

EAGLE URBAN RENEWAL AGENCY
THE URBAN RENEWAL AGENCY OF THE CITY OF EAGLE

RESOLUTION NO. 21-015

BY THE BOARD OF COMMISSIONERS OF THE EAGLE URBAN RENEWAL AGENCY OF EAGLE, IDAHO, A/K/A EURA:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE EAGLE URBAN RENEWAL AGENCY OF EAGLE, IDAHO (EURA), APPROVING THE PUBLIC IMPROVEMENTS REIMBURSEMENT REQUEST FROM INVESTMENT VISIONS, LLC IN AN AMOUNT NOT TO EXCEED \$100,000.00; AUTHORIZING THE CHAIRMAN, VICE-CHAIRMAN, SECRETARY AND ADMINISTRATOR TO TAKE ALL NECESSARY ACTION REQUIRED TO IMPLEMENT THE REIMBURSEMENT; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Eagle Urban Renewal Agency of the City of Eagle, Idaho, an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency of the City of Eagle, Idaho, hereinafter referred to as the "EURA."

WHEREAS, the EURA, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code title 50, chapter 20, as amended and supplemented, and the Local Economic Development Act of 1988, being Idaho Code, Title 50, Chapter 29; as amended and supplemented (collectively the "Act");

WHEREAS, the EURA was established by Resolution No. 06-50 of the City Council of the City of Eagle, Idaho (hereinafter the "City Council"), adopted October 10, 2006;

WHEREAS, the City Council of the City of Eagle, Idaho (the "City"), on December 11, 2007, after notice duly published, conducted a public hearing on the Eagle Revitalization Plan (the "Revitalization Plan");

WHEREAS, following said public hearing the City adopted its Ordinance No. 592 on December 11, 2007, approving the Revitalization Plan and making certain findings;

WHEREAS, Investment Visions, LLC ("Applicant") owns the property located at 63/65 S. 2nd Street, Eagle, ID 83616 (See Exhibit A), which is within the EURA district boundaries and desires to demolish the existing old home and redevelop the property for commercial office use with this project being referred to as Parkview at Heritage;

WHEREAS, Investment Visions, LLC submitted a request for reimbursement to the EURA for certain public infrastructure and other improvements to be completed as part of the project;

WHEREAS, EURA Board Member Mark Butler disclosed to the EURA Board in writing that he has an ownership interest in the property and that he acquired that ownership interest before he was appointed to the EURA Board;

WHEREAS, in accordance with Idaho Code Section 20-2017 Board Member Mark Butler recused himself from any EURA proceedings related to the Investment Visions - Parkview at Heritage project reimbursement request in that he was not present at the meetings when the project was discussed and did not participate in or vote on any Board decisions or discussions regarding the project reimbursement;

WHEREAS, some of the application materials showing the project and the reimbursement request for related public improvements in an estimated amount of \$119,340.00 from Investment Visions, LLC are attached as Exhibit A;

WHEREAS, the EURA has reviewed the application and supporting documentation and found it to be in conformance with the EURA Plan and that completion of the project will provide a public benefit by redeveloping an older underdeveloped and outdated parcel, demolishing and removing the old existing structure and replacing it with a new commercial office building that will promote further redevelopment within the district, enhance economic development, meet existing demand for such office space and enhance the tax base within the EURA boundaries.

WHEREAS, the EURA Board of Commissioners are willing to reimburse the Applicant maximum amount of \$100,000.00 for the required public improvements noted in Exhibit A and related to the Parkview at Heritage project with said reimbursement occurring over a period of up to five years;

