



**EAGLE URBAN RENEWAL AGENCY  
MEETING MINUTES**

December 17, 2019 - 12:00 p.m.

Eagle City Hall, 660 E. Civic Lane  
\*\*COUNCIL CHAMBERS\*\*

**PUBLIC COMMENT GUIDELINES:** The Eagle Urban Renewal Agency typically welcomes public comment on all agenda items. In order to effectively manage the meeting, the Board Chair may place reasonable restrictions on public participation, including without limitation, time limits, avoiding duplicate testimony and individual and audience decorum. Public comments on items not on the agenda will take place at the end of the meeting. Some items are public hearings in which case public comment will be taken only during such time when the Public Hearing is open. After commenting each person will be seated with no further debate, dialogue, or comment. NOTE: No comments will be permitted regarding active land use applications involving public hearings with the City of Eagle in accordance with the Idaho Open Meeting Laws and the Local Land Use Planning Act (LLUPA).

Comments shall be limited to matters that pertain to Eagle Urban Renewal Agency issues. If you would like to submit written comments on any item, please do so at least 24 hours in advance to ensure Commissioners 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 [executivedirector@eagleurbanrenewal.org](mailto:executivedirector@eagleurbanrenewal.org).

**Members:** Stan Bastian, Ian Burnett, Janet Buschert, Miranda Gold, Jane Kramer, Andrew McNeil, Stan Ridgeway

**I. CALL TO ORDER** – Chair Buschert

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

<i>Commissioner Bastian</i>	<i>Present</i>
<i>Commissioner Burnett</i>	<i>Absent</i>
<i>Commissioner Buschert</i>	<i>Present</i>
<i>Commissioner Gold</i>	<i>Present</i>
<i>Commissioner Kramer</i>	<i>Present</i>
<i>Commissioner McNeil</i>	<i>Present</i>
<i>Commissioner Ridgeway</i>	<i>Present</i>

*Agency had a quorum 6-1.*

**III. PLEDGE OF ALLEGIANCE**

**IV. AGENDA APPROVAL**

- A. **Approve amended agenda:** Motion to approve the amended agenda to add the following language to New Business item #C: “and approve the Chair to sign the MOA for a 50/50 cost share between the City and the EURA for the construction of Palmetto Avenue Extension, with the EURA only paying for the portion that is within their boundary.”

*Chair Buschert asked that New Business Item A be moved to the end of the new business items to see if the developer shows up for discussion.*

*Commissioner Ridgeway made a motion to approve moving New Business Item A to the end of the new business items and to approve the amended agenda to add “and approve the Chair to sign the MOA for a 50/50 cost share between the City and the EURA for the construction of Palmetto Avenue Extension, with the EURA only paying for the portion that is within their boundary” to New Business Item C. Commissioner Kramer seconded the motion.*

*All said Aye. Motion carried 6-0.*

**V. CONSENT AGENDA (All Consent items are considered ACTION ITEMS) - Chair Buschert**

These items will be approved by a single vote unless a Board member requests to remove an item for specific discussion and/or action

**A. Approve Minutes of the December 3, 2019 Meeting.**

*Commissioner Gold made a motion to approve the minutes of December 3, 2019. Commissioner Bastian seconded the motion.*

*All said Aye. Motion carried 6-0.*

**VI. NEW BUSINESS – ACTION ITEMS**

*Original Business Item A, Old State Street Project 2019 Development Agreement was moved to the end of the Information/Discussion Items.*

- B. Palmetto Avenue Extension Project** – Discuss the options for funding the Palmetto Avenue Extension Project and consider approval for the EURA to fund the construction of the ACHD portion of the project with the City funding the construction of the ITD portion of the project, and approve the Chair to sign the MOA for a 50/50 cost share between the City and the EURA for the construction of Palmetto Avenue Extension, with the EURA only paying for the portion that is within their boundary.

*Executive Director Robin Collins updated the Board on the meeting with the Eagle Fire Protection District regarding the request to help fund the Palmetto Avenue Extension project. The Eagle Fire Protection District did not make a formal decision but stated they were not interested in participating in the funding of a road project. Ms. Collins further went on to explain the request before the Board tonight was to consider entering into a 50/50 cost share agreement with the City to fund the road construction project, with the EURA only paying for the portion that is within their boundary.*

*There was some additional discussion in regard to possibly a 67/33 split instead of a 50/50. Commissioner Gold mentioned the City has participated in the construction of other roads and there was a joint commission meeting the City Council had with the commissioners from ACHD and they discussed participation in road projects, and that roads in the Urban Renewal District could be taken on by the Urban Renewal Agencies.*

*Commissioner Bastian asked the City’s Planner to comment on the project and her professional opinion of the project. Ms. Spencer gave a brief history of the road construction project which dates back as far as 2004 when the City was in a lawsuit with ITD over the access point for the road. The lawsuit was resolved with the understanding that the City would go through the process they’ve been going through the last few years. This road construction project has always been in the City’s plan and it is in the URA’s master plan. It was only in the last two to three years where we thought they had a funding partner through a developer. The City has worked with the EURA on other road construction projects*

such as; Plaza Drive and Aikens Street. Ms. Spencer stated she felt this project was a good investment and noted it was the largest undeveloped piece in downtown.

