

# Eagle Urban Renewal Agency

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**REGULAR MEETING  
MINUTES  
September 14, 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 4:10 pm.

- **Roll Call** was taken and the following were present . . . Doug Racine, Jason Haas, Mike Huffaker, and Scott Nordstrom. Visitor: Jack Zastrow, Matt Park
- **Secretary Certified Meeting Notice:** Doug Racine 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): Jason Haas made a motion to confirm the Agenda. Scott Nordstrom seconded the motion. Motion carries.
- **Public Comment of Questions:** None.
- **Approval of Minutes** . . . August 10, 2011 meeting. A motion was made by Jason Haas to approve the minutes as submitted. Scott Nordstrom seconded the motion. Motion carries.
- **Treasurer's Report** — Jason Haas
  - Voucher Approval – Invoices and check approval for 8/10/2011. 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 was reviewed and everything has been reconciled.
  - Harlan Mann reported that the estimated upcoming revenues have been set by the City and the levy rate is up total overall of 10.5%. He had estimated 1% for budgeting. The reason it is up is because of utility values and will have report at next meeting of which utility is up.
- **Review & Approval of Eide Bailly Proposal/Agreement for Fiscal 2011 Auditing Services** — Jason Haas reported that the agreement is the same as previous years. Matt Park/Elam and Burke commented on a couple of changes that need to be made in the provisions to match last year's agreement. He will talk to Eide Bailly about (1) venue for disputes – change to Boise, Idaho; (2) Eide Bailly responsible for attorney fees; (3) indemnification – strike again this year. Matt will prepare changes and send copy to Doug. A motion was made by Mike Huffaker to approve the Eide Bailly agreement subject to the changes suggested by our attorney. Scott Nordstrom seconded the motion. Motion carries.

- ***Review of 8/23/2011 Council Work Session and Status of New EURA Special Use District*** — Doug Racine reported that he, Bob Bruce, and Scott Nordstrom met with Council to give an update on where the Agency is. Items discussed: (1) special use district at Stillwater; (2) update on Four Corners; (3) plans for the east end; and (4) appointment of Jack Zastrow. Will schedule a meeting for next quarter.
- ***Status of New Board Member Approval and Review of Board Member Terms*** — Doug Racine reported that Jack Zastrow's approval was tabled until the next City Council meeting because of the 5-year term. Doug asked the Agency board members if there was a problem with the 5-year term as long as they are staggered. Consider that the Agency may take on a 5-year project and it will be beneficial to have continuity of board members to complete the project. Three members need to submit form to Tracy Osborn to state your interest in continuing with the Agency – Jason Haas, Bob Bruce, and Teresa Yragui. A member of the Agency board should attend the next Council meeting on 9/27/2011. Ryan Armbruster will send letter and suggested board terms to the Council no later than the 22nd of September.
- ***Committee Updates:***
  - *Web Site* — Scott Nordstrom reported that there was nothing new regarding the web site. Try to figure out how to dovetail with the City for marketing of Eagle.
  - *PR/Marketing* — Agency is willing to work with the City and the Mayor regarding the branding of Eagle. Scott Nordstrom volunteered to work directly with the Mayor.
  - *Grants:* Teresa Yragui was unable to attend and no report was available. .
- ***Counsel Report:*** Matt Park advised that there is nothing to report this month, but the Supreme Court may have decisions on special district funding and hiring of contractors in October or November Doug Racine reported that the Redevelopment Association of Idaho will meet September 15, at CCDC at 2:00 pm and he will attend. The subject at the annual membership meeting and one focus of the meeting will be on ethics.
- Mike Huffaker made a motion to move into Executive Session at 4:30 p.m. pursuant to Idaho Code Section 67-2345(1)(c) to conduct deliberations concerning acquiring an interest in real property, which is not owned by a public agency and Idaho Code Section 67-2345(1) (e), to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations. Scott Nordstrom seconded the motion. A roll call vote was taken . . . Doug Racine – yes; Jason Haas – yes, Bob Bruce – absent; Mike Huffaker – yes; Scott Nordstrom – yes; and Teresa Yragui – absent. No nays. Motion carries.
- **Adjournment from Executive Session:** A motion was made by Mike Huffaker to move out of Executive Session into regular session at 6:05 p.m.. Scott Nordstrom man seconded the motion. A roll call vote was taken . . . Doug Racine – yes; Jason Haas – yes, Bob Bruce – absent; Mike Huffaker – yes; Scott Nordstrom – yes; and Teresa Yragui – absent. No nays. Motion carries.
- Mike Huffaker made a motion to adjourn. Jason Haas seconded the motion. Motion carries. Meeting adjourned at 6:05 p.m.

**RESPECTFULLY SUBMITTED**

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Jason Haas – Treasurer/Secretary

**APPROVED:**

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Doug Racine - Chair