

Eagle Urban Renewal Agency

**REGULAR MEETING
MINUTES
May 11, 2011
Eagle City Hall – Freedom Room
660 E. Civic Lane • Eagle, ID 83616**

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

- **Roll Call** was taken and the following were present . . . Doug Racine, Bob Bruce, Jason Haas, Mike Huffaker, Scott Nordstrom, and Teresa Yragui. Visitor: Delta James/Sage and Bill Vaughan/City of Eagle.
- **Secretary Certified Meeting Notice:** Sherry Atwell certified that the meeting had been legally noticed in accordance with Idaho Code 67-2343.
- **Changes to Agenda/Confirm Agenda** (Motion and stated reason required to add any item): Scott Nordstrom made a motion to advance "Discussion of Community Block Grant Process and Status Report" to follow "Approval of Minutes" and also add an item to the Treasurer's Report – "GUARDIAN Blog" . Jason Haas seconded the motion. Motion carries.
- **Public Comment of Questions:** None.
- **Approval of Minutes** . . . April 13, 2010 meetings. A motion was made by Mike Huffaker to approve the minutes as submitted. Bob Bruce seconded the motion. Motion carries.
- **Discussion of Community Block Grant Process & Status Review** — Bill Vaughan stated that the City had entered into a contract for services with Sage to look at doing a community block grant for downtown. They have spent a year contemplating what kind of project that would be and this year with EURA starting on the 4 Corners project . . . Bill and Harlan Mann met to discuss the criteria for identifying the blight or deteriorating areas. Delta James discussed the process and timelines associated with finding out what information is needed by Sage to get the grant application submitted before the deadlines . . . defined project information is due in August and the final application is due in November 2011. A lengthy discussion followed between the Board, Delta James, and Bill Vaughan. Delta handed out what would be needed for the Economic Development – Downtown Revitalization (this can be found Sage's website). It was determined that there was not enough time to get all the information needed to meet the deadlines for the CDBG this year. The Board appreciates the education and time Sage and Bill Vaughan has put into this. (Teresa Yragui left the meeting at 4:45 pm.)
- **Treasurer's Report** — Jason Haas

- Voucher Approval – Invoices and check approval for 5/11/2011. All items appear to be in order. Scott Nordstrom made a motion to approve the paid invoices as presented. Mike Huffaker seconded the motion. Motion carries.
 - The bank statement will be reviewed at the next meeting.
 - Talked to Cameron Ariel reported that rates are going down and he is looking into a Brownfield loan with 0% interest. It looks like this will be last year this money will be available. Cameron is looking to see if the development group can apply for the loan instead of the Agency. This would allow the Agency to leverage our money and the developer would have access to “cheap” money.
 - The Mayor had a community forum a few weeks ago . . . inviting all civic organizations (churches, Chamber, Kiwanis, Rotary Club, Optimists, and the URA). Very good turnout. The Mayor had asked that an overview of the Urban Renewal be presented. Matt Brookshire who is with the Urban Land Institute and Jason Haas worked together and created a vision for Eagle in a PowerPoint presentation and it was well received. Took some of the information that Cameron Ariel had designed and that Doug Racine had revised and put in the presentation. Several of the organization attending asked that this be presented to their organizations. Matt and Jason will do a “road show” to the different groups.
 - GUARDIAN blog states that EURA owes \$8,000 to other taxing entities. They are stating that the county assessor incorrectly placed a base value of “0” on a particular parcel of land. This is under review by the assessor’s office and the Agency will await final notification from that office.
- ***Update on Four Corners Property:*** Ryan Armbruster has developed a “Term Sheet” that will serve as a model for future agreements based on the non-binding pledge of our increments . . . only if a project is successful. Ryan advised that this was generated after a meeting with Larry Knapp, Doug Racine, Jason Haas, himself and his associate Matt Parks. Walked through the development concept and what kinds of activities could the Agency fund, primarily public utilities, improvements to infrastructure, and maybe some site preparation depending upon the characterization of the site. Walked through the concept that the developer would have to pay for, because the Agency has no money, and that the Agency would pay the development back over time. There is nothing more the Agency can do until the developer comes to the agency with a request.
 - ***Term Limit Discussion:*** Ryan Armbruster advised that Susan Buxton, City Attorney, is going through the City’s records along with the City Clerk to verify when appointments were made and for how long to insure that all board member’s terms do not expire at the same time. If needed . . . a cleanup resolution will be made prior to June 30th. Everyone will then be sequenced so that several board members do not expire at the same time and get into a routine that when a person’s term is expiring, the Mayor and the Council are ready to appointment someone to replace them. Do not want vacancies that last too long or terms that have expired or are expiring and there are no replacement for them.
 - ***Possible New Board Member Considerations:*** Chair Racine reported that recommendations to the Mayor for a new board member are needed as soon as possible. Scott Nordstrom suggested Jack Zastrow. Scott will talk to him. Think about business owners. If anyone

thinks of anyone, please email suggestions to Doug and he will send the top names to the Mayor for consideration.

- **Approval of Professional Services of Cameron Ariel/Zion's Bank:** Ryan Armbruster presented a handout that was sent to Cameron today. The proposal is setup is that if the Agency was to do a bond issue, the fee would be \$25,000. It does not look like a bond issue will happen any time soon. Now looking at the items he presented, that each item would have an agreed upon hourly wage as a consultant. Jason Haas reported that in talking to Cameron, he stated it was nice to have that there, but has never used it before. His services are to do all the work until the point of a bond issue. Zion's is reviewing the agreement.
- **Council Report:** Mike Huffaker stated that the meetings between the City Council and the Agency have been a good thing. At the last City Council meeting the County Assessor was there and the URA area had a 7.87% higher revenue than last year. It was suggested to setup another work session with the Council.
- **Committee Updates:**
 - *Web Site* — Sherry Atwell reported that all the items there were incorrect have been deleted. The agendas and meeting minutes have been posted and are current. The web site will be reviewed and evaluated over the next month. It was decided that the all items should be saved in PDF on the web site.
 - *PR/Marketing* — Bob Bruce reported that he had met with Meridian Development Corporation and will be following up to get more information on who they use for marketing. Jason Haas asked about a joint effort with the City and the Chamber to market Eagle together . . . putting a positive spin on what's happening in the City. Jason suggested that the Agency should be "branding". Bob stated that the Chamber is going through a branding now and may be able to get help from them.
- **Counsel Report:** Ryan Armbruster advised that he had sent out via email summaries on the legislature for the year. The Redevelopment Association Group will be scheduling a membership meeting for the last week of May and that would be an opportunity for this group to participate and join. Initial fee would be \$50. Without the ability to of being able to communicate with all of the other redevelopment agencies and provide some consistent communication to legislatures throughout the session, results would have ended a lot worse than it did. It is said that the issues will return in 2012.
- Scott Nordstrom made a motion to adjourn. Jason Haas seconded the motion. Motion carries. Meeting adjourned at 6:00 p.m.

RESPECTFULLY SUBMITTED

Jason Haas – Treasurer/Secretary

APPROVED:

Doug Racine - Chair