WHEREAS, The EURA Board finds the reimbursement for required public improvements for the project in the amount of \$100,000.00 to be reasonable and said reimbursement for public improvements is in the public interest.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF EAGLE, IDAHO, A/K/A THE EAGLE URBAN RENEWAL AGENCY, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Board finds that the reimbursement request from Investment Visions, LLC for the public improvements for the Parkview at Heritage project as noted and described in Exhibit A in a total amount not to exceed \$100,000.00 is reasonable and in conformance with the EURA Plan. To receive reimbursement the Applicant must provide documentation satisfactory to the EURA that the public improvements have been properly completed in accordance with applicable laws, regulations and ordinances and accepted by any applicable government agencies with jurisdiction. Satisfactory documentation must also be provided by the Applicant that the cost of construction of the applicable public improvements has been paid in full. The EURA will provide reimbursement over a period of five fiscal years in the annual amount of \$20,000.00 commencing in the fiscal year the Applicant submits all of the necessary documentation described above. Notwithstanding the above timeline, the EURA Board may subsequently determine to provide reimbursement sooner than five years.

Section 3: That approving the reimbursement request as stated herein is in the interest of the public and EURA.

Section 4: That the Chairman, Vice-Chairman, Secretary and Administrator of EURA are hereby authorized to take all necessary action to implement this resolution and provide the reimbursement as provided for herein and in accordance with the discussion and approval received at the June 15, 2021, EURA Board meeting.

Section 6: That this resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Eagle Urban Renewal Agency, of Eagle, Idaho, on the 15th day of June 2021.

Signed by the Chairman of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on this 15th day of June 2021.

APPROVED:

By

Rusty Coffelt Chair

ATTEST:

By

EXHIBIT A

Estimated Cost of Public Improvement Construction for

Parkview at Heritage Mixed-Use Building

63/65 S. 2nd Street
Eagle, Idaho 83616

as prepared by: Ackerman-Estvold

Date: 3-May-21

Demo existing construction			\$2,500
Site Prep.			\$8,500
Concrete Walk (Includes ramps, brick pavers, etc.)	\$20 / s.f.	1,300 s.f.	\$26,000
Concrete Curb and Gutter	\$32 / l.f.	75 l.f.	\$2,400
Trees (3" caliper)	\$1,000 / tree	2	\$2,000
Tree Gates	\$1,750 / grate	2	\$3,500
Landscaping, Irrigation			\$6,500
Alley Pavement Rehabilitation	\$12 / s.f.	1950 s.f.	\$23,400
Bike Rack	\$500 / each	1	\$500
R.O.W. Utilities			\$8,500
Survey			\$3,500
Civil Engineering			\$4,500
Subtotal			\$91,800
Contingency (20%)			\$18,360
+ G.C. Fee (10%)			\$9,180
Total			\$119,340

Please note that this is an opinion of the probable cost of the Public improvements. Actual costs will vary.

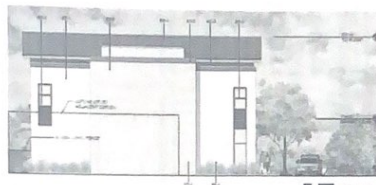
A Design Review Submittal for
PARKVIEW at HERITAGE
 Mixed Use Building & Site Improvements
 (in March 2021)



North



West



South



East

MATERIAL AND COLOR LEGEND

BB-1 Brick, Dark Brown Color: 100-0000	BB-2 Brick, Light Brown Color: 100-0000	BB-3 Brick, White Color: 100-0000	BB-4 Brick, Dark Brown Color: 100-0000	BB-5 Brick, Light Brown Color: 100-0000	BB-6 Brick, White Color: 100-0000	BB-7 Brick, Dark Brown Color: 100-0000	BB-8 Brick, Light Brown Color: 100-0000	BB-9 Brick, White Color: 100-0000	BB-10 Brick, Dark Brown Color: 100-0000

NOTES

1. See site plan for building location and surrounding context.
2. See site plan for building location and surrounding context.



