

Eagle Urban Renewal Agency

SPECIAL MEETING

MINUTES

February 15, 2011

Eagle City Hall – Freedom Room
660 E. Civic Lane • Eagle, ID 83616

Vice-Chair Bruce called the meeting of the Eagle Urban Renewal Agency to order at 4:00 pm.

- **Roll Call** was taken and the following were present . . . Bob Bruce, Scott Nordstrom, Jason Haas, and Teresa Yragui. Mike Huffaker joined at 4:15 p.m. Doug Racine was absent. Also in attendance were Agency counsel Ryan Armbruster and Agency consultant Harlan Mann. Visitors: Mayor Reynolds, Ed Priddy, John Priddy and Bill Sali.
- **Secretary Certified Meeting Notice:** Jason Haas certified that the meeting had been legally noticed in accordance with Idaho Code 67-2343.
- **Meeting with the Priddy's:** John Priddy provided an update of the history of development activity on the property under consideration for eligibility as an urban renewal area. Mr. Priddy gave an explanation of the several grant applications and status of awards under those applications. The initial EDA grant concerns the property referred to as the Stillwater property, which has been rezoned by the city of Eagle from residential to Business/ Technological. The EDA grant would provide up to \$1.8M for infrastructure to the development site and has been deemed to merit further consideration for funding in 2011. The letter of affirmation may be received as early as May 2011. Mr. Sali has been coordinating the grant process. The official grant recipient may be the city of Eagle in order to install the necessary water, sewer, roads, etc. to make the property “pad ready” for future development. The guarantees required under the grant come from the developer entity concerning the number of jobs generated and other grant conditions.

A separate grant has been applied for from state of Idaho resources in the amount of \$300,000 to aid in the payment for the infrastructure costs. This grant concerns private development related to the viticulture industry.

Once these two grants are obtained, there may be other sources of foundation funding to assist in the costs of developing the buildings associated with the overall project.

A second EDA grant may be available that could be used to build the actual facility that would possibly house the College of Western Idaho (CWI) Culinary Institute and associated activity.

Preliminary conversations have taken place with representatives of CWI concerning this opportunity and follow up meetings are being scheduled.

Questions were raised concerning the role of the Agency in this development and the relationship to the pending consideration of an eligibility report for the Stillwater area as an urban renewal area.

Any role the Agency may take is uncertain. Support from the Agency and the City to locate CWI facilities in Eagle is important and not limited to the Culinary department and this particular site. There might be opportunity in the existing project area to locate some of the CWI programs. The Agency might serve as a facilitator or conduit lease entity to assist in the lease or purchase of parcels for this purpose and the eventual construction of the facilities. Much more analysis on this issue would be necessary. Other questions focused on the amount of private development that might occur on the project site as the private development generates the tax increment revenue that may be available to the Agency.

- Meeting adjourned at 5:30 p.m.

RESPECTFULLY SUBMITTED

Jason Haas – Treasurer/Secretary

APPROVED:

Doug Racine – Chairman