



EAGLE URBAN RENEWAL AGENCY

SPECIAL MEETING MINUTES

November 03, 2021 – 6:00 PM

Eagle City Hall, 660 E. Civic Lane

****CITY COUNCIL CHAMBERS****

AND

VIA WEBEX & LIVESTREAM

I. CALL TO ORDER:

At 6:00 PM, Chairman Coffelt called the meeting to order.

II. ROLL CALL/CONFIRMATION OF QUORUM:

X IAN BURNETT	X CRAIG KVAMME, TREASURER
X JANET BUSCHERT	X ANDREW MCNEIL, VICE CHAIRMAN
X MARK BUTLER	X MAC MCOMBER
X RUSTY COFFELT, CHAIRMAN	X BRAD PIKE
X KENT EBINGER	

III. PLEDGE OF ALLEGIANCE:

Chairman Coffelt requested that board members stand for the pledge of allegiance.

IV. AGENDA APPROVAL:

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

ALL AYES.

V. REPORTS AND DISCUSSION ITEMS:

A. Chair and Board Member Reports

- **Chairman's Report**

Chairman Coffelt thanked the Board for their flexibility due to his travels over the past few months.

- **Board Member Reports**

No reports.

B. City of Eagle Reports

- **Robin Collins, Economic Development Director**

No report.

- **Mayor Jason Pierce**

Mayor Pierce stated that they have officially closed on the Melissa Sharpe property and the City will be completing their due diligence on the property along with meeting with Walgreens.

C. Executive Director Report

Squyres alerted the Board that the FY21 Audit is taking place this week.

D. Legal Counsel Report

No report.

E. Committee Reports

- **Project Committee Update (McNeil)**

Commissioner McNeil stated the update would occur under Item 9c.

F. Future Agenda Topics

- **Requests by Board Members**

Commissioner Kvamme would like the project committee to look at improving the landscaping on the north side of East Plaza Drive and extend to Palmetto.

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 October 19, 2021 regular board meeting.

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

ALL AYES WITH COFFELT ABSTAINING.

VIII. OLD BUSINESS:

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

Squyres introduced the topic and reminded the board of the action from the last meeting. She updated the Board that it was in fact, the EURA, who took the property through the original design review process in the summer of 2020.

Commissioner Buschert provided some additional insights as to the process she and the former Executive Director took to gain design review approval.

Commissioner Burnett requested legal counsel's opinion related to liability insurance without formal approvals by the City now that the design review has lapsed. Commissioner Butler asked if Legal Counsel could speak to ICRMP and report back at the next board meeting.

Gianni Erme, the tenant at 67 East State Street, stated he was confused about the design review requirement along with the code enforcement issue related to his signage and cones. He stated that despite Commissioner Butler's assertion that he was using the space as storage, he is in fact,

using it as an extension of the restaurant. He told the Board he is looking for a lease extension, not a month-to-month lease.

Commissioner Butler stated that Gianni's letter used the word storage and that is where his confusion lied. He also stated that the change of use was only for one year so now, this is an illegal use. He further stated, that the City generally wants to work with business owners who are out of compliance.

Commissioners Butler and Buschert offered to assist with the design review process and application.

Commissioner McNeil stated that he would like Counsel Lakey to discuss the issue with ICRMP and to have Commissioners Butler/Buschert meet with the City to discuss the design review process. Discussion was also had amongst the board if other changes may be needed with the lease and if the lease should be extended.

The Board requested that the appropriate next steps be taken by Legal Counsel and Commissioners Butler and Buschert and to bring back that information to the November 16th meeting.

IX. NEW BUSINESS:

- A. **ACTION ITEM: Amendment of Task Order 19-03: State and Eagle Intersection (Lakey/Squyres):** Review, discuss, and consider approval of the task order amendment and corresponding resolution 21-024.
- B. **ACTION ITEM: Amendment of Task Order 19-04: Downtown Grid Improvements (Lakey/Squyres):** Review, discuss, and consider approval of the task order amendment and corresponding resolution 21-025.

Nichoel Baird Spencer provided an update to the Board on Items 9A and 9B together. She stated that the City learned that there is a recommendation to the ACHD board from staff that the two Eagle downtown projects be pushed to 2026. The City is requesting to ACHD that the projects remain on the 2024 schedule.

A motion was made by Commissioner McNeil and seconded by Commissioner Butler to table Items 9A and 9B until the call of the Chairman which predicates providing a thorough review of all project requests, including 9A and 9B, and any other project partnerships by the City for the EURA's consideration.

ALL AYES.

- C. **ACTION ITEM: 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 McNeil to enter into Executive Session pursuant to Idaho Code Section 74-206(1)(c).

ALL AYES.

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

ALL AYES.

No decisions were made in Executive Session.

X. ADJOURNMENT:

At 8:09 PM, a motion was made by Commissioner Buschert and seconded by Commissioner McNeil to adjourn the meeting.

ALL AYES.

Rusty Coffelt, Chairman

Ashley Squyres, Executive Director