www.austintexas.gov

Project Name: PARKVIEW at HERITAGE
 Project Number: 100-0000

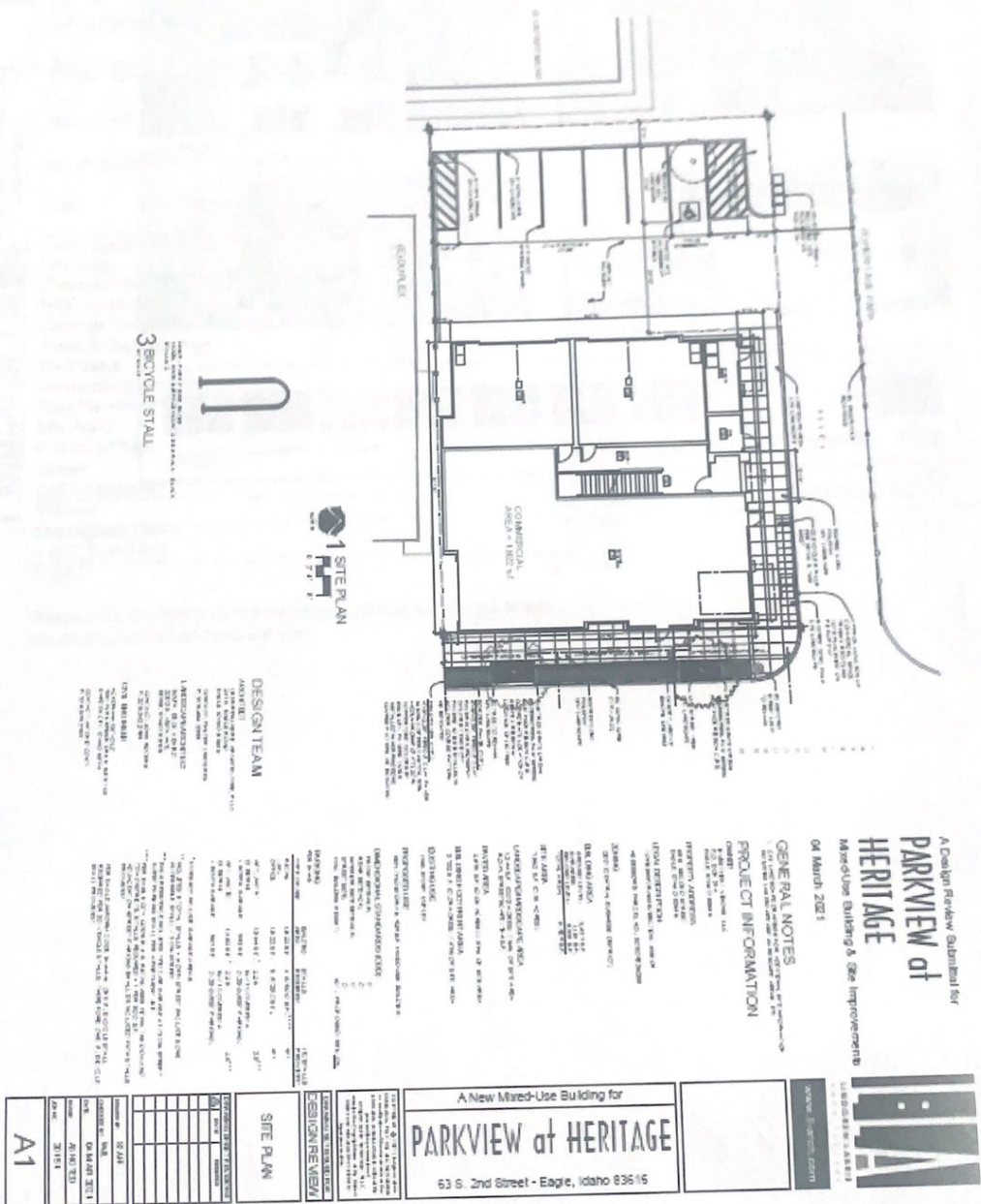
PARKVIEW at HERITAGE
 Mixed Use Building & Site Improvements
 (in March 2021)

