

Eagle Urban Renewal Agency

REGULAR MEETING

MINUTES

November 9, 2010

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

Chair Ariel called the meeting of the Eagle Urban Renewal Agency to order at 4:00 pm.

- **Roll Call** was taken and the following were present . . . Cameron Ariel, Jason Haas, Scott Nordstrom, Teresa Yragui, Doug Racine, and Mike Huffaker. Visitors: Frank Thomason, Sheila Martin, Foad Roghani, Dave Buich, Mary May, and Terry Christensen.
- **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): Ryan Armbruster made a change to the Executive Session reference as to (1) (f) to discuss legal ramifications for pending litigation or controversies not yet being litigated but imminently likely to be litigated. A motion was made by Doug Racine to accept the revised Agenda as published. Teresa Yragui seconded the motion. Motion carries.
- **Approval of Minutes** . . . September 14, 2010 Meetings. A motion was made by Scott Nordstrom to approve the minutes as submitted with the correction of the spelling of Sedlacek. Doug Racine seconded the motion. Motion carries.
- **Treasurer's Report** — Cameron Ariel
 - Voucher Approval – Invoices and check approval for 11/9/2010. All items appear to be in order.
 - Bank Statement Review and Approval – Cameron Ariel noted that he had reviewed and initialed the bank statements.
- **Executive Session:** A motion to move to Executive Session was made by Scott Nordstrom pursuant to Idaho Code Section 67-2345(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be. Doug Racine seconded the motion. A roll call vote was taken . . . Cameron Ariel – yes; Jason Haas – yes; Scott Nordstrom – yes; Doug Racine – yes, Jason Pierce – absent; Teresa Yragui – yes; Bob Bruce – absent; and Mike Huffaker – yes.

A motion to move out of Executive Session was made by Doug Racine. Scott Nordstrom seconded the motion. A roll call vote was taken . . . Cameron Ariel – yes; Jason Haas – yes;

Scott Nordstrom – yes; Doug Racine – yes, Jason Pierce – absent; Teresa Yragui – yes; Bob Bruce – absent; and Mike Huffaker – yes.

- ***Update on Four Corners Property:*** Chair Arial reported that very positive things are going on with the property owners to make something happen in this area. Harlan Mann reported that there is a new liquor store rapidly being completed on the northwest corner. This is a good example of redevelopment.
- ***Discussion of District Expansion*** — Chair Arial stated that at the Chamber he spoke about what is going on with the Urban Renewal. There have been discussions around the need to go down the west corridor of State for streetscapes and potentially to get to some other undeveloped properties. Jason Haas and Scott Nordstrom have met with the property owners in that area and we want to make sure that everyone is aware that conversations are still pending and there is still need to do that. Scott advised that in discussing with some of the property owners along the proposed route and encompassing properties on the north and south side of State Street that the people that own the agriculture ground are not interested in participating. Now need to have further discussion about what other routes and possibilities we have to get this completed in a scenario that makes sense. Chair Arial commented that the property owners need to know that if there is no interest in seeing the benefit then by no means are we going to force that upon them. Scott stated that a meeting was held with the Kunkler's and they opted not to participate because they have active agriculture ground. To make this amendment, Ryan Armbruster stated that under current State law the Agency is free to make the proposal to the City Council – they have two shots at saying yes – they will get a shot at the eligibility report level and then ultimately at the plan level. But it is difficult to say whether or not if anyone else might challenge the ways in which the Agency is extended. If there are still legitimate needs for the rest of the parcels and the major corridor that goes through there that it makes sense to continue that analysis and the first step would be for Harlan to complete the eligibility report now . . . not taking into account the Kunkler's property. Scott Nordstrom said that the Agency has the support of the majority of the City Council in terms of the concept. Still need to have a conversation with the Sewer District, but the dynamic of what it brings to the City in terms of economic impact . . . keep going with the analysis under a modified format. Harlan Mann made a presentation pointing out the options/variables with a map of the area. Chair Arial stated that he felt the plan is sound . . . and in the interest of the community at large it makes a lot of sense to continue with the proposal and it gets vetted through the process. Scott Nordstrom stated that a plan of action to meet with the Sewer District right away to explain what is being proposed. For the record, the Sewer District is neutral in terms of any kind of impact that it would have as a quasi public agency. They do not pay taxes or create incremental growth so it has no impact on them financially or even indirectly in any monetary way. It was determined that Harlan Mann would complete the analysis without the Kunkler's property. Scott Nordstrom will meet with the Sewer District.
- ***Idaho Urban Renewal Coalition Update*** — Chair Arial asked if there was a formal name for this group. Ryan Armbruster stated that they are toying with calling it the Idaho Urban Renewal Association. They had a good meeting in late September and generated a contact

mailing list that will be useful. Broke out into two committees . . . one to work out the organizational aspects of the group and a second one to create a short white paper that can be used by any urban renewal agency as they meet with legislators or others about the merits and benefits of urban renewal. Another meeting is to be scheduled for December.

- ***Counsel Update*** — Ryan Armbruster reported that he is unaware of any effort being generated from the urban renewal or city side to present any particular type of legislation in 2011.
- ***Question and Answer with Public Attendees*** — It was stated that the web site for the Agency is difficult to find and should be linked to the City’s web site. The Agency will look into this with the City and the web host. It was also noted that they liked the advertising in the Eagle Informer.
- Mike Huffaker made a motion to adjourn. Scott Nordstrom seconded the motion. Motion carries. Meeting adjourned at 5:15 p.m.

RESPECTFULLY SUBMITTED

Jason Haas – Treasurer/Secretary

APPROVED:

Cameron Arial – Chairman