

**Minutes of the  
Regular Meeting of the Board of Commissioners  
Driggs Urban Renewal Agency  
Sept 4, 2013**

**1. Call to Order – determination of a quorum (6:36PM)**

Commissioners Present: Hyrum Johnson, Lyn Christian, Aaron Little, Bart Birch, Denis du Nann, Kathy Rinaldi

Commissioners by Phone: None

Others Present: Cynthia Rose

**2. Adoption of Agenda**

Changes to Agenda: None

A motion was made to approve the agenda as presented.

**Moved: Bart Birch**

**Second: Aaron Little**

**Passed: Unanimously**

**3. Approval of Minutes from August 7, 2013**

A motion was made to approve the minutes of the August 7, 2013 meeting as presented.

**Moved: Bart Birch**

**Second: Lyn Christian**

**Passed: with Denis du Nann and**

**Aaron Little abstaining**

**4. Review of Financial Reports**

No financial reports were reviewed

**5. Election of Officers**

Bart suggested that it was prudent to retain the current slate of officers (Chair – Hyrum Johnson, Vice-Chair – Bart Birch, Secretary/Treasurer – Lyn Christian) until new Commissioners were appointed. The terms for Hyrum Johnson and Aaron Little expire next month, October 2013.

A motion was made to retain the same officers until new commissioners were appointed.

**Moved: Bart Birch**

**Second: Denis du Nann**

**Passed: Unanimously**

Hyrum asked the Commissioners to submit their recommendations on possible new Board members to him in writing.

**6. Feasibility Studies**

Hyrum reminded the Board that the FY2014 Budget contained \$30K for feasibility studies for economic development projects. He had discussed this with the Driggs Mayor and Community Development Director, who had recommended possible studies for a downtown hotel, a movie theater, and/or a performing arts theater.

Kathy wondered if it would be a good idea to query the community about businesses/projects they would like to see in Driggs, and suggested that the county may be able to assist. She also recalled that feasibility studies had been done in the past, and became obsolete quickly as the economic climate changed.

Bart asked if grants were available to help fund feasibility studies and Hyrum said DURA could look into this option. Bart also suggested focusing a study on a project that someone already wanted to back financially if the study supported moving forward.

The Commissioners discussed the challenges that investors have faced when trying to establish new businesses in Driggs, including zoning regulations, inflated real estate and rental prices, and low customer volume. They brought up several possible steps that DURA can do to foster economic growth including approaching buyers of commercial properties within the DURA district to offer support, purchasing property and reselling it for a loss to reset prices, constructing a new building and offering low rents to encourage populating downtown space. The Board will continue this discussion at a future meeting.

**7. Downtown Projects Update: Our Town Plaza Grant, SBC**

**Our Town Plaza:** Construction documents are 50% complete on the plaza project, with construction planned to begin in late October.

**Teton Geotourism Center:** Construction documents for the TGC as also 50% complete, and the exhibit content copy & and image/artifact acquisition is moving forward.

**New Faithful Park:** Denis shared that Gordie Gillette supports the project and will meet with the Teton Valley Foundation Director to discuss specifications for the park that would ensure that Music on Main could be shared with the City of Victor. Denis is also waiting for a call from Tony Snowy to continue discussions about a price for acquiring the Huntsman property within the proposed park site.

**8. Review and Prioritization of Future Projects**

This item was not addressed at the meeting.

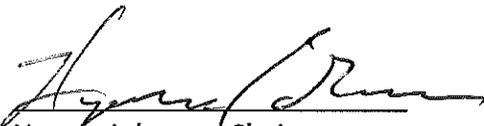
**9. Adjourn (7:36 PM)**

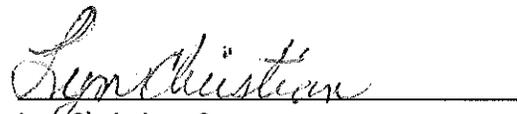
Moved: Kathy Rinaldi

Second: Aaron Little

Passed: Unanimously

Attest:

  
Hyrum Johnson, Chairman

  
Lyn Christian, Secretary

*Anyone requiring special access consideration must notify the DURA 2 days prior.*