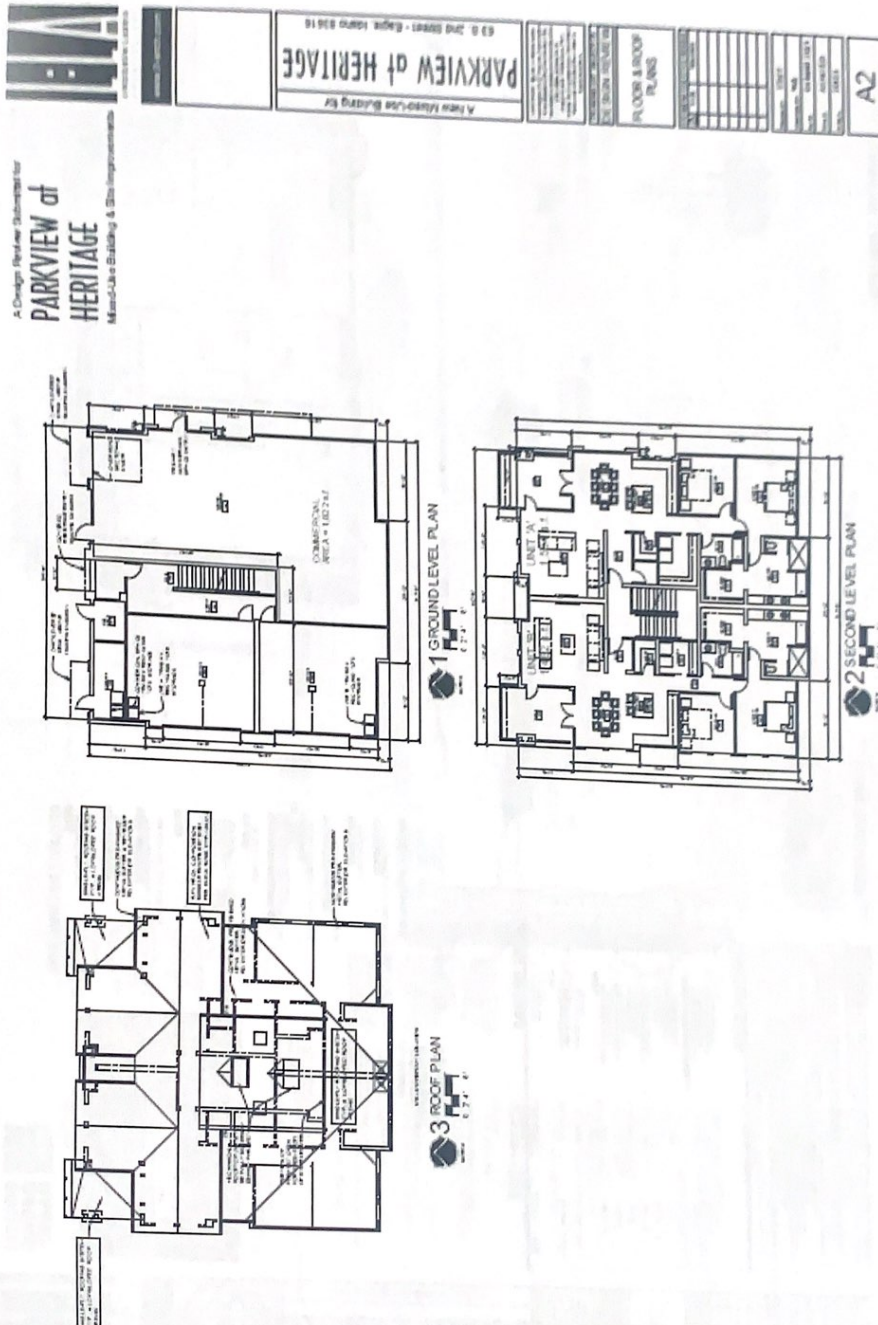
ELEVATIONS

Scale: 1/8" = 1'-0"

