



ORIGINAL

**MINUTES OF SPECIAL MEETING
BOARD OF COMMISSIONERS
EAGLE URBAN RENEWAL AGENCY**
660 E. Civic Lane, City Hall Council Chambers
Eagle, ID 83616
June 18, 2019 – 12:00 PM

I. CALL TO ORDER

Chairman Buschert convened the meeting at 12:00 PM.

II. ROLL CALL/CONFIRMATION OF QUORUM – Robin Collins, Executive Director

Present: Commissioner Bastian, Commissioner Burnett, Commissioner Buschert, Commissioner Gold, Commissioner Kramer, Commissioner McNeil, Commissioner Ridgeway

Quorum confirmed

Agency staff members present were: Robin Collins, Executive Director and Agency Legal Counsel

III. PLEDGE OF ALLEGIANCE

IV. AGENDA APPROVAL

Commissioner Gold made a motion to approve the agenda with the deletion of Item #7C titled Regular Reoccurring Payables.

Commissioner Kramer seconded the motion.

There was some discussion on why this item was being removed. Clarification was given that a resolution is already in place giving authority to process reoccurring payables without prior board approval when necessary.

All said Aye. Motion carried 7-0.

V. CONSENT AGENDA

Commissioner Ridgeway made a motion to approve the consent agenda as presented.

Commissioner Burnett seconded the motion.

All said Aye. Motion carried 7-0.

VI. OLD BUSINESS – ACTION ITEMS

Request for Proposal of Downtown Property

Chair Buschert started out the discussion regarding the contents and vision of the request for proposal.

Commissioners discussed the concern for height of a proposed redevelopment project in relation to adjacent and surrounding buildings, along with the concern that if the project has a residential component, that such residential would be accessory to the primary uses and located on the top story. Commissioners agreed to remove pictorial representations and use more written text, along with providing reference to the City of Eagle Comprehensive Plan.

There was some discussion on open space, patio areas, streetscape, purchase price, agency participation, and overall scoping. Legal counsel described previous projects where urban renewal agencies participated in the development project.

The board went through the draft request for proposal page by page and provided input on the proposed content recommending changes where necessary and desired.

VII. NEW BUSINESS – ACTION ITEMS

Annual Audit

Chair Buschert explained that this item is before the board to make any necessary changes in the proposal and to authorize approval of the engagement letter for audit services.

Commissioner Ridgeway made a motion to approve the engagement letter for audit services.

Commissioner McNeil seconded the motion.

All said Aye. Motion carried 7-0.

RiveRidge Engineering Contract

Robins Collins, Executive Director explained to the board this is a fourth amendment to the original contract asking for a one-year extension in the expiration date in order to complete the design of Palmetto, submit for agency approvals and provide cost estimates.

Clarification was given that the costs were in the original agreement and those costs have not changed.

Commissioner Ridgeway brought up some lack of detail in the last invoice submitted by RiveRidge Engineering and asked the executive director to contact the firm and get additional information on some of the charges.

Commissioner Ridgeway made a motion to approve the extension of cost sharing for engineering services between the parties listed in the agreement.

Commissioner Burnett seconded the motion.

All said Aye. Motion carried 7-0.

Eagle Museum Purchase and Sale Agreement

Chair Buschert clarified this action item is to approve the purchase and sale agreement language as presented.

Seeing no further discussion from the board, Commissioner Bastian made a motion to approve the real estate purchase and sale agreement as presented and the authorization for the Chair to sign the agreement if the City Council approves it.

Commissioner Gold seconded the motion.

All said Aye. Motion carried 7-0.

VIII. INFORMATION/DISCUSSION ITEMS – NON-ACTION ITEMS

Executive Director's Report

Robin Collins, Executive Director explained that as the board is working through the strategic planning efforts for project priorities, a spreadsheet showing projected cash flows for the next 2-3 fiscal years would prove beneficial as the board identifying investments the Agency anticipates making. Ms. Collins started with the current fiscal year and walked through fiscal year 2021, providing assumptions within the cash flow of the potential for the agency to bond and including any potential projects that have previously discussed. These assumptions were only presented for modeling purposes to show the board the most conservative cash flow and are not representative of any actions the board may or may not take.

The board discussed the concerns, along with the benefits of potential future bonding by the agency. Some concerns were voiced about going out for bonds without having a solid project to support the efforts. Clarification was given that showing bonding in the spreadsheet was to show what that could look like if the board chose to bond, however, the agency would not bond unless they had projects identified and formally approved by the entire board. The decision of priority projects and the potential bonding would be a result of the strategic workshops the

board is having, but that if bonding is a potential or a desire, the process for bonding takes several months.

The executive director also reported on here continued communication with Ada County and Pacific Companies on their reimbursement request. In addition, there is a meeting scheduled with West Ada School District to discuss tax revenue reimbursements and moving forward with changing the process to have the current tax revenues be sent directly to the school district instead of coming through the agency as a pass thru.

Legal Counsel Report

There was no legal counsel report.

Chair and Board Reports/Updates

Chair Buschert reported that herself and the executive director met with Greg McVay who represents Molinari Development to provide him with a sense of what the agencies strategic planning process is and what are projected cash flow looks like, and hear what the timing of his project and processes were moving ahead.

Chair Buschert also noted she had a discussion with a citizen who was quite clear the agency could spend money outside the district. Chair Buschert stated she talked with the agencies legal counsel, Todd Lakey to gain clarification on the rules for spending money outside the district. Legal counsel clarified the urban renewal agency could partner with someone like the City for an auditorium district, where such auditorium district spans over portions of the urban renewal district and portions that are not within the urban renewal district, and that would be allowable.

Committee Reports/Updates

There were no committee reports or updates.

IX. PUBLIC COMMENT

Chair Buschert opened up the meeting for public comment. There was no public comment.

X. STRATEGIC PLANNING WORKSHOP

Commissioners gathered in a round table discussion for their 2nd workshop to discuss project priorities moving forward and to identify investments the Agency anticipates making over the current Fiscal Year and next Fiscal Year, and to provide direction for further strategic planning efforts. Some of the discussion items included properties at the intersection of W. State Street and Eagle Road, properties along Idaho Street, and properties within the East End area.

Guidance was given for the Project Development Committee on future tasks to be accomplished.

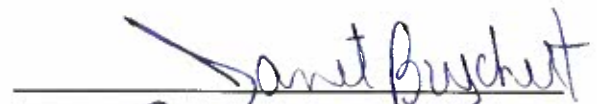
XI. ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Gold to adjourn. Commissioner Kramer seconded the motion.

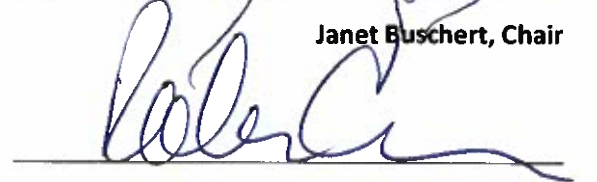
All said Aye. Motion carried 7-0.

Meeting adjourned at 2:08 p.m.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE EAGLE URBAN RENEWAL AGENCY ON THE 2nd DAY OF JULY 2019.



Janet Buschert, Chair



Robin Collins, Executive Director