

# Eagle Urban Renewal Agency

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Monday, March 30<sup>th</sup>, 2015

6:00 p.m.

Eagle City Hall

660 E. Civic Lane, Eagle, Idaho

1. Call to Order: Chairman Jeff Kunz called the meeting to order at 6:00PM.
2. Roll Call – Present: Ridgeway, Butler, Kunz, McFarland, Reynolds. A quorum is present.
3. Pledge of allegiance.
4. Amendments to agenda. None.
5. Reports by board members, attorney and secretary. Kunz reported the agency's reimbursement for the Downs contract for public infrastructure improvements was delivered earlier this week.
6. Public comment on matters not on the agenda: (Please limit comments to 3 minutes maximum.) None.
7. Approval of February 25<sup>th</sup>, 2015 and March 3<sup>rd</sup>, 2015 meeting minutes. Jim Reynolds made a motion to approve the meeting minutes. Mary McFarland seconded the motion. All ayes – motion carried.
8. Treasurer's Report – Lindsey Pretty Weasel gave the report. All invoices were reviewed.
  - a. Review of vouchers and checks
  - b. Bank statement review
  - c. Review Profit and Loss and Balance Sheet
9. Consideration of URA annual report. Attorney Todd Lakey presented the report's high points. The report is a general description of the agency's activities. The net revenue received by the agency this past year was \$198,201. The attachments include the annual budget, audit and year-end financial statements. No questions were asked. McFarland made a motion to approve the annual report. Multiple seconds. All ayes – motion carried.
10. Update on tree removal from leased Tri-City Meats properties and payment to City of Eagle's tree fund. Kunz reported all buildings have been demolished and all trees have been removed on the site. The agency's \$9,000 contribution to the City of Eagle's tree fund has been paid in full (before tree removal). The Magnum Demolition building demolition and tree removal invoice will be submitted sometime this week.
11. Executive session pursuant to Idaho Code 67-2345(1)(c) and (f) – To consider acquisition of an interest in real property and to communicate with legal counsel regarding pending litigation, or controversies not yet being litigated but imminently likely to be litigated. **NO PUBLIC COMMENT WILL BE TAKEN ON THIS ITEM.**

Kunz reported the board has a number of items to discuss during executive session. He estimated the executive session would take approximately 20 minutes. McFarland made a motion to go into executive session. Mark Butler seconded the motion. A roll call vote was taken: Ridgeway: yes; Butler: yes; Kunz: yes; McFarland: yes; Reynolds: yes. All yeses – motion carried.

(Back on the record after executive session. The meeting was called to order.)
12. Consider submission of a subproject plan for review and approval by the City of Eagle, aka the "Heart of Eagle" downtown public parking lot and blight elimination project. The uses contemplated in the subproject by the URA are already addressed in the Eagle Urban Renewal Plan for the Downtown and East End Urban Renewal Project so such a submission is optional and not required.

Kunz directed staff to create a subproject plan and bring it back at a future meeting. Wednesday, April 15<sup>th</sup>, 2015 at 6:00PM was proposed the tentative special meeting date and time. Butler made a motion to continue this agenda item to the tentative April 15<sup>th</sup>, 2015 special meeting and that the subproject plan be reviewed by the board at that meeting. McFarland seconded the motion. All ayes – motion carried.

13. Consideration of a complaint for condemnation of land necessary for the construction of a downtown public parking lot and for the removal of blight. The property is located at 35 West State Street, is identified as Ada County parcel numbers R0238260007 and R0238260008 and is located in Township 4N, Range 1E, Section O8. The property is generally located at the southwest corner of Old State Street and Eagle Road. NO FURTHER PUBLIC COMMENT WILL BE TAKEN ON THIS ITEM.

Butler made a motion that the board move in accordance with the Order of Condemnation and that legal counsel initiate and file the complaint regarding condemnation of land as stated on the agenda. Reynolds seconded the motion. A roll call vote was taken: Ridgeway: no; Butler: yes; Kunz: no; McFarland: yes; Reynolds: yes. Motion carried 3-2.

14. Consideration of a bond resolution for funds for the downtown public parking lot. The possible amount is about \$1.2 million, but the Agency may consider an amount closer to \$500,000.

Stan Ridgeway made a motion to continue this item to the next meeting. McFarland seconded the motion. All ayes – motion carried.

(Prior to adjournment, Ridgeway let the board know he will be traveling and will call into the next few meetings via Skype.)

15. Adjournment. Ridgeway made a motion to adjourn. Butler seconded the motion. All ayes – motion carried.