

Jeff Holt was very instrumental in working with the school board to bring the asking price down to \$325,000. The Mayor and Jeff Holt have been working with Zion's Bank to work out some type of a loan. Zion's Bank offered the town a loan with a 20 year lease with an interest only payment for the first two years. Originally the idea was that the town would take out the loan and then sale off a couple of acres to pay down the debt. The town recently received some good news; the town was awarded a CDBG grant for land acquisition for \$261,000. When Gail applied for the grant the idea was to use the money to go towards purchasing Cory Thompson's lot on First Street with the 14 bay shed on it. Ron clarified that the grant was for land acquisition and is not tied to a specific piece of property. The MIA appraisal of the Thompson property came back at \$287,000 and they were asking \$300,000, this was higher than anticipated due to the current Commercial Zoning. After speaking with LaNience Dustman with Wasatch Front Regional, she said that if the property owner turned down the town's offer, then the town can look at other properties. At the time of the grant application deadline, the Weber School District was still insisting on doing a land swap with the town. The bottom line is that the town can use the \$261,000 CDBG grant to put down on the purchase of the Valley School property. Mayor Truett and CM Sorensen spoke with the Thompson's last weekend, and told them about the position the town was in. The Thompson's are going to turn down the offer. The town can use the CDBG money to purchase any property we like, but the town cannot sale the property and the town has five years to build something on the property that will benefit the community. Mayor Truett stated that the purchase price minus the \$261,000 will not change the lease/purchase agreement with Zion's Bank for the purchase of the school property. Leaving a remaining balance of \$64,000 and there is no early payoff penalty.

The town will need to delay the closing date on the property; it was scheduled for July 12th. No CDBG money can be spent prior to having the signed documents in town possession. Gail hasn't received the documents back from the state yet. Mayor Truett read from a letter that will be sent to the Weber School Board in regards to postponing the closing date and the town taking over the maintenance of the property. (See Attachment #1) Closing costs will be paid with CDBG monies. Mr. Engstrom will notifying Home Abstract, they may need to modify their contract. CM Sorensen clarified that the town will be \$64,000 in debt instead of \$325,000 and will have time to figure out what to do with the property.

Doug mentioned that in the Planning Commission meetings there has been some discussion about if the town bought the school property what would the town like to see there. Doug has made some phone calls about the possibility of a 10 room senior care center, and everyone he has spoken with thinks it's a great idea. Doug asked if that would be something the town would like to see on the property. A care center located on the school property would be ideal with the adjacent library, park, and church. Doug asked if the town would want to run a care center. Doug stated that he doesn't want to see the town sale off the property; he would like to see the town keep it. It costs \$5,000 per month per person, for a shared room in most care centers. If the senior can't pay the bill then Medicare steps in to pay the costs. Doug mentioned two possibilities, the town can build the facility and hire administrators to run it or the town could own 51% of the center and sell the other 49% off to stock holders. Mr. Engstrom mentioned that there is one major problem, its unrelated business income and will create a tax problem for the town. Right now the town is tax exempt; the easier way to do this would be, would be for someone else to build the facility and run it but lease the property from the town.

This would help them by not having to invest in the land. Ron made an appointment to talk to the administrator of the assisted living facility where his parents are. Ron was given names of two people who build these types of facilities, he spoke with them and was told that they would be interested in starting with something small on an acre of land, and then growing the facility. Ron felt that this was a good possible use for the land. Ron thought that one drawback to the location would be the distance from hospitals, but was told that this was not an issue, due to paramedics at the Fire Stations. A care center has nurses around the clock and assisted living there is not.

Mayor Truett would like to turn the subject back to the CDBG funds, and asked the group what their feelings were on putting the grant money towards the purchase of the school property. Mr. Engstrom likes the idea of using the grant and not put the town so far in debt. Ron mentioned that the town applied for grant money because the town needs new town sheds, now the town is talking about using that money to purchase property, which still leaves the town needing town sheds. The Mayor spoke with Cory about the town leasing some of their bays for a while to store equipment in while the town demolishes and rebuilds sheds. Gail replied that the grant was for land acquisition to build town sheds on, next year she can apply for additional CDBG funding to build the sheds with. It would cost \$80-100,000 to upgrade the inside of Cory's barn with cement floors, insulation, heating, bathrooms etc. Cory's barn has 14 bays which is way more than what the town needs.

CM Sorensen agreed with paying down the debt on the school property and use Cory's property as a short term solution. Ron stated that he is also in favor of using the grant to purchase the school property. CM Allen stated that she would prefer to use the grant money to pay the loan down on the school property. CM Clapperton agreed. CM Ferre' said he concurs. Rex compared the two properties, one has a shed on it, there is only one usage, the other property the town isn't tied to anything yet, there are still options, to him the school property is more valuable, he is in favor of getting the school property. Karen agreed. Doug asked Gail what the chances of the town getting a CDBG grant next year for the construction of town sheds. Gail replied that odds won't be as high next year as they were this year, because the town did higher matching funds this year, and she usually applies for a CDBG grant every other year. Doug wants to see the town get the school property using the grant money but doesn't want to see town sheds built on the property.

Mayor Truett mentioned that the use of the property should benefit residents of the town and valley, library, park, and other local businesses. Mr. Engstrom mentioned if the town wants to build sheds a better property should be identified. The town could demolish the current sheds and sale that property to library for parking.

CM Allen was asked to list possible uses for the school property on the white board. The list included: additional soccer fields, horse arena/rodeo grounds, care center/assisted living center, senior center, rec. center, town hall, grocery store, Little Bench (Performing Art Center), and extension of park. Laura Warburton stated that she see two different types of things on the list, one will take the town's money the others will make the town money.

Delwyn asked what Little Bench is. Nancy Patton mentioned that she attended a performing art center in Maine, called Stone Mountain Art Center. There was a barn that can hold 200 people, dinner was served at 6:00, and there was a stage and performance. Nancy thought this type of venue would be great for Huntsville; the idea is very homey but gorgeous. Nancy plans to have small audiences, it will be indoors, and there will be about 10 concerts a month, the rest of the time they the facility would be rented out for weddings and other community groups. Since the Ogden Valley is so densely populated with artists they plan to include art carriage in their venue. They could offer art classes to the community. Nancy believes she can get James Taylor to come do a performance. Karen asked how much dinner tickets would cost, would local residents be able to afford to go. Nancy replied that the average ticket \$12-\$100 dollar concerts.

She plans to hold free concerts, as well as paid concerts. They could host local bands, and events, and rent out hall for reunions and weddings. Tim asked if this was something the town would sale the property for, the answer was yes. Laura mentioned that the county is currently developing an ordinance called Agri-tourism. In a nut shell, what they hope will happen is that the farmers with property he has been farming all his life, will be able to turn his crop into a product he can sale on line or promote as a tourism item.

Doug stressed that he doesn't want to see the town sale off any of the property; he would like to see the town maintaining ownership of all of the property however, it could be leased. CM Sorensen agreed. CM Allen said if the Town does sale the property, it shouldn't be sold for the price the town paid for it, if sold it should be sold for a profit. CM Sorensen said paying down the debt gives the town more time to make a good decision for the use on this property. CM Allen said before the town decides what to do with this property, there should be a public hearing held for the entire valley.

Meeting adjourned at 7:48 p.m.

Gail Ahlstrom, Clerk/Recorder

James A. Truett, Mayor