



EAGLE URBAN RENEWAL AGENCY
MEETING MINUTES
May 19, 2020 – 12:00 pm

Eagle City Hall, 660 E. Civic Lane
****COUNCIL CHAMBERS****
AND
VIA WEBEX & LIVESTREAM

I. CALL TO ORDER:

II. ROLL CALL/CONFIRMATION OF QUORUM:

Present: BURNETT, BUSCHERT, GOLD, KRAMER (by phone), MCNEIL, PIERCE,
Absent: PIKE

III. PLEDGE OF ALLEGIANCE:

IV. REPORTS:

a. Chair and Board Reports

Discussion took place on the URA 101 training and the April 13th urban renewal training that was cancelled. Chair Buschert mentioned the project development committee could now begin meeting again.

b. Executive Director Reports

Executive Director Collins gave an update to the board on the final values of the district and the anticipated revenues for this fiscal year. Revenues are more than what was originally projected.

c. Legal Counsel Reports

There were no legal counsel reports.

d. Committee Reports

There were no committee reports.

V. PUBLIC COMMENT:

The Eagle Urban Renewal Agency is taking remote public comment via WebEx. Meeting login instructions are posted on <https://www.cityofeagle.org/1698/Virtual-Meetings>. If you want to watch the meeting without giving comment, please watch our livestream at <https://www.cityofeagle.org/305/City-Agendas-Videos>. Action may not be taken at the current meeting on matters raised in this public comment section. The Board may place items raised in this section on a future agenda for discussion and possible action.

Chair Buschert opened the meeting for public comment. There was no public comment.

VI. AGENDA APPROVAL:

Motion to approve or amend the agenda.

Commissioner Gold made a motion to approve the agenda. McNeil seconded the motion. All said Aye. Motion carried 6-0.

VII. CONSENT AGENDA (All Consent items are considered ACTION ITEMS):

These items will be approved by a single vote unless a Board member requests to remove an item for specific discussion and/or action

A. Approve Minutes of the March 3, 2020 meeting.

Commissioner Gold made a motion to approve the minutes of the March 3, 2020 meeting. Burnett seconded the motion. All said Aye. Motion carried 6-0.

VI. OLD BUSINESS:

A. **ACTION ITEM: Downtown Parking Study:** Discuss and consider approval to authorize the Chair to enter into a contract with Kimley-Horn for a comprehensive downtown parking study.

Commissioner Pike joined the meeting at the start of this item. There was some discussion on the City Council's previous action on this item and on having the City reconsider a cost-share. Gold expressed her thoughts on this being a good project for the EURA. There was some concern about the validity of the study being done during this "new normal" and if it would reflect proper assumptions. Gold mentioned the City Council's discussion on capital improvements and the possibility of a reduction in revenues as a result of the COVID-19 plays into the City's decision to not participate in a cost share. The board continued to discuss maybe breaking the study into parts that can be done now and to ask Kimley-Horn what their thoughts are on doing the study now versus later. Gold made a motion to direct the executive director to go back to Kimley-Horn and clarify the questions the board has around timing, staffing and processes. Kramer seconded the motion. All said Aye. Motion carried 7-0.

B. **ACTION ITEM: RFP for Downtown Redevelopment of 67 E. State St.:** Discuss the status of the current RFP proposal and consider moving forward with the current proposal or re-opening the RFP.

Chair Buschert teed up the discussion and Collins talked about the new architectural elevation provided by the developer. Commissioners discussed the new elevation and having the look and feel the community desires with a specific theme for downtown. The commission felt moving forward with the project would be good. McNeil made a motion to continue the existing agreement and ask them to move forward with the process of getting things going on the City side and give an update to the board at the July meeting. Gold seconded the motion. Legal counsel suggested some contingencies could be put into the agreement to help them feel more comfortable with moving forward. All said Aye. Motion carried 7-0.

C. **ACTION ITEM: Palmetto Avenue Extension Project:** Discuss and consider authorizing the Chair to sign a Letter of Intent to enter into a cost-share agreement for construction of the road project, with the understanding the EURA can only pay costs within the urban renewal boundary.

Collins gave an update on the bid process and the action taken by City Council at the last meeting directing staff to go back to the developer of the adjacent parcel and have discussions of reimbursing the City for their expenses of the road project. The board discussed exploring some options outside the City agreement. Gold made a motion to give authority to the Chair, the Executive Director and legal counsel to enter into discussions with the City on amending the agreements, with a preference to separate the Palmetto project from the Molinari Project. Burnett seconded the motion. All said Aye. Motion carried 7-0.

