



**EAGLE URBAN RENEWAL AGENCY
MEETING MINUTES**

September 21, 2021 – 9:00 AM

Eagle City Hall, 660 E. Civic Lane
****CITY COUNCIL CHAMBERS****
AND
VIA WEBEX & LIVESTREAM

I. CALL TO ORDER:

At 9:00 AM, acting Chairman McNeil called the meeting to order.

II. ROLL CALL/CONFIRMATION OF QUORUM:

<input checked="" type="checkbox"/> IAN BURNETT	<input type="checkbox"/> CRAIG KVAMME, TREASURER
<input checked="" type="checkbox"/> JANET BUSCHERT (*)	<input checked="" type="checkbox"/> ANDREW MCNEIL, VICE CHAIRMAN
<input checked="" type="checkbox"/> MARK BUTLER	<input checked="" type="checkbox"/> MAC MCOMBER
<input type="checkbox"/> RUSTY COFFELT, CHAIRMAN	<input checked="" type="checkbox"/> BRAD PIKE
<input checked="" type="checkbox"/> KENT EBINGER	

() = on phone*

III. PLEDGE OF ALLEGIANCE:

Chairman McNeil asked the board to stand for the pledge of allegiance.

IV. AGENDA APPROVAL:

A motion was made by Commissioner Burnett and seconded by Commissioner Ebinger to approve the agenda with the modification of moving Item F up above Item E.

ALL AYES.

V. REPORTS AND DISCUSSION ITEMS:

A. Chair and Board Member Reports

• **Chairman's Report**

No report.

• **Board Member Reports**

No report.

B. City of Eagle Reports

• **Robin Collins, Economic Development Director**

No report.

• **Mayor Jason Pierce**

The Mayor stated that the City has purchased and closed on the Jackson House property located on Eagle Road. Per the agreement, the owner has up to one year before she is

required to vacate the home. The property behind the Jackson House will be placed up for auction at the end of September.

C. Executive Director Report

Executive Director Squyres stated that the requested project updates from Nichoel Baird Spencer would take place at the October 19th meeting. In addition, the October 05th meeting will be canceled due to the number of absences.

D. Legal Counsel Report

No report.

E. Committee Reports

- **Downtown Parking and Transportation Committee Update (McOmbler)**

Commissioner McOmbler stated that the committee has finalized the parking study from its end and the next step is for Kimley Horn to present to the City Council prior to this board adopting the study. Commissioner McOmbler also updated the board on a number of transportation-related projects that included the bike/pedestrian bridge on Eagle Road in 2023 and the Linder to Chinden project which is slated for design in 2024-2025.

- **Project Committee Update (McNeil)**

Commissioner McNeil stated that their update would come under new business. Commissioner Burnett stated that he has been monitoring the Rowe Sanderson project and no work has been completed at this time.

F. Future Agenda Topics

- **Requests by Board Members**

No requests.

VI. PUBLIC COMMENT:

No public comment.

VII. CONSENT AGENDA:

All consent items are considered ACTION ITEMS. These items will be approved by a single vote unless a Board member requests to remove an item for specific discussion and/or action:

A. Approve the minutes of the August 17, 2021 regular board meeting.

A motion was made by Commissioner Butler and seconded by Commissioner Burnett to approve the consent agenda.

ALL AYES.

VIII. OLD BUSINESS:

No old business.

IX. NEW BUSINESS:

- A. **ACTION ITEM: August 2021 Financials and Notice of Bills Paid (Squyres):** Review, discuss, and consider approval of the financials for August 2021.

Squyres reviewed the financials and notice of bills paid with the board. A motion was made by Commissioner Burnett and seconded by Commissioner Pike to approve the financials and notice of bills paid.

ALL AYES.

- B. **ACTION ITEM: Headwaters Grove Reimbursement Request (McNeil/Burnett):** Review, discuss, and consider the Project Committee recommendation of the reimbursement request for Shawn Mangun and his project Headwaters Grove and corresponding resolution 21-020.

Commissioners Burnett and McNeil presented the request to the board. The applicant, Shawn Mangun, presented his project to the board and discussed his long-term project plan. Commissioner McNeil stated that the water line extension project will assist the neighborhood and it is consistent with other approved projects. Legal counsel reviewed the draft agreement which would allow for a reimbursement of up to \$45,262. A motion was made by Commissioner Butler and seconded by Commissioner Ebinger to approve the reimbursement agreement.

ALL AYES.

- C. **ACTION ITEM: Quest CPAs FY21 Audit Scope of Work (Squyres):** Review, discuss, and consider approval of the scope of work for Quest CPAs pertaining to the FY21 audit and corresponding resolution 21-021.

Squyres reviewed the scope of work with the board for the FY21 audit which is scheduled to occur in early November. The amount of the audit is \$3,650 which is consistent with FY20 costs. A motion was made by Commissioner Butler and seconded by Commissioner Burnett to approve the scope.

ALL AYES.

- D. **EXECUTIVE SESSION: Executive Session pursuant to Idaho Code Section 74-206(1)(c) to consider acquiring an interest in real property which is not owned by a public agency.**

A motion was made by Commissioner Butler and seconded by Commissioner Pike to go into Executive session.

ALL AYES.

A motion was made by Commissioner McOmber and seconded by Commissioner Burnett to come out of Executive Session.

ALL AYES.

- E. **ACTION ITEM: 67 East State Street Lease Extension (McNeil/Burnett):** Review, discuss, and consider the Project Committee recommendation of the one-year lease extension for Gianni Erme and corresponding resolution 21-022.

Commissioner Burnett discussed the item with Gianni Erme and his desire to purchase the museum property. The board discussed whether an RFP is needed now or if more research is needed. The board chose to take no action at this time.

F. DISCUSSION ITEM: Request for Proposals for 67 East State Street (McNeil/Burnett):

Discuss the long-term future of 67 East State Street and potential next steps.

Commissioner Burnett discussed Gianni's request to extend the lease for one more year. Discussion as to timing if an RFP were to be issued and the realistic timing of when a project could start along with the provision that there is a 30-day clause that allows for either side to terminate the lease. Commissioner Burnett stated that the committee is in favor of the extension. Commissioner Butler stated Gianni is using the building for storage which is illegal in downtown Eagle. Commissioner Buschert stated her interpretation is that the museum property is now an extension of the bakery and is an extension of the kitchen. This was done through the approval process of the city. Further, the patio is an extension of the patio. Commissioner Pike stated he is concerned about code and the additional fire load. Commissioner Buschert stated that the fire department reviewed the plans and approved but in favor of studying the questions that Commissioners Butler and Pike raised. No decision was made and this will be brought back to the October 19th meeting.

X. ADJOURNMENT:

At 10:42 AM, a motion was made by Commissioner Pike and seconded by Commissioner Ebinger to adjourn the meeting.

ALL AYES.

Rusty Coffelt, Chairman

Ashley Squyres, Executive Director