



**MINUTES OF SPECIAL MEETING
BOARD OF COMMISSIONERS
EAGLE URBAN RENEWAL AGENCY**
660 E. Civic Lane, City Hall Council Chambers
Eagle, ID 83616
May 28, 2019 – 10:00 a.m.

I. CALL TO ORDER

Chairman Buschert convened the meeting at 10:00 a.m.

II. ROLL CALL/CONFIRMATION OF QUORUM – Robin Collins, Executive Director

Present: Commissioner Bastian, Commissioner Burnett, Commissioner Buschert, Commissioner Gold, Commissioner Kramer, Commissioner McNeil, Commissioner Ridgeway

Quorum confirmed

Agency staff members present were: Robin Collins, Executive Director and Agency Legal Counsel, Todd Lakey

III. PLEDGE OF ALLEGIANCE

IV. AGENDA APPROVAL

There were no changes, additions or amendments to the agenda.

V. NEW BUSINESS – ACTION ITEMS

Discuss the possibility of acquiring an interest in real property located at 67 E. State Street, Parcel #R2024420075 from the City of Eagle for redevelopment.

Chair Buschert gave a brief background history for this action item; the City of Eagle is currently in the process of acquiring the land off Mission Street known as The Landing. That property has space that is appropriate for the Eagle Museum of History and Preservation. If they are successful, the City of Eagle would be interested in selling the current location of the museum, 67 E. State Street to the Eagle Urban Renewal Agency for redevelopment through a Request for Proposal. She added this property is adjacent to one of the high priority areas within the district.

Chair Buschert continued by referencing the property comparisons and site maps within the board packet, along with a cash flow projection for the remainder of this fiscal year.

Commissioner Kramer noted some additions to the property comparison sheet. Commissioner Ridgeway provided information as to the year the museum was built, along with the square footage of the structure.

Legal Counsel, Todd Lakey, briefly described the process the City of Meridian and the Meridian Urban Renewal Agency went through recently.

Commissioner Ridgeway addressed the board and gave a history of those that have shown interest in the property. The board had some discussion about past and current interest in the museum location and the interest in many current property owners wanting to redevelopment that block. Chair Buschert clarified that the agency currently does not have a formal and defined façade improvement program.

The board deliberated about property comparisons, some potential price ranges for the purchase of the property by the Urban Renewal Agency, along with the need for a purchase and sale agreement and a Draft Request for Proposal, to be reviewed at the next regular meeting on June 4, 2019.

Commissioner Ridgeway explained the timing associated with the City purchasing of the property off of Mission, and that it goes before City Council tonight. Commissioner Ridgeway stated that one of the buildings could be moved into fairly quickly, the house on the property would need some ramps, re-painting, and possibly some walls moved. The last improvement would be the upgrade to the old church property for the Museum. Therefore, if the Urban Renewal Agency chose to move forward with the purchase of the Museum, the agency could lease it back to the City until such time the Museum is able to move out.

There was some discussion on what would be included in a Request for Proposal. Legal Counsel explained to the board the general process and language that could be included within the Request for Proposal, such as criteria to encourage the larger vision of the agency. Once the agency selects a proposal, the agency then enters into the negotiation phase with the selected proposer, at which time, a purchase and sale agreement are developed with more specific language addressing goals, timelines, restrictions, etc.

There was some clarification on the proposed use of the museum building and the facilities on Mission Street.

Commissioner Buschert opened up the item for any public comment.

Jack Beardon who lives at 314 E Connemara Lane in Eagle Idaho, spoke in support of the item. He stated it was nice project and felt it would benefit the community.

Commissioner Gold made a motion to approve the agency working with the City of Eagle on a purchase and sale agreement to bring back at the June 4, 2019 meeting, along with a draft of the Request for Proposal for board review.

Commissioner Kramer seconded the motion.

All Said Aye. Motion Carried 7-0.

VI. PUBLIC COMMENT

There was no further public comment.

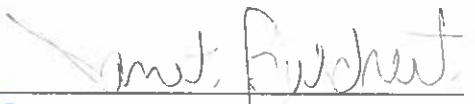
VII. ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Ridgeway to adjourn. Commissioner Bastian seconded the motion.

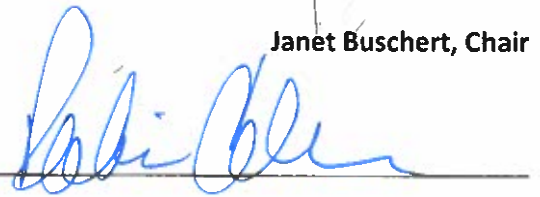
All said Aye. Motion carried 7-0.

Meeting adjourned at 10:45 a.m.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE EAGLE URBAN RENEWAL AGENCY ON THE 4th DAY OF JUNE 2019.



Janet Buschert, Chair



Robin Collins, Executive Director