

## Eagle Urban Renewal Agency

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Thursday January 22<sup>nd</sup>, 2015  
Special Meeting  
Eagle City Hall  
660 E Civic Lane, Eagle, Idaho

1. Call to Order: Chairman Mark Butler called the meeting to order at 4:00PM.
2. Roll Call by Butler – Present: Reynolds, Butler, McFarland, Kunz, Ridgeway. A quorum is present.
3. Pledge of Allegiance
4. Amendments to agenda – Butler wanted to let everyone know that he got a call on 1/21/15 from Pam Beaumont, Garden City Council President. She is a member of the Redevelopment Association of Idaho (RAI) and mentioned that there are bills that are going in front of the legislature with regard to the urban renewal agencies. Beaumont felt it would be very important for the EURA to join the group. Butler would like to add this to the agenda for discussion. Butler did not have any notice on this agenda item or it would have been added earlier. Butler made a motion to add, “Discuss the Redevelopment Association of Idaho (RAI) membership in pending legislation.” Mary McFarland, Jeff Kunz and Jim Reynolds seconded the motion. All ayes, motion carries.
5. Executive Session pursuant to Idaho Code 67-2345(1)(c) – To consider acquisition of Interest in real property. PUBLIC COMMENT WILL NOT BE TAKEN ON THIS ITEM. McFarland made the motion to go into Executive Session. Reynolds seconded the motion. A roll call vote was taken. Reynolds: aye; Butler: aye; McFarland: aye; Kunz: aye; Ridgeway: aye. All ayes, motion carries.
6. Discussion and possible action regarding making an offer to purchase the Smith Property located at 35 W. State Street, Eagle Idaho. (Old Chevron station property at southwest corner of State Street and Eagle Road.) Butler stated that this Agency and past Agencies have tried to work with the Smiths in the past. The EURA had an appraisal done by Mark Richey of Idaho Land and Appraisal that will be made public once the EURA gets approval. The appraisal states it cannot be made public without the appraiser’s express written consent. The appraisal came in at \$360,000; the EURA is going to make an offer with a 30-day timeframe for the property owners to respond to see if they want to sell at that price. This is all dependent on a vote. Butler made a motion that the EURA send an offer letter to the Smiths offering to pay fair market value as determined by the appraiser of \$360,000. The offer will be dated today (January 22<sup>nd</sup>, 2015) and the Smiths will have 30 days to review the offer and respond. With the motion, the EURA is open for response or discussion. McFarland seconded the motion. A roll call vote was taken. Reynolds: aye; Butler: aye; McFarland: aye; Kunz: aye; Ridgeway: aye. All ayes, motion carries. Butler stated that Rick

McGraw, who is representing the Smiths, stated that McGraw would open contact with the District Attorney Todd Lakey. The Smiths' attorney, JoAnn Butler of Spink Butler LLP, has already spoken to Lakey. Butler also encouraged open contact with Heather Cunningham of Davison, Copple, Copple & Copple as well if there is going to be some sort of a counteroffer. The EURA hopes to hear from the Smiths soon.

7. Discuss Redevelopment Association of Idaho (RAI) membership. Butler recommended the membership at a cost of \$750. Butler will attend the meetings to stay up on the legislation that is going through the legislature and report back to the Board. If the Agency would like another Board member to go, Butler is open to that as well. McFarland made the motion. Reynolds seconded the motion. A roll call vote was taken. Reynolds: aye; Butler: aye; McFarland: aye; Kunz: aye; Ridgeway: aye. All ayes, motion carries. Lakey commented that as the EURA joins the RAI, he is also a state senator and stated that if the EURA ever wants to participate and work on drafting or modifying legislation, Joe Borton or Victor Villegas of Borton-Lakey Law Offices would be able to provide assistance.
8. Adjournment. – McFarland made a motion to adjourn. Reynolds seconded the motion. Adjourned.