

Ashton Urban Renewal Agency

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March 7, 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: Wednesday, March 13, 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 October 24, and November 15, 2012 meetings, invoices to be considered for payment, the 2012 Annual Report, the FY 2012 Audit Report, and Resolution 2013-01 for your review prior to the meeting.

Agenda

1. Call meeting to order – Chairman Jeff Hamilton
2. Approval of the October 24 and November 12, 2012 – Chairman Jeff Hamilton meeting minutes
3. Payment of Invoices – Chairman Jeff Hamilton
4. 2012 Annual Report – Judy Coy
5. FY 2012 Audit – Chairman Jeff Hamilton
6. Status of the Amendment to the existing Plan and – Ryan Armbruster &
Status of New Plan Terry Butikofer
7. Executive Session – To communicate with Legal - Ryan Armbruster
Counsel regarding pending litigation.
[Idaho State Code §67-2345(1)(f)]
8. Adjournment – Chairman Jeff Hamilton
9. Set Next Meeting Date - Chairman Jeff Hamilton

Ashton Urban Renewal Agency

Meeting Minutes
March 13, 2013
Ashton, Idaho

Chairman Jeff Hamilton called the meeting to order at 4:32 PM. Those attending were Jeff Hamilton, Mayor Teddy Stronks, MaryLou Davis, Shon Shuldberg and Judy Coy.

Chairman Hamilton asked if there were any changes to the meeting minutes from the October 24 and November 15, 2012 minutes. No changes were mentioned and a motion was made by Mayor Stronks to approve the minutes as presented. The motion was seconded by MaryLou Davis. cMotion carried.

Payment of Invoices

Chairman Hamilton presented invoices for payment from ECIPDA for \$4,508.50 for Administrative fees. The majority of this expense was for Terry Butikofer's work on the new plans and districts. A motion was made by MaryLou Davis to approve payment of the invoice as presented. The motion was seconded by Mayor Stronks. Motion carried. The next invoice was from the Redevelopment Association of Idaho in amount of \$850.00. A motion was made by Chairman Hamilton to approve payment of the annual membership. The motion was seconded by Mayor Stronks. Motion carried. The next invoice presented was from Jensen Poulsen & Company for preparation of the FY 2012 audit in the amount of \$950.00. A motion was made by Chairman Hamilton to approve the payment for the audit expense. The motion was seconded and carried by the Board. The next invoices were from Elam & Burke for work on the tax appeal and the new urban renewal districts totaling \$3,003.30. A motion was made by Mayor Stronks to approve payment of the invoices as presented. The motion was seconded and carried by the Board.

2012 Annual Report

The Annual Report for the Agency was presented by Judy Coy. She stated that the report is an accounting of the activities of the Agency for the calendar year 2012. It will include a copy of the FY 2012 audit. The report is a review of the activities of the Agency for the calendar year and the public will be noticed of the places the report can be reviewed which are the offices of the Agency in Rexburg and at Ashton City Hall. The notice will be published in the Standard Journal newspaper. The notice will also contain the telephone number of Chairman Hamilton so that the public can call and make comment or ask questions. The Agency is required by law to have the report prepared by March 31 of the following calendar year. A motion was made to accept the 2012 Annual Report by Resolution 2013-01 by MaryLou Davis. The motion was seconded by Mayor Stronks. Motion carried.

Status of the amendment to the existing Plan and Status of New Plan

Chairman Hamilton commented on that Terry Butikofer is narrowing down the more detailed sections of the informational pieces of the Plans. Because there are no specifics, the information is more projection oriented. He further noted that on the new Plan area that encompasses the old high school parcel an estimation has to be made as to what possibly could be built there and what the possible cost might be so that the property tax base could be determined and then produce an estimate of what the property tax revenues would be that would go to urban renewal. Every parcel will have to be reviewed to estimate additional revenue in order to project expenses.

At this point in the meeting a conference call was made to Ryan Armbruster, legal counsel to the Agency.

Mr. Armbruster noted that he and Terry Butikofer had gone through several scenarios on both the amended Plan and the new Plan. Terry has done about as much as he can to estimate potential new value

in the amended Plan area and in the new Plan area as well as some rough estimates on costs for the particular improvements that the Agency would like to see. He has also obtained about everything possible from the Fremont County Assessor's office in term of trying to establish the base assessment roll. The next step is to draft a working document for the Board to review and see if things are on track or not and see what comes from discussion as far as any changes the Board may like to see. Something could be put together in the next 30 days that would be useful and in a form that would make sense. Any updated information that the Board may have or the Mayor and Council members may have in terms of potential new development or any improvements in terms of activities and costs should be given to Terry for use in making the analysis for the tax base. Chairman Hamilton stated that he would check on any new information he can glean. Mr. Armbruster noted that there have been some issues resolved concerning the ten percent rule and the parcels were pared down to eliminate any problem with being over the ten percent limit.

Mr. Armbruster stated that a time line for finishing the project would be to have a working draft by mid to late April, then both documents could be approved by the Board by May. The documents then have to go through a pretty detailed process with the City and that process, by Statute, cannot be completed faster than 90 days. If things were filed with the City in June the process could conceivably be done with the City Council activity by the end of the summer. The critical time line is to be done by the end of the calendar year. Chairman Hamilton stated that he would like to see it all completed by Labor Day.

Executive Session

A motion was made by MaryLou Davis to move into Executive Session to communicate with legal counsel regarding pending litigation under Idaho Code Idaho State Code §67-2345(1)(f). The motion was seconded by Mayor Stronks. Roll call vote was taken in the affirmative. Motion carried. The time was 5:00 PM. At 5:16 PM a motion was made by MaryLou Davis to move out of Executive Session. The motion was seconded by Mayor Stronks. Roll call vote was taken. Motion carried.

FY 2012 Audit

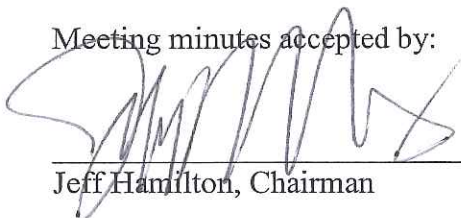
Chairman Hamilton presented the audit of the financial statements for FY 2012. He stated that the audit was well done and he could see no changes or additions that needed to be made. A motion was made by MaryLou Davis to approve the audit. The motion was seconded by Mayor Stronks. Motion carried.

New Projects

Chairman Hamilton asked if the Board would like to take up the street light project. Mayor Stronks stated that he would like to and he volunteered to contact BECO Construction and have them come to Ashton and look over the project and get a bid. Chairman Hamilton noted that he would be in Ashton the first week of April and after that he would be out of town but he would be glad to meet with Mayor Stronks and BECO to go over the project.

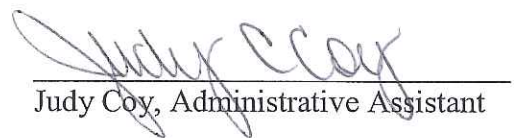
No meeting date was set and a motion was made by Mayor Stronks to adjourn the meeting at 5:25 PM. The motion was seconded by Chairman Hamilton. Motion carried.

Meeting minutes accepted by:



Jeff Hamilton, Chairman

Meeting minutes presented by:



Judy Coy, Administrative Assistant