D. **ACTION ITEM: Warranty Deed for Conveyance of EURA Owned Property to ACHD:** Review, discuss and consider approval for Chair to sign a warranty deed conveying approximately 885 square feet to ACHD for future right of way improvement, and approve the executive director or legal counsel to record such document at the Ada County Recorder's office

Pierce made a motion to table this item until the next meeting. McNeil seconded the motion. All said Aye. Motion carried 7-0.

VII. **NEW BUSINESS:**

A. **ACTION ITEM: RFP Proposals for lease of EURA Owned Property at 67 E. State St.:** Review proposals, discuss and consider approval to lease property at 67 E. State Street.

The board discussed the proposal submitted by the owners of Wild West in downtown Eagle in regards to leasing the museum property. Wild West was the only respondent to the RFP. There was some discussion on timeline and rent rates. Burnett made a motion to enter into a lease agreement and to have the lease agreement for \$100 per month for 6 months, then negotiate for the next 6 months. Gold seconded the motion. There were some questions on including utilities as part of the lease. Burnett agreed to amend his motion to include paying for utilities and bring the lease agreement back to the board for approval. Gold agreed with the amended motion. All said Aye. Motion carried 7-0.

B. **ACTION ITEM: RFP Proposals for Disposal of 2,228 SF of EURA Owned Property:** Review, discuss and possible action on proposals for the acquisition of a EURA owned remnant parcel located adjacent to where the Palmetto road extension will take place.

Collins presented the proposals from the RFP to the board. There was only one respondent to the RFP and it was Don Curtis, a property owner that owns property adjacent to this parcel in question and to the proposed Palmetto right-of-way. Mr. Curtis's proposal is to swap his property for the EURA owned parcel. The parcel Mr. Curtis is proposing to swap is a parcel of land needed for the Palmetto right-of-way. No monies would exchange hands. There was some discussion by the board on the proposal. Burnett made a motion to accept the proposal and the swap land with Mr. Curtis. Gold seconded the motion. Roll Call Vote.

Burnett Aye

Buschert Aye

Gold Aye

Kramer Aye

Pierce Ney

Pike Aye

Motion carried. 6-1.

C. **ACTION ITEM: Financial Report & Past Payables:** Presentation and approval of financial report & past payables

Collins presented the financial report and payables for the months of March and April. Ms. Collins stated the approval of the report would include ratification that it is approved to pay bills in excess of \$5,000 in between meetings in emergency situations. Gold made a motion to approve the financial report and past payables.

Roll call vote.

Burnett Aye

Buschert Aye

Gold Aye

Kramer Aye

Pierce Aye

Pike Aye

Motion carried. 7-0.

D. **ACTION ITEM: Bank Signatories:** Discussion and action on new signatory on the D.L. Evans bank account to replace Stan Bastian.

There was discussion on the need to still remove Stan Bastian from the EURA bank accounts and add a signatory in his place. Currently the signers are Chair Buschert, Commissioner Gold and Executive Director Collins. Gold made a motion to change the bank signatory from Bastian to Vice-Chair McNeil. Pike seconded the motion. All said Aye. Motion carried 7-0.

E. **ACTION ITEM: Budget Calendar:** Discuss and consider action on calendar dates and times for the FY2020-2021 budget workshops and meetings.


Collins presented the draft budget calendar dates for budget. All meetings fall on normal meeting dates and times. Ms. Collins read through the what is proposed to be discussed during each of those meetings. Gold made a motion to accept the budget calendar presented. Burnett seconded the motion. All said Aye. Motion carried 7-0

VIII. ADJOURNMENT:

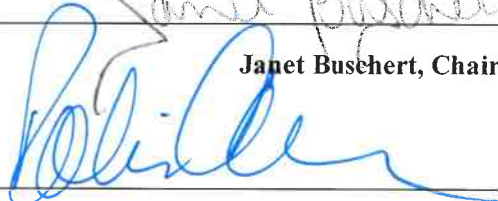
Motion to adjourn.

Gold made a motion to adjourn. Burnett seconded the motion. All said Aye. Motion carried 7-0. Meeting adjourned at 2:21 pm.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE EAGLE URBAN RENEWAL AGENCY ON
THE 2ND DAY OF JUNE 2020.



Janet Buschert, Chair



Robin Collins, Executive Director