

# **Eagle Urban Renewal Agency**

---

**Tuesday July 1<sup>st</sup>, 2014**  
**6:00 p.m.**  
**Eagle City Hall**  
**660 E. Civic Lane, Eagle, Idaho**

1. Call to Order: Mark called the meeting to order at 6:02PM
2. Roll Call by Mark Butler – Ridgeway, Butler, Reynolds, McFarland, Kunz
3. Pledge of Allegiance
4. Amendments to agenda – None
5. Public Comment on matters not on the agenda (Please limit comments to 3 minutes maximum): None
6. Approval of June 1<sup>st</sup> Meeting Minutes: Jeff Kunz made a motion that we approve the Meeting Minutes for the June 3<sup>rd</sup> EURA Meeting, Jim Reynolds seconded the motion; all ayes – motion carries.
7. Treasurer's Report – Lindsey Pretty Weasel
  - a. Review of vouchers and checks: Reviewed
  - b. Bank statement review: Reviewed
  - c. Review Profit and Loss and Balance Sheet: Not printed due to issue with QB
8. Consideration of Preliminary Budget for FY 2014-15: Todd spoke to the details and what would be needed to have a Preliminary Budget. Approve next meeting, look at the numbers, and publish the approved Budget and submit to the City by September 1<sup>st</sup>. Values for the district will be fairly flat; revenue will stay about the same, discussion followed. Maximum for revenues will be left the same at the \$198,000.00; carry forward is bumped to \$300,000.00. Will not be including the bond issuance until it actually happens, the board can re-open the budget at that time. Keeping the Joint School District the same, general expenditures will go up to \$20,000.00. \$498,000 will be the approximate budget; Mary McFarland made a motion to approve the preliminary budget at \$498,000 in revenue and general expenditures at \$20,000; projects and reserves at \$418,000, the Joint School District #2 at \$60,000. Mark Butler seconded the motion, a roll call was taken; Jim Reynolds: aye; Mark Butler: aye; Mary McFarland: aye; Jeff Kunz: aye; Stan Ridgeway: aye – all ayes motion carries.
9. Discussion of rehab costs for Tri City Meats properties (south of W. State Street and west of Eagle Road) and possible lease agreement: Nick was hoping to meet with a few of the Board

Member however scheduling made it difficult. Nick had inspections done and the total cost is close to \$60,000. Bill Vaughn will be providing an analysis of the trees. Draft lease from Todd Lakey, to have a starting point, no monthly fees will be charged to EURA; Mary McFarland confirmed that the property would be used for public parking. Mark and Stan will meet with Nick in hopes of having a lease at the next EURA meeting to be discussed. Paula Davina 332 Pebble Beach Ct – what are the current taxes on the existing property? What will the taxes be after the project? What would the term of the lease be? Mark stated that he didn't believe the taxes would change much from what they currently are; they may decrease with the homes being removed. Once the property is developed the taxes would increase. The lease would be for three years with a 30 day termination clause, discussion followed. Mark explained the purpose of the EURA and what the lease purpose would be, discussion followed. Naomi Preston would like the project to also be beautified. Doug Davina 332 Pebble Beach Ct – Question on speculations regarding a gas tank, if there is a gas tank will the owner be responsible to remove that. Mark stated that and Environmental 1 will be a requirement in the lease.

\*\*Items 10 and 11 lumped together

10. Discussion on the EURA putting in sidewalk from the west side of 1<sup>st</sup> Street from the alley to Aikens AND
11. Discussion on the EURA putting in sidewalk from the south side of Aikens (along the Fisher house) to join the existing sidewalk: Bob Bruce spoke on the sidewalk on the west side of 1<sup>st</sup> street. No sidewalks south of the alley on either side of the street. Bob asked that the current sidewalk by the hotel be extended to Aikens. Also asking about adding a sidewalk in front of the Fisher house to 1<sup>st</sup> street to existing sidewalk. At the very least on the side of the Eagle Hotel, it would be a huge amenity. Mark Butler asked if anyone would be acquiring the property anytime soon, Bob Bruce is interested in purchasing the property, discussion followed on timing. Bob was hoping to work on the sidewalk in phases. Mark Butler suggested the EURA Board have a brain storming session on possible projects. Jeff Kunz would like to have more conversations with ACHD so that the EURA is more aware of their plans. Mary McFarland asked Todd Lakey about the URA credit for the improvement, if ACHD took out the sidewalk would the district still get the credit, Todd will look into it. Discussion followed on the garage and shed on the property. Stan Ridgeway asked to clarify which side as well as appreciating the ideas and getting more activity on the west side.
12. Discuss proposals from appraisers and possible selection for Smith property: The EURA sent out a request to 4 appraisers, only Idaho Land and Marvin Parks responded. Mark also tried to get another appraisal from Mr. Calhoun. Mark spoke to Joy about 2 weeks ago to meet with Rick and had not heard back. Mark spoke with Joy today and Rick wasn't able to come. It sounded like the Smiths didn't want to sell. Mark reassured Joy that the appraisal was just a starting amount and that they didn't think that appraising might be a waste. Mark would like to continue the communication with the Smiths. Jeff Kunz asked what the advantage would be to continue with the appraisal if the Smiths are not willing to sell. Mark was agreeing that if they are not willing to sell the EURA will not spend the money on an appraisal. Mary McFarland would like to hear the answer directly from Rick. Stan Ridgeway agreed and suggested that two people meet with them to get a better feel of what

they would like to do; Jeff Kunz and Mark will go. Jane Kramer 57 Ranch Dr – Jane agrees with what Mary just stated, they need to talk to Rick, be persistent. Mark Butler asked if they could just hire one, Todd asked that a contract be in place. Naomi Preston asked about the roundabout, Mark shared with her the instructions to not lower the value of the property due to the possible roundabout.

13. Executive Session pursuant to Idaho Code 67-2345(1)(a) and (c) –Executive Session pursuant to Idaho Code 67-2345(1)(a) and (c) – To Consider Hiring a Staff Member or Individual Agent and Consider Acquisition of Interest in Real Property. PUBLIC COMMENT WILL NOT BE TAKEN ON THIS ITEM: Lindsey Pretty Weasel had the executive session wording incorrect. Mary asked that we go into executive session, Stan thought it was premature. Jeff Kunz seconded the motion. A roll call was taken: Reynolds: aye; Butler: No; McFarland: aye; Kunz: aye; Ridgeway: no – motion did not pass.
14. Adjourn: Mary made a motion to adjourn, Mark Butler seconded the motion – all ayes – motion carries.