



**EAGLE URBAN RENEWAL AGENCY
MEETING MINUTES**

January 18, 2022 – 9:00 AM

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

I. CALL TO ORDER:

At 9:01 AM, 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
O MARK BUTLER	X MAC MCOMBER
X RUSTY COFFELT, CHAIRMAN	X BRAD PIKE
X KENT EBINGER	

III. PLEDGE OF ALLEGIANCE:

The Chairman asked the board to stand for the Pledge of Allegiance.

IV. AGENDA APPROVAL:

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

ALL AYES.

V. REPORTS AND DISCUSSION ITEMS:

A. Chair and Board Member Reports

- **Chairman's Report**

No report.

- **Board Member Reports**

- 1. Update from Commissioner Butler on Design Review process for the Museum Property**

An update was provided by Squyres on Commissioner Butler's behalf.

B. City of Eagle Reports

- **Robin Collins, Economic Development Director**

No report.

- **Mayor Jason Pierce**

Mayor Pierce discussed the various projects occurring in downtown including: Roth property; Mark Butler's project; ACHD discussions for the Olde Park extension; and the City pursuing city-owned fiber.

C. Executive Director Report

Squyres provided the RAI legislative update.

D. Legal Counsel Report

No report.

E. Committee Reports

Commissioner McOmber discussed the City's Comprehensive Plan review meetings.

F. Future Agenda Topics

- Requests by Board Members

Commissioner McOmber will provide an update on the City's Comprehensive Plan review and will solicit feedback from board members. Commissioner Burnett would like to have a discussion related to the future RFP for 51 and 67 East State Street.

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 December 21, 2021 regular board meeting.

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

ALL AYES.

VIII. OLD BUSINESS:

No old business.

IX. NEW BUSINESS:

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

Squyres reviewed the information with the board. A motion was made by Commissioner Buschert and seconded by Commissioner Ebinger to approve.

ALL AYES.

- B. REVIEW AND POSSIBLE ACTION ITEM: Title Report, Title Policy, and Due Diligence for 51 East State Street (Coffelt/Lakey):** Review, discuss, and consider the approval of the title report, title policy, and other due diligence items related to the purchase of real property located at 51 East State Street.

Chairman Coffelt reviewed the information that has been provided to the board. There were no further questions. A motion was made by Commissioner McNeil and seconded by Commissioner Buschert to approve the title report, title policy, and due diligence for 51 East State Street.

ALL AYES.

- C. **REVIEW AND POSSIBLE ACTION ITEM: Execution of Closing Documents and Final Payment Related to 51 East State Street (Coffelt/Lakey):** Review, discuss, and consider the approval of authorizing the Chairman to execute any closing documents and issue the final payment for 51 East State Street and corresponding resolution 22-001.

Chairman Coffelt discussed the closing prior to the next board meeting and the needed approvals by the board. A motion was made by Commissioner Burnett and seconded by Commissioner Kvamme to approve the Chairman to execute the closing documents and final payment related to 51 East State Street.

ALL AYES.

- D. **REVIEW AND POSSIBLE ACTION ITEM: Lease Terms for 51 East State Street (Lakey):** Review, discuss, and consider the proposed lease terms for 51 East State Street.

Chairman and Coffelt and Counsel Lakey reviewed the draft lease terms for 51 East State Street that the owner would ideally have signed prior to the purchase and sale. Terms of the lease discussed: \$1,200 a month for rent; month to month terms; the renter pays all utilities; there is \$0 security deposit in place; and 30-days-notice for either party. Counsel Lakey will update the draft document and will send to the seller for signature. No action was taken on this item.

- E. **DISCUSSION ITEM: Legislative Services for 2022 (McNeil/Coffelt):** Discuss whether the Board would like to retain a lobbyist to represent the EURA during the 2022 legislation session.

Chairman Coffelt introduced the item. This was an item that was requested by Commissioner McNeil. Squires provided the range of costs if the board were to approve hiring a consultant. Based on the discussion from the board, Squires will bring forth a formal scope of work to the next meeting.

X. ADJOURNMENT:

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

ALL AYES.

Rusty Coffelt, Chairman

Ashley Squires, Executive Director