

# Eagle Urban Renewal Agency

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**REGULAR MEETING  
MINUTES  
April 13, 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 4:10 pm.

- **Roll Call** was taken and the following were present . . . Doug Racine, Bob Bruce, Mike Huffaker, and Jason Haas. Visitor: Cameron Arial and Larry Knapp.
- **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): Bob Bruce made a motion to verify the items added and accept the changes to the Agenda as stated because the agenda items had not been reviewed prior to the first agenda going out. Jason Haas seconded the motion. Motion carries.
- **Public Comment of Questions:** None.
- **Approval of Minutes** . . . March 9th, 2010 meetings. A motion was made by Jason Haas to approve the minutes as submitted with the correction of Teresa Yragui's name. Jason Haas seconded the motion. Motion carries.
- **Treasurer's Report** — Jason Haas
  - Voucher Approval – Invoices and check approval for 4/13/2011. All items appear to be in order. Bob Bruce made a motion to approve the paid invoices as presented. Doug Racine seconded the motion. Motion carries.
  - Bank Statement Review and Approval – Jason Haas noted that he had reviewed and initialed the bank statements.
- **Review of Council Workshop:** Chair Racine reported on the council workshop on 4/12 . . . there were four items that were discussed.
  1. Status update on district expansion . . . apparently the Priddy's grant request for infrastructure was denied for the second time. The Agency conveyed that if needed, it would be considered as a second plan area.
  2. Review of the Four Corner area by Jason Haas and what direction it is going. The Council was pleased with the progress we are making. There will be further discussion of this later in this meeting.
  3. Pursuing a community grant specifically for the Four Corners project, which the City would initiate and be the applicant for. Bill Vaughan is a dedicated employee to

spearhead that effort and to work with SAGE and the Agency. Larry Knapp is seeking some sort of commitment for potential funds for that site and requested a general endorsement of the city council of the project. Additional information was requested by council members showing the project extent and this will be developed by the Agency.

4. The East End – once the Four Corners project starts moving then the attention of the Agency would be the East End. There was some concern from the Council that there is still a problem on the East End.

All parties stated that we need communicate closely together and identify how we can assist each other. Everything was well received.

- ***Status of Priddy Brothers Project and District Expansion:*** It was left that the Priddy’s need to come back to the Agency with a request for the Agency to be involved in their project. Mike Huffaker advised that he had talked to Mayor Reynolds and that it is “standard” on this type of grant application. They are still moving ahead with the appeal process.
- ***Presentation for Appointment as Financial Advisor:*** Cameron Ariel made a brief summation to offer to assist the Agency in a financial advisory capacity for its bond issuance needs by covering market update, finance advisory services, and debt analysis covered in a handout. With few exceptions, Zion’s is the only financial advisory in Idaho. It was determined after a discussion of the Board, that this not something the Board cannot do on their own and should consider hiring Zion’s and Cameron. Ryan Armbruster will review and at the next meeting present an approval letter.
- ***Update on Four Corners Property:*** Larry Knapp advised that without the help of the Agency the project would not be moving forward. Larry presented an update on the project and property owners. There has been some interest from development groups and have been working with the City and SAGE. Already receiving interest from businesses interested in moving to that area. Chair Racine asked Harlan Mann to prepare an analysis based on certain project value and what percentage was privately occupied, and what sort of future increment might be generated so that when meeting with City Council we can explain what increase of increments can then be turned to the East End project. Larry advised that they will create a proposal after the Agency determines which direction the Agency will go.
- ***East End Discussion:*** Chair Racine will be the next area of focus.
- ***Status of Board Member Selection:*** Bob Bruce reported that Gay Ann DeMornant cannot make a commitment at this time. Will need to bring new names to the May meeting. Ryan Armbruster suggested that a meeting be setup with the Mayor, City Attorney, and City Clerk and walk through the term limits. Ryan will notify Chair Racine once the meeting has been set.
- ***Discussion of Proposed EURA Consultant – Bob Shepard.*** Mr. Shepard proposed to the Mayor to be a full-time consultant to the Agency to facilitate projects and activities for \$3,500 per month. After discussion, it was determined that this is not needed.

- *Term Limits, Committee Updates, and Counsel Update:* Moved to next meeting.
- Jason Haas made a motion to adjourn. Bob Bruce seconded the motion. Motion carries. Meeting adjourned at 5:30 p.m.

**RESPECTFULLY SUBMITTED**

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Jason Haas – Treasurer/Secretary

**APPROVED:**

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Doug Racine - Chair