

Eagle Urban Renewal Agency

MEETING MINUTES

July 13, 2010

Eagle City Hall – Freedom Room
660 E. Civic Lane • Eagle, ID 83616

Chair Cameron Arial called the meeting of the Eagle Urban Renewal Agency to order at 4 pm.

- **Roll Call** was taken and the following were present . . . Cameron Arial, Jason Haas, Scott Nordstrom, Doug Racine, and Mike Huffaker.
- **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):
- **Approval of Minutes** . . . May 11, 2010 Meeting. A motion was made by Doug Racine to approve the minutes as submitted. Jason Haas seconded the motion. Motion carries.
- **Treasurer's Report** — Jason Haas
 - Voucher Approval – Invoices and check approval for the following dates: 5/27/2010; 6/10/2010; and 7/13/2010. A motion was made by Scott Nordstrom to approve payments as presented. Mike Huffaker seconded the motion. Motion carries. Sherry Atwell will call Valice and ask to send an invoice for the remainder of the year.
 - Bank Statement Review and Approval – Jason Haas noted that he had reviewed and initialed the bank statements.
- **Update on the Four Corners Property** — Chair Arial reported that a discussion with the property owners was held with Jason Haas and Larry Knapp to try to arrange a cooperative with them. Jason stated that he and Larry were working on an aerial map with the focus on the southwest corner. The land owners that have met with Larry are excited and amicable to work with him. The property under discussion includes everything from south of State Street, west of Eagle Road, to tie in with Walgreens. Talked with the Purdy's and they are open to taking a look at what we are doing. Conversated with Sherry Sharp briefly. Have not sat down face-to-face yet. Mike Huffaker volunteered to meet with her with Jason and Larry. One of the things talked about with Tri-City Meats and Sandy Smith with Chevron was that we would like to show some signs of progress so that the people of Eagle could finally see something is happening. Tear down the building, clean up the area, and turn into some temporary parking. Would like to look at grants, donations, etc. to get this ready. Possibly have a sign showing the Agency's new logo and name those who donated to the

process. It was suggested to see if Sage Resources is willing to fund with DEQ to remove the tanks at the Chevron and fund a Level II study. Chair Arial asked Larry and Jason to continue to work on the co-op and he will continue to work with Sage. Doug Racine suggested checking with ACHD and the City to see what is needed to make a temporary parking lot. Doug will take on this project. Jason stated that there is 5 to 6 acres in the area and possibly considering a permanent parking structure near Walgreens. Make it a destination area and consider moving City Hall to this area because of the grants that are available to move City Hall. Would like to have Larry Knapp make a presentation about this to the City Council. This would create and live and work area. Discuss this plan with the other landowners to let them know what we are doing in Phase I, Phase II, Phase II, and Phase IV.

- ***Urban Renewal Area District Master Plan*** — Bob Bruce. Postponed, as Bob was unable to attend this meeting. Chair Arial commented that as the City is contemplating their downtown comprehensive plan, it is important for us to understand that that is really a visionary document. Doug Racine and Chair have contributed on the creation of that and think what is important to the Agency, is how the Board would like the Urban Renewal Area to be developed . . . make a workable plan for the area.

- ***Discussion to Expand URA District*** — Chair Arial stated that in the past there have been discussions on why does the boundary end where it does going east to west, why does it not go further west to incorporate some of the renderings that were done by the U of I students. This would be a broader vision of the entry to Eagle. There is a potential large opportunity for not only the Agency, but for the City of Eagle to really do a large partnership, non-profit and public/private partnership with the proposed. There is a land owner (the Purdy brothers) that own a property in the west end area that they are willing to donate the land to the City for the College of Western Idaho's Culinary Arts Department. This would make that area a stimulator for Eagle. One of the reasons why the Urban Renewal needs to be involved is if that were to occur there is a grant pending and the only way to receive the grant if the municipal government is the owner of the property. The reason we have to expand is so that we can be the receiver of that and actually be the land owner. It is important to understand that it is not going impact at least in the beginning, our property value incremental increase will not rise. The reality is to look beyond that and see what CWI's presence means to Eagle. The Agency must be very pro-active to try to support economic development in Eagle and support CWI's interest in Eagle or they will go somewhere else. Jason advised that the Purdy's have already worked on this grant for a year. CWI likes the area and grant work already done. Harlan has done a lot of work to provide information on this expansion and to give us an idea of why this should be done. The area is unsafe and/or unsanitary, there are no curbs, sidewalks, gutters, sewer, or water hydrants on the open land, and there is no public infrastructure. Deserves consideration to be part of the Urban Renewal area. Discussion followed. Ryan Armbruster advised that the process to add additional land . . . Harlan will write up a formal report for eligibility, submit to City Council to amend the existing plan, the Agency would amend the plan and send back to City Council for a public hearing. Other taxing agencies could comment. It is important to have the support of the City Council early. A motion was made by Jason Hass for a 3-man liaison to meet with each member of the City

Council to brief them on the expansion . . . the liaison will consist of Cameron Arial, Jason Haas, and Scott Nordstrom. Doug Racine seconded the motion. Motion carries.

A motion was made by Scott Nordstrom to instruct Ryan Armbruster and Harlan Mann to take up the task of determining if the west boundary expansion is viable as defined and that they prepare a summary and presentation to the Agency by August 15, 2010 in order to present documents to the City at their August 24th meeting. Jason Haas seconded the motion. Motion carries.

Mike Huffaker left the meeting and there was not a quorum to continue action items

Ryan Armbruster advised that to approve the budget in a timely manner, there will need to be two special meetings.

- ***Planning Session Discussion*** — Teresa Yragui. Postponed as Teresa was unable to attend this meeting.
- ***Marketing Campaign Update*** — Chair Arial & Jason Haas. Jason Haas asked to run an ad in the Eagle Informer in August. It will be the same ad and the cost is \$620 which falls under the budget for advertising.
- ***Update on Web Site*** — Scott Nordstrom. It was suggested that the name of the board members and contact information be added to the web site. Sherry Atwell will send out email to all members to make sure everyone is ok with this and will add to the web site.
- ***Update from the Business Committee*** — will be moved to next meeting.
- ***Counsel Report*** — Ryan Armbruster. Will be moved to next meeting.
- Meeting adjourned at 5:30 p.m.

RESPECTFULLY SUBMITTED

Jason Haas – Treasurer/Secretary

APPROVED:

Cameron Arial – Chairman