Commissioner Gold made a motion to approve the Chair to sign a MOA with the City to fund a 50/50 cost share between the City and the EURA for the construction of Palmetto Avenue Extension, with the EURA only paying for the portion within their boundary. Commissioner Bastian seconded the motion. As part of further discussion, legal counsel briefly went through some of the highlights within the MOA prior to the roll call vote.

The Board discussed including some language about the amount being an estimate and the process for if bids come in higher.

**ROLL CALL VOTE:**

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

Motion carried 5-1.

- C. **RFP for Parking Study** – Review, discuss and consider approval of the draft RFP to solicit services to conduct a parking study for downtown.

Executive Director Robin Collins presented the draft Request for Proposal to the Board for consideration.

There was some discussion on coordinating projects that are currently in the works and future development with the RFP.

Commissioner Bastian made a motion to approve the Request for parking study as proposed.

Chair Buschert asked about the map within the RFP and if it leaves out the commercial buildings and their parking to the south of the parking study boundary line. It was concluded the boundary line should be adjusted to extend to the Spoils Banks Canal. Commissioner Bastian amended the motion to approve the Request for proposal for a parking study with changes as noted. Commissioner McNeil seconded the motion.

All said Aye. Motion carried 6-0.

**VII. INFORMATION/DISCUSSION ITEMS – NON-ACTION ITEMS**

- A. **Executive Directors Report** – Robin Collins, Executive Director

There was no Executive Director's report.

- B. **Legal Counsels Report** – Todd Lakey, Legal Counsel

There was no Legal Counsel report.

### **C. Chair and Board Reports/Updates**

*Chair Buschert gave a report on the meeting with the Eagle Fire Protection District and the request to be put on their January meeting agenda for further consideration of the Palmetto Avenue Extension Project.*

*Commissioner Kramer gave an update on the wayfinding signage as it relates to the Arts Commission.*

### **D. Committee Reports/Updates**

*There were no committee reports and/or updates.*

*The Board moved back to discuss New Business item #A*

- A. Old State Street Project 2019 Development Agreement** – Discuss and consider approval of development agreement between the Eagle Urban Renewal Agency, Pacific West Communities Inc., operating as the Pacific Companies, and Marissa and Marina Imports LLC., for the Old State Street Project 2019.

*Chair Buschert opened up the discussion on the Old State Street Project development agreement and updated the board on the meeting that was held with the developer. Ms. Buschert stated there are changes that need to be made to the document and would suggest pushing action to the January meeting. Legal Counsel concurred and stated he could give a brief update on the changes that have been made as a result of the meeting with the developer. Legal Counsel Todd Lakey presented the changes to the Board.*

*No action was taken on this item.*

## **VIII. PUBLIC COMMENTS**

See the note at the top of the agenda for information about public comment period. Action may not be taken at the current meeting on matters raised in this public comment section. The Board may place items raised in this section on a future agenda for discussion and possible action.

*Commissioner Ridgeway expressed his concerns with the Eagle Fire Protection District stating it is not their responsibility to build a road, yet it is their responsibility to provide fire coverage to people who live in their fire district, which is not only the City of Eagle, but includes Avimor, Dry Creek and some neighborhoods in Boise. Mr. Ridgeway expressed the fire district should be spending Eagle taxpayer's money to build a fire hall or road here in Eagle and not somewhere else. Commissioner Ridgeway said this might be an issue for the residents to address.*

*Chair Buschert added that in discussions with them, they were asked if they have the same problems getting to the west side of Eagle Road as they do the south side of Hwy 44 and they concluded they do not have the same problem; going east-west on Old State Street is seldom a problem for them.*

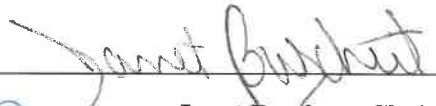
## **IX. ADJOURNMENT**


Motion to adjourn.

*Commissioner Bastian made a motion to adjourn. Commissioner Ridgeway seconded the motion.*

*Meeting adjourned at 1:07 p.m.*

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE EAGLE URBAN RENEWAL AGENCY ON  
THE 7TH DAY OF JANUARY 2020.

  
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**Janet Buschert, Chair**

  
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**Robin Collins, Executive Director**