Item	Description	Quantity	Unit
1	Brick, Dark Brown	100	SF
2	Brick, Light Brown	100	SF
3	Brick, White	100	SF
4	Brick, Dark Brown	100	SF
5	Brick, Light Brown	100	SF
6	Brick, White	100	SF
7	Brick, Dark Brown	100	SF
8	Brick, Light Brown	100	SF
9	Brick, White	100	SF
10	Brick, Dark Brown	100	SF

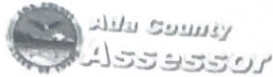
A3





4/25/2021

Ada County Assessor



Property Details for Parcel 80509336288 and Year 2021

[Back to Parcel Search](#)

Parcel: 80509336288
Year: 2021
Primary Owner:
INVESTMENT VISIONS LLC
Zone Code: CBD
Total Acres: 0.172
Tax Code Area: 03
Instrument Number:
2020177576
Property Description:
PAR 86288 OF LOT 05
SCHMELEER ADD & OP
SW4SW4 EXC R/W
SEC 9 4N 1E
T136287-B



Address: 65 S 2ND ST EAGLE, ID 83616
Subdivision: 4N 1E 03
Land Group Type: SECT
Township/Range/Section: 4N1E03

Valuation Details

Parcel valuation details not available for this year

Valuation History

Year Value
2020 \$215,100
2019 \$222,900
2018 \$211,700
2017 \$190,400
2016 \$175,500
2015 \$161,300
2014 \$157,600
2013 \$130,500
2012 \$123,800
2011 \$118,800
2010 \$138,400
2009 \$170,500
2008 \$208,600
2007 \$230,800
2006 \$147,300
2005 \$127,200
2004 \$122,800
2003 \$115,300
2002 \$103,300

Tax Districts

Tax District	Levy	Description	Phone
1	0.002405262	ADA COUNTY	208-287-7000
3	0.000118422	EMERGENCY MEDICAL	208-287-2962
6	0.000701539	ADA COUNTY HIGHWAY DIST	208-387-6123
8	0.002778995	SCHOOL DISTRICT NO. 2	208-350-5951
15	0.000714849	EAGLE CITY	208-489-8780
19	0.000030929	DRY CREEK CEMETERY	208-853-1940
27	0.001508443	EAGLE FIRE	208-939-6463
35	0.000023341	EAGLE SEWER	208-939-0132

<https://adacountyassessor.org/propsys/PrintParcel.do?yearParcel=2021S0509336288>



1/2

4/25/2021

Ada County Assessor

43	0.000021106	MOSQUITO ABATEMENT	208-577-4646
45	0.000105437	FLOOD CONTROL DIST. #10	208-861-2766
100	0.000124293	COLLEGE OF WESTERN IDAHO	208-562-3295

Net a) Levy: 0.000111150000000000

Taxes, Certifications, and Fees

Year	Total Taxes	Taxes Paid	Taxes Due	Delinquent	Tax Data Current as of
2020	\$1,856.12	\$1,856.12	\$0.00	No	04/22/2021
2019	\$2,148.44	\$2,148.44	\$0.00	No	04/22/2021
2018	\$2,194.28	\$2,194.28	\$0.00	No	04/22/2021
2017	\$2,085.98	\$2,085.98	\$0.00	No	04/22/2021
2016	\$2,058.84	\$2,058.84	\$0.00	No	04/21/2021
2015	\$1,919.82	\$1,919.82	\$0.00	No	04/21/2021
2014	\$1,823.24	\$1,823.24	\$0.00	No	04/21/2021
2013	\$1,650.42	\$1,650.42	\$0.00	No	04/21/2021
2012	\$1,614.92	\$1,614.92	\$0.00	No	04/21/2021
2011	\$1,397.44	\$1,397.44	\$0.00	No	04/21/2021
2010	\$1,562.96	\$1,562.96	\$0.00	No	04/21/2021

