



ORIGINAL

**MINUTES OF REGULAR MEETING
BOARD OF COMMISSIONERS
EAGLE URBAN RENEWAL AGENCY
660 E. Civic Lane, City Hall Council Chambers
Eagle, ID 83616
July 2, 2019 – 6:00 p.m.**

I. CALL TO ORDER

Chairman Buschert convened the meeting at 6:00 PM.

II. ROLL CALL/CONFIRMATION OF QUORUM – Robin Collins, Executive Director
Present: Commissioner Burnett, Commissioner Buschert, Commissioner Gold, Commissioner Kramer, Commissioner McNeil, Commissioner Ridgeway

Quorum confirmed

Agency staff members present: Ellen Mattila, filling in for Executive Director Robin Collins, and Agency Legal Counsel via conference call

III. PLEDGE OF ALLEGIANCE

IV. AGENDA APPROVAL

Commissioner Kramer made a motion to approve the agenda.

Commissioner Gold seconded the motion.

All said Aye. Motion carried 6-0.

V. CONSENT AGENDA

Commissioner Gold made a motion to approve the consent agenda as presented.

Commissioner Burnett seconded the motion.

All said Aye. Motion carried 6-0.

VI. OLD BUSINESS – ACTION ITEMS

A. Request for Proposal of Downtown Property

The board had a general discussion about the request for proposal and requested some minor changes to some language in the document.

Commissioner McNeil made a motion to approve the Request for Proposal with the minor changes discussed.

Commissioner Ridgeway seconded the motion.

All said Aye. Motion carried 6-0.

Note: Let the record show that Commissioner Bastian came in during this time and is now present.

B. Purchase and Sale Agreement

Chair Buschert stated that she had spoken with legal counsel and confirmed that the board has taken action at the last meeting that would allow the agency to move forward with the agreement. The Eagle City Council approved the agreement at the special council meeting on July 2, 2019. Chair Buschert asked the board if there were any further comments or discussion on the agreement.

Legal Counsel Lakey confirmed that the board approved the agreement at the last meeting.

No action was necessary. Chair Buschert signed the agreement.

VII. NEW BUSINESS – ACTION ITEMS

A. Inspection of Real Property

Chair Buschert explained that the original path was to utilize the City's contract inspector's but engage with them through a separate professional service agreement. That concept has raised some questions and therefore needs to be discussed in more detail. Chair Buschert will have discussions with the City and have the information ready to be approved at the next meeting.

Commissioner Ridgeway made a suggestion that the board could approve the agreement to hire a certified inspector without naming the inspector. Chair Buschert consulted with legal counsel to see if action could be taken without having an exact cost of such services. Legal Counsel Lakey stated the board could approve the agreement with a "not to exceed" amount.

The board discussed setting a maximum amount to put into the agreement.

Commissioner Ridgeway made a motion to approve the professional services agreement for inspection of the property located at 67 E. State Street and set the maximum amount at \$2,000. Legal Counsel Lakey stated the motion should include authorization for the Chair to sign the agreement. Commissioner Ridgeway amended his original motion to include authorization for the Chair to sign the agreement.

Commissioner Burnett seconded the amended motion.

Roll call vote.

Commissioner Bastian	Aye
Commissioner Burnett	Aye
Commissioner Buschert	Aye
Commissioner Gold	Aye
Commissioner Kramer	Aye
Commissioner McNeil	Aye
Commissioner Ridgeway	Aye

All said Aye. Motion carried 7-0.

B. Finance Report & Payables

Ellen Mattila gave the finance report consisting of the bank balances within all accounts, transfers and revenues received. Mattila continued by presenting payables for approval.

Commissioner Gold made a motion to approve the finance report and payables.

Commissioner Bastian seconded the motion.

Roll call vote.

Commissioner Bastian	Aye
Commissioner Burnett	Aye
Commissioner Buschert	Aye
Commissioner Gold	Aye
Commissioner Kramer	Aye
Commissioner McNeil	Aye
Commissioner Ridgeway	Aye

All said Aye. Motion carried 7-0.

VIII. INFORMATION/DISCUSSION ITEMS – NON-ACTION ITEMS

A. Legal Counsel Report

There was no legal counsel report.

B. Chair and Board Reports/Updates

Chair Buschert reported on the following items:

- a. FY2020 Budget Timeline

- b. Update on West Ada School District - Chair Buschert explained the history of the tax revenue reimbursements with West Ada School District, the discovery of possible overpayments to the district, and the outcome of the meetings held with West Ada School District to discuss the overpayment issue. Chair Buschert concluded that West Ada School District's Treasurer performed a lot of work calculating the historical values, levy rates and revenues received from the urban renewal district, and that over the course of the district, the agency has overpaid the school district a little over \$250,000.00. The most recent meeting was with the Treasurer and the School Superintendent and they provided two options. The first option would be to write the agency a check for reimbursement of the overpayment. The second option was based on a calculation of approximately how much the agency would reimburse the school district over the remaining life of the district, and the total of those revenues is very close to the amount of the current overpayments. Therefore, the option was to cancel the agreement between the agency and the school district, which would allow the urban renewal agency to keep the revenues received, thereby providing for the reimbursement of the money overpaid to the district.

There is no action item tonight. This is just an update to give the board something to think about for future discussion.

- c. Update on RiveRidge Engineering Invoice – Chair Buschert updated the board on reimbursement invoices for payment on the Palmetto Ave project.
- d. Update on Pacific Companies Reimbursement – Chair Buschert updated the board on the status on working with the County on determining revenues received from Pacific Companies properties from 2014 to date.

Chair Buschert updated the board on her attendance at the AIC conference and the RAI annual board meeting.

C. Committee Reports/Updates

Commissioner Kramer updated the board on the committee meeting held on July 2, 2019. The committee ranked the following projects in priority.

Plaza Area – Priority Projects

- 1. Palmetto Ave. extension project
- 2. 933 E. State Street, vacant lot next to Evans hardware store on State

Olde Towne Area– Priority Projects

- 1. Four Corners properties
- 2. Corner property at E. Idaho and other properties along E. Idaho

East End Area – Priority Projects

- 1. 1800 and 1810 E. State which borders the industrial park or Heron's Edge properties if that development does not move forward

IX. PUBLIC COMMENT

Chair Buschert opened up the meeting for public comment. There was no public comment.

X. STRATEGIC PLANNING WORKSHOP

Commissioners gathered in a round table discussion for their 3rd workshop to discuss project priorities moving forward and to identify investments the Agency anticipates making over the current Fiscal Year and next Fiscal Year, and to provide direction for further strategic planning efforts. Some of the discussion items included:

- Discussion of Palmetto extension and property next to Evans hardware store on State
- Discussion of Olde Towne Area and properties at Four Corners intersection.
- Discussion on pros/cons of bonding
- Discussion of potential development on Idaho Street
- Discussion of potential development in East End next to the industrial area
- Discussion of Baptist Church property and parking lot
- Discussion of downtown parking analysis

Guidance was given to check on the cost for remediation of the Four Corners properties, schedule executive session to talk about purchase of private property and schedule a meeting with someone who does downtown parking analysis.

XI. ADJOURNMENT

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

All said Aye. Motion carried 7-0.

Meeting adjourned at 7:40 pm.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE EAGLE URBAN RENEWAL AGENCY ON THE 16th DAY OF JULY 2019.



Janet Buschert, Chair



Robin Collins, Executive Director

