

# **ASHTON URBAN RENEWAL AGENCY**

**299 East 4<sup>th</sup> North**

**Rexburg, Idaho 83440**

**Phone 208-356-4525 Fax 208-356-4544**

**April 18, 2013**

**TO: Agency Board Members**

**FROM: Chairman Jeff Hamilton**

**RE: Notice of Regular Meeting**

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

**Date: Thursday, April 25, 2013**

**Time: 4:30 P.M.**

**Place: Ashton City Hall**

**Council Chambers**

**604 Main Street**

**Ashton, Idaho 83420**

**Enclosed please find the meeting minutes from the March 13, 2013 meeting and information from the Fremont County Clerk for your review prior to the meeting.**

## Agenda

1. Call meeting to order – Chairman Jeff Hamilton
2. Approval of March 13, 2013 meeting minutes – Chairman Jeff Hamilton
3. Invoices for payment – Chairman Jeff Hamilton
4. Review information from Fremont County regarding the PacifiCorp Judgment – Chairman Jeff Hamilton
5. Discussion and approval to add additional Properties to the existing Urban Renewal District – Terry Butikofer
6. Discussion regarding assumptions of increases of values of properties in the Urban Renewal Areas - Terry Butikofer
7. Update on Texaco Station and the potential of Brownfield Grant and loan assistance – Terry Butikofer
8. Timeline on completing and getting new Plans approved – Terry Butikofer
9. Project Update on additional Lighting – Chairman Jeff Hamilton
10. Set Next Meeting Date – Chairman Jeff Hamilton
11. Adjournment – Chairman Jeff Hamilton

Ashton Urban Renewal Agency

Meeting Minutes  
April 25, 2013  
Ashton, Idaho

Chairman Jeff Hamilton called the meeting to order at 4:31 PM. Those attending were Jeff Hamilton, MaryLou Davis, Stacy Wynn, Suzanne Brady, Terry Butikofer and Judy Coy.

Meeting Minutes

Chairman Hamilton asked if there were any changes to the meeting minutes from the March 13, 2013 meeting. No changes were noted and a motion was made by MaryLou Davis to approve the minutes as presented. Stacy Wynn seconded the motion. Motion carried.

Payment of Invoices

Chairman Hamilton presented an invoice from Elam & Burke for payment of Invoice #145731 in the amount of \$370.00 and Invoice #145732 in the amount of \$440.26. A motion was made by Stacy Wynn to pay the invoices as presented. MaryLou Davis seconded the motion. Motion carried.

PacifiCorp Judgment

Chairman Hamilton explained that PacifiCorp entered a judgment against the Idaho State Tax Commission appealing their January 1, 2008, centrally assessed tax valuation to the State Board of Equalization/Idaho State Tax Commission. The judgment was decided in favor of PacifiCorp so all of the Taxing Entities had to repay their portion of the judgment awarded to PacifiCorp. The amount to be paid by the Urban Renewal Agency was \$36.23. Under Idaho Code 63-1305 Taxing Districts have the ability to recoup those lost funds by filing a judgment levy. If the Agency decided to do that they would have to publish their budget which would have to include the additional amount related to the judgment and interest. After discussion the Board decided not to file a judgment levy which would probably cost more to process than the amount of the penalty and interest they were initially charged. Judy Coy was asked to contact the Fremont County Clerk and inform her that the Agency would not be filing a judgment levy.

Chairman Hamilton welcomed Suzanne Brady to the meeting.

Adding Additional Properties to the existing Urban Renewal Area

Terry Butikofer explained that he had been working on Attachment 5 to the Plan which is basically the cost of revenue and the tax impact section of the Urban Renewal Plan. Mr. Armbruster is working on the total Urban Plan, both the amended and new. The idea was brought up during the initial discussions to amend the exiting area to include the old hospital block and a sliver along Main Street and some property on the other side of the Five Eleven property which are old deteriorating buildings. An Eligibility Report was created to include all of the new area knowing that some of the property would have to be cut off. The idea had come up in the past couple of weeks that maybe the half block next to the old hospital property should be included which includes the City Library Community Center. The thought was that the half of the block where the old hospital is could be carved off and then include the library property. In order to do that the Board has to approve the change. Terry noted that he has already prepared an Amended and Restated Ashton Area Urban Renewal Plan Supplemental Eligibility Report. This report would have to be taken to the City Council for approval. It was noted that no tax increment could be collected from the Community Center property because it is owned by the library taxing district, but the building could be improved with urban renewal funds. A motion was made by Stacy Wynn to include the properties suggested. Chairman Hamilton seconded the motion. Motion carried.