Characteristics

Residential

Land

<https://adacountyassessor.org/propsys/PrintParcel.do?yearParcel=2021S0509336288>

2/2

ADA COUNTY RECORDER Phil McGraw
BOISE IDAHO Page 3 KRISTINA LOWRY
TITLEONE BOISE

2020-177576
12/22/2020 02:53 PM
\$15.00



Order Number: 20394226

Warranty Deed

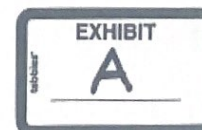
For Value Received,

LouAnn Janicek Rhode, a married woman as her sole and separate property, the Grantor, does hereby grant, bargain sell and convey unto, Investment Visions, LLC, an Idaho limited liability company, whose current address is 1675 E Bishop Way, Eagle, ID 83616, the Grantee, the following described premises, in Ada County, Idaho, To Wit:

See Attached Exhibit A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of this page intentionally left blank.



Order Number: 20394226

Warranty Deed (4-09) - Page 1 of 2

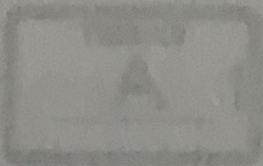
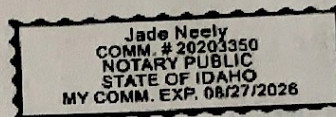
Dated: 12/11/20

By: LouAnn Rhode
LouAnn Janicek Rhode

State of Idaho, County of Ada, ss.

On this 11 day of ^{DECEMBER} in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared LouAnn Janicek Rhode, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that she executed the same.

Jade Neely
Notary Public
Residing in: CANYON COUNTY
My Commission Expires: 08/27/2026
(seal)



Order Number: 20394226

Warranty Deed (4-09) - Page 2 of 2

Exhibit A

A portion of Lot 5 of Schmelzer Addition, according to the official plat thereof, filed in Book 12 of Plats at Page 689, records of Ada County, Idaho, and a portion of the Southwest quarter of the Southwest quarter of Section 9, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the brass cap, the Southwest corner of Section 9, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho; thence
North 00°48' East, 1179 feet along the section line to a point; thence
South 89°37'30" East, 720 feet to a point; thence
South 00°48' West, 187.24 feet along the centerline of Second Street to a point; thence
North 89°12' West, 20 feet to a point on the West boundary of Second Street and the Real Point of Beginning;
thence
South 00°48' West, 72 feet along the West boundary of Second Street to a point; thence
North 89°12' West, 120 feet to a point; thence
North 00°48' East, 72 feet to a point; thence
South 89°12' East, 120 feet to a point, the Real Point of Beginning.

EXCEPTING THEREFROM the following portion of the Main Parcel conveyed from the Venable Family Revocable Living Trust to Ada County Highway District by Warranty Deed recorded as Instrument No. 101044723 on May 10, 2001, with the Ada County recorder, being more particularly described as follows:

Beginning at the Southwest corner of Section 9, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho; thence
North 00°48' East, 1179.00 feet along the section line to a point; thence
South 89°37'30" East, 720.00 feet to a point; thence
South 00°48' West, 187.24 feet along the centerline of Second Street to a point; thence
North 89°12' West, 20.00 feet to a point on the West boundary of Second Street and the Real Point of Beginning;
thence
South 00°48' West, 72.00 feet along the West boundary of Second Street to a point on the South boundary of said Quitclaim Deed; thence
North 89°12' West, 11.00 feet along the South boundary of said Quitclaim Deed to a point; thence
North 00°48' East, 72.00 feet along a line parallel to and measuring 11.00 feet at right angles to the West boundary of said Second Street to a point on the North boundary of said Quitclaim Deed; thence
South 89°12' East, 11.00 feet along the North boundary of said Quitclaim Deed to the Real Point of Beginning.

655 2ND STREET
LOCAL DESCRIPTION

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South 89°12' East, 11.00 feet along the North boundary of said Quitclaim Deed to the Real Point of Beginning.

