



**EAGLE URBAN RENEWAL AGENCY  
MEETING AGENDA**

March 16, 2021 – 9:00AM

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

**I. CALL TO ORDER:**

*At 9:00am, Vice-Chairman McNeil called the meeting to order.*

**II. ROLL CALL/CONFIRMATION OF QUORUM:**

<input checked="" type="checkbox"/> IAN BURNETT	<input checked="" type="checkbox"/> CRAIG KVAMME, TREASURER
<input checked="" type="checkbox"/> JANET BUSCHERT	<input checked="" type="checkbox"/> ANDREW MCNEIL, VICE CHAIRMAN
<input checked="" type="checkbox"/> RUSTY COFFELT, CHAIRMAN*	<input checked="" type="checkbox"/> MAC MCOMBER
	<input checked="" type="checkbox"/> NANCY MERRILL

\*=on the phone

**III. PLEDGE OF ALLEGIANCE:**

*Vice Chairman McNeil asked all to stand for the pledge of allegiance.*

**IV. AGENDA APPROVAL:**

*A motion was made by Commissioner McOmber 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 provided an update on the recent executive team meeting.*

- **Board Member Reports**

*No board member reports*

**B. City of Eagle Report**

- **Robin Collins, Economic Development Director**

*Robin discussed the City's efforts on the Capital Improvement Program (CIP); the discussions with ACHD regarding the continuous flow intersection at SH44 and Eagle Road and its impacts on Eagle and State Street; and the interest in businesses in downtown Eagle.*

**C. Executive Director Report**

- *Executive Director Squyres discussed the committees with the board.*

**D. Legal Counsel Report**

*No legal counsel report.*

**E. Committee Reports**

*No additional committee reports.*

**F. Future Agenda Topics**

- **Requests by Board Members**

*No requests by board members.*

**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 March 02, 2021 board meeting.**

*A motion was made by Commissioner Merrill and seconded by Commissioner McNeil to approve the minutes of March 02.*

*ALL AYES.*

**VIII. OLD BUSINESS:**

**A. ACTION ITEM: Palmetto Extension Easements (Lakey):** Review, discussion, and potential approval of the Palmetto extension easements for signature and execution and corresponding resolution 21-005.

*Legal Counsel reminded the board of the previous discussion and reviewed the documents with the board. A motion was made by Commissioner McNeil and seconded by Commissioner McOmber to approve the easement.*

*ALL AYES.*

**B. ACTION ITEM: Palmetto Extension Reimbursement (Lakey):** Review, discussion, and potential approval of the Palmetto reimbursement and corresponding resolution 21-006.

*Legal Counsel reminded the board of the previous discussion and reviewed the documents with the board. There was a discussion related to the remaining landscape that has yet to be installed due to lack of water but this work which includes hydroseed and planting of trees should be completed in 30-days. The estimate for this work is \$2,996. Legal Counsel stated that it would be appropriate to reimburse for the work to-date. A motion was made by Commissioner Merrill and seconded by Commissioner Burnett to approve the reimbursement of the work completed to-date in the amount of \$311,463.62.*

*ALL AYES.*

**IX. OATH OF OFFICE:**

- A. **OATH OF OFFICE(S):** The City of Eagle administers the oath of office(s) to the new EURA Commissioner(s).

*Robin Collins, the City's Economic Development Director administered the oath to new Commissioners Mark Butler and Brad Pike.*

**X. NEW BUSINESS:**

- A. **PRESENTATION: Tax Increment Financing 101 (Clearwater Financial):** Jace Perry from Clearwater Financial will provide an overview of how tax increment financing works and answer any questions of the board on this subject.

*Jace Perry from Clearwater Financial provided a TIF 101 presentation to the board and answered their questions.*

- B. **ACTION ITEM: February 2021 Financials and Notice of Bills Paid (Squyres):** Review, discussion, and potential approval of the financials for February 2021.

*Executive Director Squyres reviewed the February 2021 financials with the board. A motion was made by Commissioner Merrill and seconded by Commissioner Burnett to approve the financials and notice of bills paid.*

*ALL AYES.*

- C. **DISCUSSION AND POTENTIAL ACTION ITEM: Executive Director's Contract Amendment (Coffelt):** Review, discussion, and potential approval of an amendment to the current contract with AF Public Solutions to allow for flexibility of hours as needed and corresponding resolution 21-009.

*Chairman Coffelt discussed the reasons for the need to allow for the option to expand the number of hours for the Executive Director: legislative efforts, new committees, and other work that was not anticipated with the original scope of work. The FY2021 budget allocated \$75k and even with the expansion of hours, it is unlikely this amount will be fully utilized. A motion was made by Commissioner Buschert and seconded by Commissioner McNeil to approve the contract amendment.*

*ALL AYES.*

- D. **ACTION ITEM: 2020 Annual Report (Coffelt/Squyres):** Approval of the annual report as required by statute and agency bylaws and corresponding resolution 21-010.

*Executive Director Squyres reviewed the 2020 Annual Report with the board. A motion was made by Commissioner Buschert and seconded by Commissioner McNeil to approve the annual report.*

*ALL AYES.*

- E. **ACTION ITEM: D.L. Evans Bank Account Signatories/Users:** Discuss and authorize removing Miranda Gold from the D.L. Evans Bank Account, keep Andrew McNeil on the account, and add Rusty Coffelt and Craig Kvamme as an authorized users and signers on the D.L. Evans account, making each a signer for checks and providing each online access to the account and corresponding resolution 21-011.

*Chairman Coffelt discussed the action needed to finalize the information with the bank for the new check signers. A motion was made by Commissioner Burnett and seconded by Commissioner Merrill to approve the changes in bank signers.*

*ALL AYES.*

- F. **DISCUSSION AND POTENTIAL ACTION ITEM: Legislative Update (Squyres):** Review and discussion as to the status of known legislative bills impacting urban renewal.

*Squyres reviewed the status of the proposed legislative bills that could impact urban renewal.*

**XI. ADJOURNMENT:**

*At 11am, a motion was made by Commissioner McOmber and seconded by Commissioner Merrill to adjourn the meeting.*

*ALL AYES.*

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Rusty Coffelt, Chairman

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Ashley Squyres, Executive Director