

Eagle Urban Renewal Agency

SPECIAL MEETING PUBLIC HEARING MINUTES September 14, 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, Teresa Yragui, Doug Racine, Bob Bruce, 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** . . . July 13, August 4, and August 24, 2010 Meetings. 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 9/14/2010. A motion was made by Mike Huffaker to approve payments as presented. Teresa Yragui seconded the motion. Motion carries.
 - Bank Statement Review and Approval – Jason Haas noted that he had reviewed and initialed the bank statements.
- **Update on Four Corners Property:** Jason Haas reported that he and Larry Knapp had met with Sherry Sharp and Lynn Sudlacheck. At the beginning of the meeting she was very much against being part of an Urban Renewal project. Towards the end her main objective was she did not want her building torn down or moved. It was suggested to leave the house and work around it. She was very positive about that approach and agreed to work with us. The other thing was not to take down the trees. It was explained that the plan is to create and keep the feel of Eagle the way it was, but yet grow it while it can still be managed. After the meeting she is very positive and agreed to move forward with us and to be involved in the project. At this point all the land owners from Walgreens all the way up to the Chevron Station and all the way down State Street to St. Al's . . . about 6 – 7 acres. Larry Knapp is having Joann Butler, Attorney, drafting up two different contracts/LLC's . . . one for Sherry Sharp and one to incorporate everyone else. Larry will come in when the contracts are ready and will bring everyone up-to-date.

Chair Arial advised that coupled with Jason's report, we are working with DEQ to start a Phase I stud of the Tri-City Meats building . . . to level that and turn that into temporary parking until the rest of the site is ready to go. Jason reported that regarding the temporary parking, need to get together with the Council and see what can be put together. Sandy Smith is adamant about leaving her building (Chevron Station) there. It will stay until the project is approved and ready to go. She is ready to work with the Agency. Would like to have a volunteer weekend to paint the Chevron building or do something to make it look better. It is important to keep the momentum going with Walgreen's going up, the construction of the new liquor store, all the sidewalks going in . . . it's all coming together. Would like to put up a sign that says public parking made available by Urban Renewal compliments of . . . goal of the project is because it is temporary, is to get it all donated or kind by other companies so that the Agency does not pay out any cash. Larry Knapp has some contacts in the construction/developer areas to get material donated or at cost. Ryan Armbruster suggested that the Agency work closely with the City to meet their requirements. Doug Racine has volunteered to work with the City – Bill Vaughn, to get an estimate prepared in order to get donations for the project. Further discussion was held on the process and what items need further discussion and research.

- ***Discussion of District Expansion*** — Chair Arial reported that the preliminary discussion with Dr. Clark with the Joint School District went very well. She was very supportive and saw no concern with the properties we are looking to add and particularly with what that may do for the streetscape or extending down State Street. Her only question was did the legislation that was passed . . . basically negated the need for a new contract or an extension of the current contract into this new expansion. Ryan Armbruster and Chair Arial talked and it seems the old legislation basically made it so that school districts are to receive their portion regardless. Ryan stated that what has changed since the plan was adopted is that for this new plan area being considered as an amendment or stand along, all prior bond issue elections or plan facilities or supplementals . . . the Agency will not be able to take those levy rates. Those are off the books and that makes the school district as close to whole as you can get. Ryan clarified to the Board what needs to be changed or amended in the plan. Chair Arial stated that it does not make sense to go too far down the road of implementing this plan change, talking to property owners and the school district if the potentiality of that development at Stillwater does not happen. Discussion was held regarding that the Agency make any part of the implementation of this plan amendment contingent upon that development occurring. Do not want to expand the district and then not have that development happen and then have property owners in an Urban Renewal District wondering why what was proposed did not happen. Need to follow-up with the Purdy brothers to make sure they follow through. Discussion followed regarding this matter. Chair Arial reported that Burt Landon with CWI is very much in favor of the plan that would allow CWI's culinary department to open in Eagle.
- ***Counsel Update*** — Discussion continued regarding the expansion of the urban renewal area and the effect on the Sewer District. Ryan Armbruster reported that a legislative forum is scheduled for 9/23 that CCDC is sponsoring and is invitations have gone out to urban renewal agency's to attend. Chair Arial will attend.

Jason Haas asked about a timeline for completion of a new plan. Ryan advised that until there is a yea or nay by the Kunklers to include their property on the project map . . . the only risk is a potential legislative risk which is extremely difficult to gauge. There is no incremental loss because there is nothing going on there. Better off to take this on a very scheduled route and not jam it through by yearend.

Discussion was held on the reduction of the number of Board members and Ryan has sent a letter to the City Council about this. This item has been put on the City's agenda for the 9/28 meeting and a representative from the Agency should be present at the meeting.

- Jason Haas made a motion to adjourn. Doug Racine seconded the motion. Motion carries. Meeting adjourned at 5:30 p.m.

RESPECTFULLY SUBMITTED

Jason Haas – Treasurer/Secretary

APPROVED:

Cameron Arial – Chairman