



**EAGLE URBAN RENEWAL AGENCY
MEETING MINUTES**

October 19, 2021 – 9:00 AM

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

I. CALL TO ORDER:

At 9:00 AM, acting Chairwoman Buschert 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 type="checkbox"/> ANDREW MCNEIL, VICE CHAIRMAN
<input checked="" type="checkbox"/> MARK BUTLER	<input checked="" type="checkbox"/> MAC MCOMBER (left at 9:52 AM)
<input type="checkbox"/> RUSTY COFFELT, CHAIRMAN	<input type="checkbox"/> BRAD PIKE
<input type="checkbox"/> KENT EBINGER (arrived at 9:02 AM)	

III. PLEDGE OF ALLEGIANCE:

Commissioner Buschert asked the Commission to stand for the pledge of allegiance.

IV. AGENDA APPROVAL:

A motion was made by Commissioner Butler 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**

No Report

- **Board Member Reports**

No Report

B. City of Eagle Reports

- **Robin Collins, Economic Development Director**

No Report.

- **Mayor Jason Pierce**

The Mayor stated that the City has purchased and closed on the Sherri Sharp property.

C. Executive Director Report

Squyres stated that the Downtown Advisory Committee met for its first meeting and reviewed the documents and items discussed at that meeting. She also reminded the board that the next meeting will take place on Wednesday, November 3rd at 6 PM due to Tuesday, November 2nd being Election Day.

D. Legal Counsel Report

No report.

E. Committee Reports

- **Downtown Parking and Transportation Committee Update (McOmber)**

Commissioner McOmber stated that the committee will be requesting approval of the parking study as an agenda item for this meeting.

- **Project Committee Update (Burnett)**

Commissioner Burnett stated the project committee will discuss their items during the actual agenda items for this meeting.

F. Future Agenda Topics

- **Requests by Board Members**

Commissioner Burnett requested that an Executive Session for potential property acquisition be placed on the next agenda.

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 September 21, 2021 regular board meeting.

A motion was made by Commissioner Kvamme and seconded by Commissioner Ebinger to approve the consent agenda.

ALL AYES.

VIII. OLD BUSINESS:

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

Commissioner Butler provided an update for the board. The design review for the expansion of the Wild West Bakery expired in July 2021. The Council approved this design review based on the fact this was only an interim use for the museum property knowing there was likely a future development forthcoming. His recommendation was to have Gianni request an extension prior to approving a lease extension.

Commissioner Burnett suggesting tabling the item until this issue is resolved as he is concerned regarding the storage and he suggested thinking about the lease rate given the recent AC repair for the building.

Commissioner Kvamme stated that he would be in favor of terminating the lease.

The board requested that Squyres follow up with Gianni regarding his design review approvals and the next steps and report back to the board.

IX. NEW BUSINESS:

A. PRESENTATION, DISCUSSION AND POTENTIAL ACTION ITEMS: Updates from Nichoel Baird Spencer on the following projects:

1. Status of Task Order 19-03: State and Eagle Intersection (50/50 cost share with the City):

- A. City request to delay to FY2024
- B. Additional scope of work with ACHD potential cost-share (\$29,500)
- C. Property acquisition

Nichoel Baird Spencer from the City of Eagle discussed the need for amendment to the task order due to the one-year delay in the project. She also stated that the City would like the amendment to also address the ability to seek payment annually. She presented the opportunity for the EURA to potentially cost-share for the study for the additional right-of-way however the board did not make a decision on this aspect. The board directed legal counsel and Squyres to bring back a revised task order for the November 03rd meeting.

2. Status of Task Order 19-04: Downtown Grid Improvements (100% EURA funding)

- A. Request for change order for survey work on 1st Street

Nichoel provided an update on this project and stated that the design review committee had approved. She reviewed the additional survey work associated with the project. This task order will need to be amended for a one-year time extension as well and include the ability to seek payment annually. The board directed the legal counsel and Squyres to bring back a revised task order for the November 03rd meeting.

3. City of Eagle FY22-26 Capital Plan

- A. Planned project in FY22
- B. Potential partnerships in FY23-26

Nichoel presented the City's Capital Plan for consideration and requested the EURA to discuss if they are interested in any of the potential projects outlined for FY23-26. The EURA leadership committee will meet in the upcoming weeks to discuss what projects, if any, they would recommend to the board.

B. ACTION ITEM: September 2021 Financials and Notice of Bills Paid (Squyres): Review, discuss, and consider approval of the financials for September 2021.

Squyres reviewed the financials and notice of bills paid with the board. A motion was made by Commissioner Burnett and seconded by Commissioner Butler to approve.

ALL AYES.

- C. **ACTION ITEM: Headwaters Grove Reimbursement (Squyres):** Review, discuss, and consider the reimbursement request for Shawn Mangun and his project Headwaters Grove and corresponding resolution 21-023.

Squyres presented the reimbursement request to the board. There were no questions. A motion was made by Commissioner Butler and seconded by Commissioner Ebinger to approve the reimbursement as outlined in the original agreement.

ALL AYES.

- D. **ACTION ITEM: Adoption of the 2021 Downtown Eagle Parking Study (Mac McOmber):** Review, discuss, and consider approval of the parking study as presented by Kimley Horn.

Squyres introduced the topic to the board. She reviewed the outstanding items that were relayed to Kimley Horn at the July 2021 meeting and stated these items have been addressed. The revised report was reviewed and approved by the committee, Robin Collins at the City of Eagle, and a presentation was made to the City Council in early October. A motion was made by Commissioner Buschert and seconded by Commissioner Burnett to approve the parking study.

APPROVE: BUSCHERT, BURNETT, AND KVAMME

NAY: BUTLER

ABSTAIN: EBINGER

X. **ADJOURNMENT:**

At 10:52 AM, a motion was made by Commissioner Butler and seconded by Commissioner Burnett to adjourn the meeting.

ALL AYES.

Rusty Coffelt, Chairman