

# **Eagle Urban Renewal Agency**

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**Friday, July 7<sup>th</sup>, 2015**  
**Regular Meeting**  
**Eagle City Hall**  
**660 E. Civic Lane, Eagle, Idaho**

1. CALL TO ORDER – The meeting was called to order at 6:05PM.
2. ROLL CALL – Reynolds, Butler, McFarland, Kunz, Ridgeway. All members present. A quorum is present.
3. PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was recited.
4. ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA – None
5. REPORTS BY BOARD MEMBERS, ATTORNEY AND SECRETARY – Jeff Kunz reported new e-mail accounts were created for the agency’s commissioners and secretary/treasurer. There were no other reports.
6. APPROVAL OF MINUTES – June 12, 2015 and June 26, 2015 minutes.

Stan Ridgeway made a motion, seconded by Jim Reynolds, to approve the June 12, 2015 and June 26, 2015 minutes. A voice vote was taken. The motion passed unanimously.

7. TREASURER’S REPORT – Lindsey Pretty Weasel gave the report. There were no questions.
  - A. Review of vouchers and checks.
  - B. Review of bank statement.
  - C. Review of profit and loss sheet and balance sheet.

Attorney Todd Lakey noted the budget process will start soon. A preliminary budget must be approved, a legal notice must be published for two weeks, a public hearing must be held and a final budget must be adopted. A final budget must be submitted by September 1, 2015, which may necessitate special meetings.

8. UNFINISHED BUSINESS:
  - A. Discussion and possible action on a Request for Proposals (RFPs) for the design and construction of a public parking lot and related improvements on the former Tri-City Meats properties.

Attorney Lakey said the site/landscape plans for the public parking lot and related improvements have not been through the city’s approval processes and that a Request for Proposals (RFP) is not typically issued beforehand. Kunz said the Design Review Board will consider the plans on July 9, 2015.

Mary McFarland made a motion, seconded by Reynolds, to table the matter until the agency’s next meeting. A voice vote was taken. The motion passed unanimously.

9. EXECUTIVE SESSION – NO PUBLIC COMMENT WILL BE TAKEN ON THIS ITEM.

I.C. §67-2345(1)(c): To consider acquisition of an interest in real property; and/or

I.C. §67-2345(1)(f): To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

McFarland made a motion, seconded by Mark Butler, to enter into executive session pursuant to Idaho Code 67-2345(1)(c) and (f). A roll call vote was taken: Reynolds: yes; Butler: yes; McFarland: yes; Kunz: yes; Ridgeway: yes. All yeses. The motion passed unanimously.

(After the executive session, the meeting is called back to order.)

## 10. NEW BUSINESS:

- A. Consideration of and possible action on an Amended Authorization and Order of Condemnation (Original Authorization and Order of Condemnation dated March 3, 2015) of land necessary for the construction of a downtown public parking lot project and for the removal of blight. The property is located at 35 West State Street, is identified as Ada County parcel numbers R0238260007 and R0238260008 and is located in Township 4N, Range 1E, Section 08. The property is the Richard and Sandy Smith property consisting of the old Chevron station site and a section of vacated alley at the southwest corner of Old State Street and Eagle Road. The purpose of the proposed amendments to the Authorization and Order of Condemnation are to clarify the purpose of the taking, to clarify the fact that the public parking lot on the Smith property will be permanent and not temporary, to clarify that the taking of the property is necessary for the elimination of blight in a deteriorated or deteriorating area and to provide public parking in the downtown Eagle area, to clarify that the taking is for a public use and not a pretext to transfer ownership to a private interest or individual and to clarify that the subproject plan (prepared by South Landscape Architecture, described as the Heart of Eagle Beautification Plan, or the downtown public parking lot and blight elimination subproject, generally located on the southwest corner of the Eagle Road/State Street intersection) is the current concept plan for the use of Smith property. PUBLIC COMMENT WILL BE TAKEN ON THIS ITEM.

Attorney Heather Cunningham (of Davison, Copple, Copple & Copple, representing the agency) introduced the Amended Authorization and Order of Condemnation and its purpose.

Consultant Bonnie Harper (retained by the agency) presented a parking analysis.

Attorney Lakey offered some guidelines on public comment.

(The public comment session is opened.)

Rick McGraw, 408 S. Eagle Road, Eagle, ID. Mr. McGraw, the commercial broker representing the Smiths, is opposed and questioned how anyone could consider it a good idea to market the most valuable corner in downtown Eagle as a public parking lot. He indicated two offers are being negotiated. He does not believe the amended order should proceed.

Joy Leach, 13271 Greenwell Lane, Caldwell, ID. Ms. Leach is opposed and offered no public comment.

Foad Roghani, 175 S. Rosebud Lane, Eagle, ID. Mr. Roghani is opposed and noted some assumptions and conclusions in the parking analysis could easily be challenged. An interested developer would look at the broader aspects. He is puzzled about how a “temporary” public parking lot could become “permanent.” He opined the southwest corner is no better or worse than the other intersection corners. He suggested leaving the corner available for development.

Jane Kramer, 57 E. Ranch Drive, Eagle, ID. Ms. Kramer is opposed and questioned how a public parking lot could be considered the highest-and-best use of the corner since doing so would generate neither city revenues nor property taxes, whereas the business ventures being negotiated by Mr. McGraw would generate revenues and jobs. She encouraged the agency to drop its condemnation action.

Joan Johnston, 10770 W. Janie Road, Boise, ID. Ms. Johnston is opposed and noted the “temporary” parking lot is now “permanent.” She said this all came about because Butler said he wanted to expand the temporary parking lot to the adjacent property, which would have been fine if the Smiths wanted to sell. She said the agency doesn’t know how many parking spaces are needed and additional spaces could be added on the former Tri-City Meats properties (thereby utilizing the latter properties more effectively). She questioned whether a public parking lot was a good use of taxpayers’ money and encouraged the agency to drop its condemnation action.

Kim Blough, 9998 W. Cayuse Lane, Boise, ID. Mr. Blough is opposed and said the agency has many options to beautify downtown, but a public parking lot isn’t one of them. Changing from a “temporary” to “permanent” public parking lot could lead to entrapment unless a transformation mechanism is

available because the public could have to live with the parking lot for years. Be careful what you wish for. He encouraged the agency to take a step back and not to make a decision tonight.

Beverly Northrup. Ms. Northrup is opposed and offered no public comment.

Paula Davina, 332 E. Pebble Beach Court, Eagle, ID. Mrs. Davina is opposed and commented every time she drives through the intersection, she always thinks, "This is what blight looks like!" because the corner is really ugly. She observed the Nampa public library (which the city cannot afford to staff) and its empty parking garage, which represented urban renewal "at its very best," was a total detriment. She hopes Eagle officials will exercise better judgment and extricate the public from this "potential fiasco."

(The public comment session is closed.)

McFarland made a motion, seconded by Reynolds, to approve the changes to the Amended Authorization and Order of Condemnation written by the attorney. Butler asked McFarland whether she would consider an amendment to Item 2 to add an additional sentence that read: "The property shall remain dedicated to a public use for the next 17 years consistent with the EURA's sunset date." McFarland declined. A roll call vote was taken: Reynolds: yes; Butler: yes; McFarland: yes; Kunz: no; Ridgeway: no. The motion passed 3-2.

(Kunz announced the Eagle URA special meeting scheduled for Friday, July 10, 2015 will be cancelled.)

11. ADJOURNMENT. Butler made a motion to adjourn. A voice vote was taken. The motion passed.