



**EAGLE URBAN RENEWAL AGENCY  
MEETING MINUTES**

December 07, 2021 – 6:00 PM

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

**I. CALL TO ORDER:**

*At 6:03PM, 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 asked the board 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 with the modification of moving Items 9A and 9B above old business.*

*ALL AYES.*

**V. REPORTS AND DISCUSSION ITEMS:**

**A. Chair and Board Member Reports**

• **Chairman's Report**

*No report.*

• **Board Member Reports**

*No reports.*

**B. City of Eagle Reports**

• **Robin Collins, Economic Development Director**

*No report.*

• **Mayor Jason Pierce**

*Mayor Pierce provided an update on the ACHD projects; restaurant closures and openings; and discussions with Walgreens*

**C. Executive Director Report**

For assistance with accommodation, contact EURA at 208-830-7786 or by email to [executivedirector@eagleurbanrenewal.org](mailto:executivedirector@eagleurbanrenewal.org)

*Squyres reviewed the RAI updates in the board packet along with reminding board members that the December 21<sup>st</sup> board meeting is still planned.*

**D. Legal Counsel Report**

*No report.*

**E. Committee Reports**

*No report.*

**F. Future Agenda Topics**

- **Requests by Board Members**

*In January, Commissioner McNeil would like to discuss the next legislative session and the potential need to hire a lobbyist. Also in January, Commissioner Burnett would like to schedule a meeting with Eagle Water Company to identify infrastructure gap.*

**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 November 16, 2021 regular board meeting.**

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

*ALL AYES.*

**VIII. OLD BUSINESS:**

**A. ACTION ITEM: 67 East State Street Lease Extension (Coffelt):** Review, discuss, and consider the lease extension for Gianni Erme and corresponding resolution 21-022.

*Chairman Coffelt updated the board on his discussions with Gianni. Discussion was had on the status of the design review and the need for a hold harmless provision should design review not be re-established for the property. A motion was made by Commissioner McNeil to approve the lease extension with the hold harmless provision and this was seconded by Commissioner Burnett.*

*ALL AYES.*

**B. ACTION ITEM: Design Review Submittal for 67 East State Street (Butler):** Discuss and consider approval of the next steps related to reinstating the design review approval for 67 East State Street including any related application fees and corresponding resolution 21-026.

*Commissioner Butler stated that he would work on the design review submittal in the upcoming week. A motion was made by Commissioner McNeil and seconded by Commissioner Buschert to approve moving forward with the design review application and authorize any fees that may be needed.*

ALL AYES.

**IX. NEW BUSINESS:**

- A. **PRESENTATION: FY2021 Annual Audit (Quest CPAs):** A presentation of the FY2021 EURA Annual Audit by Kurt Folke, Quest CPAs.

*Kurt Folke presented the findings of the FY21 annual audit to the board. He mentioned his appreciation for CLA and their efforts towards a successful audit. There are no findings to address for FY21 as this was a clean audit.*

- B. **ACTION ITEM: Adoption of the FY2021 Annual Audit (Coffelt):** Review, discuss, and consider the approval of the FY2021 Annual Audit and corresponding resolution 21-028. *Resolution 21-028 was read into the record. A motion was made by Commissioner Buschert and seconded by Commissioner Butler to approve the FY21 Audit.*

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 Buschert and seconded by Commissioner Ebinger to enter into Executive Session per 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.

- D. **ACTION ITEM: Purchase of 51 East State Street (Coffelt/Butler/Burnett):** Review, discuss, and consider the approval of the Purchase and Sale Agreement for 51 East State Street and corresponding resolution 21-029.

*Commissioner Burnett read Resolution 21-029 into the record and made a motion to approve the purchase and sale agreement for 51 East State Street and to have the seller initial all handwritten modifications. This item was seconded by Commissioner Butler.*

ALL AYES.

**X. ADJOURNMENT:**

*A motion was made by Commissioner Buschert and seconded by Commissioner Ebinger to adjourn the meeting.*

ALL AYES.

---

*Rusty Coffelt, Chairman*

---

*Ashley Squyres, Executive Director*