

Eagle Urban Renewal Agency

Tuesday, November 5th, 2013
6:00 p.m.
Eagle City Hall –Freedom Room
660 E. Civic Lane, Eagle, Idaho

1. Call to Order: Jim Reynolds calls the meeting to order at 6:01p.m.
2. Roll Call by Secretary Pretty Weasel - Reynolds, Defayette, Butler, Pierce (via Skype)
3. **Public Comment:** Sandy Smith's chief elf – doing 2 boxes to be sent to our troops in Afghanistan to the 455 Engineering Company. If the EURA board has any sports equipment they would like to donate personally please do so. Donations can be taken to the Chevron in Eagle.
4. **Approval of Minutes:** A motion was made by Mark Butler to approve the minutes with no changes. Jason Pierce seconded – all ayes, motion carries.
5. **Treasurer's Report:** Mark Butler made a motion to accept the Treasurers Report, Mary Defayette seconded the motion – all ayes, motion carries.
 - a. **Review vouchers and checks:** Reviewed and signed
 - b. **Bank statement review:** Lindsey Pretty Weasel gave a brief report on the checking account balance
 - c. **Review Profit and Loss and Balance Sheet:** Reviewed – The audit is in process for 2013
6. **EURA Working Committee and discussion:**
 - a. **Four Corners** –Jason and Chairman Reynolds were in attendance. Jason will propose that a letter of intent be drafted for the Smiths regarding a lease for the old gas station on Eagle Road and State Street. Discussion followed on details and suggestions.
7. **Discuss updates from Zion's and look at tax comparisons:** Stephanie Bonnie gave an update on the process of potentially selling bonds. The Eagle City Council will need to delete a specific ordinance. Formation documents will be fine once that is complete. Tax Exempt is for Government Purposes (roads water and sewer); if it isn't a Government function it needs to then be done with a Taxable Bond. If the purpose is unknown as for what funds will be used for it needs to be a Taxable Bond. Discussion followed.

Possibly looking a negotiated sale rather than a competitive sale, estimated time is 30 days. Mark Butler made a motion to draft a resolution to review at the next meeting to borrow the full amount described by Cameron. The amount would be taxable and the resolution would require three quotes. The resolution will then be put on the website and in the newspaper to

let the public know that the EURA is looking at borrowing the goal is not specific but to have the money go to enhance the Four Quarters, this is not a decision to borrow money we want to hear what people have to say and then a decision will be made. Mary Defayette seconded the motion. Stephanie will provide the documents at least 7 days before the next meeting. A roll call was taken Reynolds: aye; Defayette; aye, Butler: aye; Pierce: aye – Motion carries. Mark Butler made a motion to have S work with S to have the amended document done 3 days before the next council meeting, Mary Defayette seconded the motion – all ayes, motion carries.

8. ***Discuss lease possibilities and hear an update from Jason Pierce:*** To be discussed under Executive Session

9. ***Executive Session pursuant of Idaho Code 67-2345(1)(c) - consider acquisition of interest in real property:*** Mary Defayette made a motion in pursuant of Idaho Code 67-2345(1)(c) - consider acquisition of interest in real property that the EURA go into executive session. Mark Butler seconded the motion. Roll call was taken: Reynolds: aye; Defeyette: aye; Butler: aye; Pierce: aye – all ayes motion carries.

Out of Executive Session: Mark Butler made a motion for the EURA Attorney to Draft a letter of intent to lease the property where the old Chevron Station is at the corner of State Street and Eagle Road for a 3 year term \$500 a month the letter of intent will show the lease will have a provision that generally states that up to \$250,000 shall be provided from the EURA if construction in accordance with city requirements is commenced within one year of signing of the lease \$250K shall go to visible public improvements such as curbs, gutters, street trees, bulb outs that the EURA will have the right to knock the building down and clean up all of the asphalt take down the barriers and cleaning up the sight at the sole cost of the URA that once the build is knocked down and the site is cleaned up that the owner can cancel the lease at any time with ten days' notice. This letter of intent shall be signed on or before November 22 to be effective and if it is signed then a lease shall be presented to the ERUA on Dec 3 with the owner's sig on it for us to execute or all of this is void. Jason Pierce seconded the motion a roll call was taken: Reynolds: aye; Defeyette: aye; Butler: aye; Pierce: aye – all ayes motion carries.

10. ***Adjourn:*** Mary Defayette made a motion to adjourn; Jason Pierce seconded – all ayes motion carries. 7:28PM