### Assumptions of increases of values of properties in the Urban Renewal Areas

Terry discussed the Attachment 5A and 5B Tables. He stated that what they were trying to determine was the increase in tax increment for each year of the Plan. Typically as the County Assessor goes out and re-assesses property there is an increase in value. The tables show the estimates of the natural growth of the properties. He pointed out that on the fifth year theoretically something might be built on the old high school property with value of six million dollars. And four years later an improvement might be built in the district with a value of one point five million dollars. The table shows what type of revenue could be expected if those kinds of developments occurred and what growth would occur at 1% growth per year. For planning purposes 1% per year was used. Terry asked the Board if they thought the 1% growth rate would be a good figure to use. Chairman Hamilton noted that the table is only relative to the high school parcel and parcel north to the gas station. The clean up issues on the gas station property are significant but there may be a process that would allow the Agency to assist aggressively in that process, get it cleaned up and get it positioned for somebody to do something with the property. Terry stated that when Attachment 5 goes into the Plan it will state that the tables are just an estimate, if the projects don't occur then the tax increment will not be generated. Attachment 5A shows the potential growth but if the growth doesn't occur there will be no tax increment generated. It was noted that the base rate of \$856,203 will never change and no revenue will come from that figure.

Terry then went over Attachment 5B which shows revenue and expense for a possible project. The table is just an example of sources and uses of funds. These tables are for the new Plan document. The existing Plan document will have its own tables which will be somewhat more complicated. Chairman Hamilton noted that once the documents are pretty well solidified he felt that it would be a good idea to generate an open letter to the community explaining to them what is happening with urban renewal in the community. Terry noted that the County Commissioners need to be educated right along with the community so that they can understand and use the information positively.

### Texaco Station Update

Terry noted that he had gotten in touch with a woman by the name of Stacy Short that works with the Department of Environmental Quality in Idaho Falls. She explained to Terry that the Texaco station in Ashton is an on-going just sight which is leaking underground storage. DEQ has done a little bit of study and research on the site and they think that there are underground leaks to the storage tanks. EPA, in the beginning, provided the owners with some funding to have studies done. They did what they call productive recovery studies, which basically consists of taking soil samples. Those studies came to an end because the original owner didn't want to do it anymore. The original owner Quite Claim deeded the property to someone else. The name of the new owners is Brave Heart from Jackson Hole, Wyoming. There are the once removed owners of the property where the original spills occurred. If the Agency wants DEQ's assistance through Brownfield grants or loans the station has to be two time removed from the owner. So it needs to sell one more time to be two times removed. There are no taxes being paid on the property. The County could have taken the property a number of times because they don't want the liability. DEQ thinks that if the County took it for non-payment of taxes and deeded it to an urban renewal agency to clean up, they could rehabilitate it and sell it. Stacy Short doesn't think that the County should do that but there are people at DEQ that think they should. Chairman Hamilton stated that it's one thing for the County to take it on but if they have nowhere to go with they are stuck with it but if the Agency gets involved then there is a way for the County to get it cleaned up. Stacy Short was going to check and see if the County could retain ownership and use urban renewal funds to clean it up. Chairman Hamilton stated that another option would be to approach Brave Heart directly and work with them to get it cleaned up.

Terry explained the process that will take place once the Plans and attachments are completed. The Plans will go to the City Planning & Zoning Committee and then on to the City Council. The Taxing Entities will have to be presented the Plan documents and then hearings will be held to allow anyone that has co

ments or issues the opportunity to express themselves. There will be notifications in the newspaper of these hearing dates. Chairman Hamilton noted that the whole process needs to be completed by December 31, 2013. He further commented that that year in which the Plans are approved everything goes back retroactive to January 1, 2013. Anything new built during this calendar year would have a base tax established and tax increment would be captured from the improvements put there.

Light Project

Chairman Hamilton noted that BECO has not been contacted yet to get them up here to get a bid so the project can be started. Mayor Stronks will work on contacting them when he gets back in town.

Terry noted one last thing on the Plan work that being that a professional survey will have to be done in order to get the legal description correct. The legal has to be approved by the State of Idaho Tax Commission.

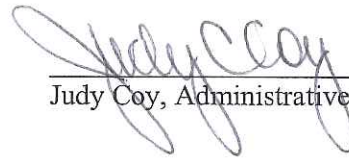
Chairman Hamilton did not schedule a date for the next meeting. Chairman Hamilton adjourned the meeting at 5:10 PM.

Meeting Minutes accepted by:



\_\_\_\_\_  
Jeff Hamilton, Chairman

Meeting Minutes prepared by:



\_\_\_\_\_  
Judy Coy, Administrative Assistant