

**EAGLE URBAN RENEWAL AGENCY
REGULAR MEETING MINUTES**

ORIGINAL

August 1, 2017 6:00 P.M.

The Eagle Urban Renewal Agency welcomes public comment on all agenda items except those which specifically state, "NO PUBLIC COMMENT WILL BE TAKEN ON THIS ITEM." When public comment is not allowed, it is either because the public comment period was held and closed, or the item is an "EXECUTIVE SESSION" item subject to sole review by the agency and its representatives, or other reason as stated by the chairman.

Individuals are asked to limit their remarks to three minutes, and more time is afforded to group representatives. If you want to submit written comments on any item, please do so at least 24 hours in advance to ensure board members have time to read and consider your views. Written comments can be dropped off at Eagle City Hall and e-mails may be sent to info@eagleurbanrenewal.org.

1. **CALL TO ORDER:** Chairman Bastian called the meeting to order at 6:04 pm.
2. **ROLL CALL:** BASTIAN, PIERCE, GOLD – are here, a quorum is present.
PRESTON, BUSCHERT – not in attendance.
3. **PLEDGE OF ALLEGIANCE:**
4. **PUBLIC COMMENT:** None
5. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA:** A motion by Pierce to add items D – Review reimbursable public improvements and related costs with Eagle Lakes & E consider approval of real property purchase and sale agreement with Eagle River LLC. Seconded by Gold. **ALL AYES. MOTION CARRIES.**
6. **REPORTS BY BOARD MEMBERS, ATTORNEY AND SECRETARY:** Attorney Todd Lakey updated the Chairman that he had conducted the training for the new members last week.
7. **TREASURER'S REPORT:**
 - A. **Review of vouchers and checks.**
 - B. **Review of bank statement.**
 - C. **Review of profit and loss sheet and balance sheet.**

Ellen reported some basic figures because the meeting came before the bank statement and the agency received the big tax check from the County on July 27th. Ending balance + 149,321.20 = 7 checks totaling \$101,136.21, this includes the amount for the property purchase that is on the agenda tonight. So, the ending balance should be \$559,719.65. **Pierce made a motion to accept the report, seconded by Gold. Approved by unanimous consent.**
8. **APPROVAL OF MINUTES:** July 18, 2017 special meeting minutes & July 26, 2017 special meeting minutes. **Pierce made a motion to approve the minutes of July 18 and July 26, 2017 as presented, seconded by Gold. Approved by unanimous consent.**
9. **UNFINISHED BUSINESS:** None
10. **NEW BUSINESS:**
 - A. **Discussion of Agency FY2017-18 budget, possible tentative approval, set hearing date and direction to publish notice of hearing.** Bastian explained the requirements for complying with State Code. The Treasurer explained the budget worksheet showing the estimated figures received from the County regarding the projected revenues for the EURA. Lakey explained some possible reasons for the percentage of increase in the projected figures. Ellen explained the budget numbers and the fact that the numbers for the 2017 to date figures will be different from what they are seeing. They will be updated when she finalizes the Notice of Public Hearing. **A motion by Gold to approve the proposed budget for publication as presented with the caveat that the column of actual to date numbers will be**

updated, and the hearing date set for August 14, 2017 at 6:00 pm. Seconded by Pierce. Roll Call Vote. ALL AYES; MOTION CARRIES.

B. **Redevelopment Association of Idaho – Discuss a new Agency Representative.** Chairman Bastian presented some research regarding the RAI to the board and suggested approving the membership fee of \$500. Chairman Bastian appointed Jason Pierce to represent the City of Eagle at RAI meetings. Pierce made a motion to join the RAI at a cost of \$500 per year. Bastian seconded the motion. **Roll Call Vote. ALL AYES; MOTION CARRIES.**

C. **Renew/extend AF Public Solutions Contract regarding SWOT analysis and goals.** Bastian referred to the previous contract with AF Public Solutions as well as the SWOT Analysis. He asked the new members to list any “Strengths, Weaknesses, Opportunities or Threats” that they feel need to be on the list and bring them to the next meeting. Bastian feels that we should enter into a new contract with Ms. Squyres to help us work through the rest of this project, and come up with some ideas on how to promote economic development. Bastian and Preston will meet with Squyres at her request to analyze what has been done up to this point and what needs to be completed then bring that back to this board for review and a decision on how to proceed on this matter. Pierce stated that one of the purposes of the URA is to spur development in a blighted area, whether it is streetscape or helping a developer do something that they may not be able to afford if they cannot get help through the URA. Hopefully creating a snowball affect so the development keeps coming. In certain areas of the City, although it may affect the whole city, but this is a certain area.

D. **Review reimbursable public improvements and related costs associated with Eagle Lakes.** John Rennison 410 E State Street, presented a project overview for the new members, as well as the related costs for reimbursement per the OPA. Rennison’s presentation of costs is regarding one element referenced in the OPA—the reimbursable public improvements related to the Eagle Lakes project. **A Motion by Pierce to approve the \$589,000 request as presented and documented per the OPA agreement. Lakey explained they will come back again with the final costs and receipts and this board will then approve the reasonableness of the reimbursable costs. Seconded by Gold. Roll Call Vote. ALL AYES; MOTION CARRIES.**

E. **Consider Approval of Real Property Purchase and Sale Agreement with Eagle River LLC.** Lakey explained the agreement ~~regarding the agreement~~ regarding the design with the City, Fire District and EURA. Then came the problem of the unowned portion of the property needed for the Palmetto extension. This spurred another agreement regarding the of the purchase of the deed gap property, so the construction can continue the Palmetto extension. This joint MOA is between the City and the EURA. The agency will purchase the property and the City will reimburse for ½ of the cost, then we will work on transferring the ownership to the correct party. **Motion by Pierce to approve the real property sale agreement with Eagle River LLC. Seconded by Gold. Roll Call Vote. ALL AYES; MOTION CARRIES.**

11. **EXECUTIVE SESSION: NO PUBLIC COMMENT WILL BE TAKEN ON THIS ITEM.**

I.C. §74-206(1)(c): To acquire an interest in real property which is not owned by a public agency. **NO NEED FOR EXECUTIVE SESSION**

12. **ADJOURNMENT:** Motion by Pierce at 7:21 pm, seconded by Gold.

APPROVED


Chairman


Secretary