Annual Report Public Notice. A motion was made by MaryLou Davis to pay the invoice as presented. The motion was seconded by Stacy Wynn. Motion carried. Chairman Hamilton then presented several invoices from Elam & Burke for legal services totaling \$3,194.22. A motion was made by Stacy Wynn to pay the invoices as presented. The motion was seconded and carried by the Board. No other invoices were presented for payment.

Chairman Hamilton noted that the Supreme Court Hearing is being held on August 21, 2013 at 8:50 AM at the Bonneville County Courthouse. That hearing is on the topic of standing which finding was issued by Judge Moeller and was then moved on to the Supreme Court. Once the determination is made relative to our standing or existence then the Agency will be back to square one in addressing what the real focus of the law suite was which was whether the tax exempt status should have been granted to Ashton Memorial or not. It was noted that the proceedings can be viewed on line.

Chairman Hamilton noted that there was to be a City Council meeting the next evening which he would be present at to address adding the Community Center parcel to the Amended Plan.

Attachments 5A and 5B to the new and amended Plans

Terry Butikofer presented the 5A and 5B attachments to the Ashton 5th, Main and 1-20 Amended and Restated Urban Renewal Area as well as the Ashton Historic High School Urban Renewal Area. Terry noted that the existing urban renewal area will end in 2026 and now has a base value of \$406,905. It is estimated that the property values in this area will increase by 1% annually. The figures on Attachment 5A are based on projects of \$2,000,000 with the tax levy to remain the same for the remaining life of the urban renewal project. Terry then went through Attachment 5B and had the board members give their input on what properties within the area could have development occur on them and also the dollar amount of the development that could occur. Terry presented a handout listing projects and scopes of work that could be worked on in the existing urban renewal area. He also went over what amounts of tax increment could be expended over the next thirteen years as it is accumulated.

Terry then went over the over Attachments 5A and 5B for the Ashton Historic High School area stating that the tax base for the area at creation will be \$800,000. He projected a \$7.5 million dollar increase in potential retail and commercial projects over the life of the urban renewal district and also that the Levy Rate will be held constant over the life of the project. It is hoped that a large development will occur on the old high school property and also that the gas station area can be cleaned up and put back on the tax rolls. On Attachment 5A it was projected that a six million dollar project would be built in 2016 which would then general \$88,507.74 in tax increment. In 2020 the other \$1.7 million in development would occur with would then increase the tax increment generated up to \$114,196.28 for that tax year. Terry

then went over the descriptions of, and estimated uses of funds relating to Attachment 5B. He explained that if a development were to occur on the old high school property and the Agency was asked to help with the infrastructure in the development site the Agency would have to take out a loan to pay for the infrastructure because the tax increment would not be generated until after the development was completed to pay for the infrastructure. The Board discussed the tennis court and the problems with the property ownership.

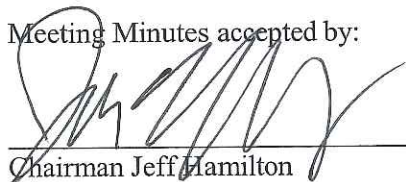
Resolution 2013-02

Terry Butikofer stated that the City Council will look at augmenting the restated area that was previously presented to them. The addition of the half block needs to be approved by the City Council and Chairman Hamilton will present the issue to them on Wednesday at the Council meeting. However, the Board needs to adopt the resolution which basically states that the Board of Commissioners accepts the supplemental report on eligibility for the Ashton Library parcel and that they Agency wants to designation that area as appropriate for an urban renewal project. A motion was made by Chairman Hamilton to accept the resolution as presented. MaryLou Davis seconded the motion. Motion carried.

Mayor Stronks noted that he is working with BECO on the street lighting project.

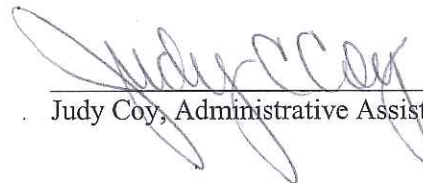
The next meeting was scheduled for July 2, 2013 at 4:30 PM. A motion was made by Stacy Wynn to adjourn the meeting. The motion was seconded by MaryLou Davis. Motion carried. The time was 5:40 PM.

Meeting Minutes accepted by:



Chairman Jeff Hamilton

Meeting Minutes prepared by:



Judy Coy, Administrative Assistant