

# Eagle Urban Renewal Agency

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**REGULAR MEETING  
MINUTES  
February 9, 2011  
Eagle City Hall – Freedom Room  
660 E. Civic Lane • Eagle, ID 83616**

Chair Racine called the meeting of the Eagle Urban Renewal Agency to order at 4:15 pm.

- **Roll Call** was taken and the following were present . . . Doug Racine, Jason Haas, Bob Bruce; Mike Huffaker, and Scott Nordstrom.
- **Secretary Certified Meeting Notice:** Sherry Atwell certified that the meeting had been legally noticed in accordance with Idaho Code 67-2343.
- **Changes to Agenda/Confirm Agenda** (Motion and stated reason required to add any item): No changes.
- **Public Comment of Questions:** None
- **Approval of Minutes** . . . January 11 and January 25, 2011 meetings. A motion was made by Jason Haas to approve the minutes as submitted. Scott Nordstrom seconded the motion. Motion carries.
- **Treasurer's Report** — Jason Haas
  - Voucher Approval – Invoices and check approval for 2/9/2011. All items are in order. Mike Huffaker made a motion to approve the paid invoices as presented. Bob Bruce seconded the motion. Motion carries.
  - Bank Statement Review and Approval – Jason Haas noted that he had reviewed and initialed the bank statements. Received first tax increment check in the amount of \$104,854.77.
- **Update on Four Corners Property:** Jason Haas reported that Ryan Armbruster has prepared a letter to Larry Knapp that services have been completed and his contract is terminated. He is working with the land owners at this point. Continue to wait for the land owners to complete their LLC so that everyone can move forward and show that progress is being made on this property.
- **District Expansion:** Chair Racine discussed the plan prepared by Harlan Mann. In its current configuration is the classic shoestring that the legislature does not like. Met with District 14 legislatures to talk about urban renewal in general and specifically showed them the proposed expansion and why the agency wanted to get this completed. Ryan Armbruster prepared a letter to the Mayor describing how the process was started and how the Agency

wound up where we are at this point. After a discussion of the possible changes the legislature may make this session, it was determined that a meeting with the Priddy's be set for February 15th to discuss possible project.

▪ ***Resolution to Approve Eligibility Report:***

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF EAGLE, IDAHO, ACCEPTING THAT CERTAIN REPORT ON ELIGIBILITY FOR CERTAIN PROPERTY REFERRED TO AS THE WEST STATE STREET AREA AS AN URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA AND JUSTIFICATION FOR DESIGNATING THE AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AUTHORIZING THE CHAIRMAN TO TRANSMIT THE REPORT, EXPLANATORY LETTER, AND THIS RESOLUTION TO THE CITY COUNCIL OF THE CITY OF EAGLE REQUESTING ITS CONSIDERATION FOR DESIGNATION OF AN URBAN RENEWAL AREA AND SEEKING FURTHER DIRECTION FROM THE COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

Scott Nordstrom made a motion to approve Resolution 11-01 as presented. Bob Bruce accepted the motion. Motion carries.

- ***Follow-up on Council Work Session:*** Mike Huffaker advised that the work session went well and felt that everyone had a better understanding of the Agency. It is very important to keep the communication open between the Council and the Agency. The Council approved the move from 9 board members to 7. Jason Haas suggested that quarterly sessions with the City Council be scheduled. Doug Racine will contact the Mayor about this. Doug also stated that he, Bob, and Jason had met with Gay DeMornant. She expressed that her perspective would add a new perspective and would be a good addition.

▪ ***Committee Formation:***

- *Web Site:* Scott Nordstrom and Sherry Atwell will make changes to the web site. If needed there are funds in the budget if additional help is need from Valice.
- *Public Response:* Bob Bruce and Scott Nordstrom will make up the committee and will research PR firms . . . possibly work with the City and the Chamber.

- ***Grant Discussion:*** Teresa Yragui was chosen to research and organize possible grants. Jason Haas volunteered to help as needed and will contact Sage to see what kinds of grants are available.

- ***Return to Monthly Meeting Discussion:*** Discussion was held . . . and it was agreed to change the meetings to the second Wednesday of each month. Sherry will prepare a calendar

and change the reservation of the meeting room. Ryan Armbruster will prepare a resolution to change the bylaws to reflect this change.

- ***Counsel Report:*** Ryan Armbruster reported that there are at least 7 bills that will be considered this session. Hearings may begin next week.
- Scott Nordstrom made a motion to adjourn. Jason Haas seconded the motion. Motion carries. Meeting adjourned at 6:20 p.m.

**RESPECTFULLY SUBMITTED**

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Jason Haas – Treasurer/Secretary

**APPROVED:**

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Doug Racine - Chair