

Eagle Urban Renewal Agency

**REGULAR MEETING
MINUTES
June 16, 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, Bob Bruce, Jason Haas, and Teresa Yragui.
- **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 add an item by Harlan Mann to the Treasurer’s Report concerning 2011 assessed values, as this information just became available. Teresa Yragui seconded the motion. Motion carries.
- **Public Comment of Questions:** None.
- **Approval of Minutes** . . . May 11, 2011 meeting. A motion was made by Teresa Yragui to approve the minutes as submitted. Bob Bruce seconded the motion. Motion carries.
- **Treasurer’s Report** — Jason Haas
 - Voucher Approval – Invoices and check approval for 6/16/2011. All items appear to be in order. Bob Bruce made a motion to approve the paid invoices as presented. Teresa Yragui seconded the motion. Motion carries.
 - The bank statement was reviewed and everything has been reconciled.
 - The payment to the City will be paid in one payment of \$30,000 in September. In 2012 the loan will be paid in full.
 - Harlan Mann reported that the Assessor’s office has increased the 2011 incremental values by 7.9% or \$1,255,400.
- **Term Limit Discussion Follow-Up:** Ryan Armbruster reported that he has received no information from the City Attorney who was trying to coordinate with the Mayor’s office and the City Clerk’s office to see if we can now be on the same page in terms of the sequence of our Board’s terms. It is important that the Agency confirm the length of everyone’s term because of a new statute that takes effect in the near future.

- ***New Board Member Considerations:*** Chair Racine commented that he had received only one suggestion – Jack Zastrow. His background working with the City would be an asset to the Board. Jason Haas suggested that a meeting with two members of the Board meet Jack for coffee and discuss the EURA and if he is interested. Teresa Yragui and Bob Bruce will meet with Jack before the next meeting and email their thoughts to the Board.
- ***Redevelopment Association of Idaho:*** Chair Racine reported that he and Bob Bruce attended the May 26th board meeting to see what the association is about. The initial fee is \$50, although the initial groups put in substantially more. Ryan Armbruster stated that there is not a very good clearing house for information to the statewide urban renewal agencies. Discussion followed. Bob Bruce made a motion to join the Redevelopment Association of Idaho at a \$50 minimum level and revisit if rates go up. Jason Haas seconded the motion. Motion carries.
- ***Discussion Regarding EURA Master Plan:*** Bob Bruce advised that he had reviewed the Meridian Development Corporation visioning document. Chair Racine stated that he did not think of this as a master plan, but rather a marketing plan. Would this type of plan/unique product be helpful to Eagle? Discussion followed regarding an analysis of what exists and what could exist in the urban renewal area. Bob will contact Julie Pipal to ask if she would come to an Agency meeting and discuss/explain the Meridian plan.
- ***Update on Four Corners Property:*** Jason Haas advised that he, Larry Knapp, and Mayor Reynolds met with the principals from M3 to discuss if they were interested in being a developer at Four Corners. Larry Knapp stated that the last couple of weeks were spent looking at the site for different ideas for the site. M3 advised that they would look into this with their planner. Jason and Larry feel the meeting went very well and they are interested in working with urban renewal.
- ***Cameron Aerial/Zions Bank Agreement Update:*** Ryan Armbruster reported that the bank is reviewing the agreement.
- ***Committee Updates:***
 - ***Web Site*** — Sherry Atwell stated that a revised calendar showing that the Agency meets the second Wednesday of every month has been posted on the web and sent to all media groups that the agenda is sent to each month. Chair Racine will ask Scott Nordstrom to talk to Valice and see what can be done to update and improve the web site.
 - ***PR/Marketing*** — Jason Haas stated that a PR/professional writer needs to help develop the web site to make it more attractive to potential developers. Discussion followed and it was determined that the Agency needs someone who has the experience to access the web site, bring it up to speed, and manage for us. They will manage the site in terms of look, activities, freshness, and keep the contents current. Jason Haas will contact several PR firms with the web site revisions being the number one priority.
 - ***Grants:*** Teresa Yragui reported that she will set up a meeting with Kendra Kenyon at Sage to discuss grants and Brownfields to see what monies are available for the Agency.
- ***Counsel Report:*** Ryan Armbruster advised that there is nothing to report this month.

- Teresa Yragui made a motion to adjourn. Bob Bruce seconded the motion. Motion carries. Meeting adjourned at 6:00 p.m.

RESPECTFULLY SUBMITTED

Jason Haas – Treasurer/Secretary

APPROVED:

Doug Racine - Chair