



## EAGLE URBAN RENEWAL AGENCY

### MEETING MINUTES

May 18, 2021 – 9:00AM

Eagle City Hall, 660 E. Civic Lane

**\*\*COUNCIL CHAMBERS\*\***

AND

VIA WEBEX & LIVESTREAM

#### **I. CALL TO ORDER:**

*Chairman Coffelt called the meeting to order at 9:01 AM.*

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

X IAN BURNETT

X CRAIG KVAMME, TREASURER (left  
At 11:13 AM)

X JANET BUSCHERT

O ANDREW MCNEIL, VICE CHAIRMAN

X MARK BUTLER (left at 11:28 AM)

X MAC MCOMBER

X RUSTY COFFELT, CHAIRMAN (left at 11:20 AM)

X BRAD PIKE

X KENT EBINGER

#### **III. PLEDGE OF ALLEGIANCE:**

*Chairman Coffelt asked the board members and audience stand for the pledge of allegiance.*

#### **IV. AGENDA APPROVAL:**

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

*ALL AYES.*

#### **V. REPORTS AND DISCUSSION ITEMS:**

##### **A. Chair and Board Member Reports**

- **Chairman's Report**

*Chairman Coffelt asked for board photos to be taken at the next meeting.*

- **Board Member Reports**

*No board member reports.*

##### **B. City of Eagle Reports**

- **Robin Collins, Economic Development Director**

*No report.*

- **Mayor Jason Pierce**

*No report.*

##### **C. Executive Director Report**

*Executive Director Squyres updated the board on the status of the parking and transportation committee; provided a legislative update; and reviewed the financial spreadsheet.*

**D. Legal Counsel Report**

*No legal counsel report.*

**E. Committee Reports**

- **Projects Committee Update (Burnett)**

*The committee report will be discussed during Item 9F.*

**F. Future Agenda Topics**

- **Requests by Board Members**

*Commissioner Buschert would like to discuss HB389 on a future agenda item.*

**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 May 04, 2021 board meeting**

*A motion was made by Commissioner Buschert and seconded by Commissioner Kvamme to approved the consent agenda.*

*ALL AYES.*

**VIII. OLD BUSINESS:**

*No old business.*

**IX. NEW BUSINESS:**

**A. 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 Ebinger to enter into Executive Session.*

*A motion was made by Commissioner Kvamme and seconded by Commissioner Ebinger to come out of Executive Session.*

*Chairman Coffelt announced that no decisions were made in Executive Session.*

**B. DISCUSSION AND POTENTIAL ACTION ITEM: Pursue acquisition of real property at 97 West Aikens Road (Coffelt):** Review, discussion, and consider approval of a purchase and sale agreement of 97 West Aikens Road and corresponding resolution 21-012.

*Chairman Coffelt stated that no action would be taken on this item but may be placed on a future agenda item.*

*At this time, Commissioner Buschert steps in as Acting Chairman due to Chairman Coffelt leaving the meeting.*

- C. **ACTION ITEM: Palmetto Extension Reimbursement for Landscaping (Squyres/Lakey):** Review, discuss, and consider approval of the reimbursement for the landscaping for the Palmetto extension project and corresponding resolution 21-013.

*Commissioner Butler recused himself from this item.*

*Commissioner Buschert introduced the item to the board. Squyres answered questions from the board and confirmed that the board had previously agreed to pay for 50% of the landscaping which is \$1,498.00.*

*A motion was made by Commissioner Burnett and seconded by Commissioner Ebinger to approve the reimbursement in \$1,498.00.*

*ALL AYES WITH COMMISSIONER BUTLER RECUSING HIMSELF.*

- D. **ACTION ITEM: Tates Rents Reimbursement (Squyres/Lakey):** Review, discuss, and consider approval of the reimbursement for the agreed upon power line burial for the Tates Rentals property at 1445 East State Street and corresponding resolution 21-014.

*Squyres introduced the item to the board and reviewed the history of the project. Squyres reminded the board that they would reimburse 75% of the eligible costs towards the project. While Tates Rents has requested reimbursement of \$15,000, 75% of the actual costs results in a reimbursement of \$14,248.50.*

*A motion was made by Commissioner Butler and seconded by Commissioner Ebinger to approve the reimbursement in the amount of \$14,248.50.*

*ALL AYES.*

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

*Commissioner Butler recused himself.*

*Squyres reviewed the April financials with the board.*

*A motion was made by Commissioner McOmber and seconded by Commissioner Burnett to approve the April financials.*

*ALL AYES WITH COMMISSIONER BUTLER RECUSING HIMSELF.*

- F. **DISCUSSION AND POTENTIAL ACTION ITEM: Public Infrastructure Partnership Request By Investment Visions, LLC (Burnett):** Review, discuss, and consider approval of the Project Committee recommendation regarding the public infrastructure partnership request for the property at 63 South Second Street and corresponding resolution 21-015.

*As this is Commissioner Butler's project, he recused himself during this item and physically left the building.*

*The architect for the project, Walt Lindgren, presented the request to the board. He stated that \$119,340 is requested for public improvements. The City's Design Review Committee has approved the project. Walt stated there have been no new buildings in downtown Eagle since 2013. The construction plans are 50% completed and demolition of the existing buildings is slated for August 02 with a March 2022 completion.*

*Commissioner Burnett, representing the Projects Committee, reviewed the discussions of the committee with legal counsel given Commissioner Butler's position with the EURA board. Commissioner Butler was appointed on April 20, 2021 and he purchased this property prior to his tenure in December 2020.*

*Counsel Lakey agreed with the timeline and given that Commissioner Butler disclosed his interest in his various properties within the URD when he came onto the board, it is appropriate to consider this request.*

*Commissioner Burnett stated that the Committee is supportive of the project as it is unique and that it meets the Comprehensive Plan.*

*Commissioner Burnett outlined the original recommendation from the committee which was to reimburse Commissioner Butler up to \$100k as the property increment is collected but he stated he would like to offer that the board consider reimbursing up to \$100k over five (5) fiscal years once the project is completed. He requested that the board considered these parameters and direct Counsel Lakey to craft an agreement and to bring back for formal approval at the next board meeting.*

*A motion was made by Commissioner McOmbler and seconded by Commissioner Ebinger to approve the recommendation of reimbursing up to \$100k over five (5) fiscal years upon completion of the project and directing legal counsel to bring back a formal agreement for board approval.*

*ALL AYES.*

**X. ADJOURNMENT:**

*At 11:53 AM, a motion was made by Commissioner McOmbler and seconded by Commissioner to adjourn the meeting.*

*ALL AYES.*

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*Rusty Coffelt, Chairman*

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*Ashley Squyres, Executive Director*