



**EAGLE URBAN RENEWAL AGENCY
MEETING MINUTES**

December 20, 2022 – 9:00 AM

Eagle City Hall, 660 E. Civic Lane
City Council Chambers
AND
VIA LIVESTREAM

I. CALL TO ORDER:

At 9:01AM, Chairman McNeil called the meeting to order.

II. ROLL CALL/CONFIRMATION OF QUORUM:

O IAN BURNETT	X CRAIG KVAMME, VICE CHAIRMAN
X JANET BUSCHERT, TREASURER	X ANDREW MCNEIL, CHAIRMAN
X MARK BUTLER	X MAC MCOMBER
O JERRY BRAKEBILL	X BRAD PIKE

III. PLEDGE OF ALLEGIANCE:

Chairman McNeil asked the board to stand for the pledge of allegiance.

IV. AGENDA APPROVAL:

A motion was made by Commissioner Buschert and seconded by Commissioner Butler to approve the agenda with the amendment of moving Item 9A above Reports and Discussion Items.

ALL AYES.

V. REPORTS AND DISCUSSION ITEMS:

A. Chair and Board Member Reports

• **Chairman's Report**

Commissioner Ebinger has resigned due to health issues. Chairman McNeil acknowledged his contributions to the Agency.

• **Board Member Reports**

No other reports.

B. City of Eagle Reports

• **City of Eagle Reports**

- *Tammie Halcomb, the City's Economic Development Specialist, provided an overview of projects related to the URD.*
- *Mayor Pierce discussed the fiber project under construction and the new trolley.*

C. Executive Director Report

Squyres discussed the roof situation for the barber shop property and the geotechnical reports provided by Atlas in relation to 35 West State Street.

D. Legal Counsel Report

No report.

E. Committee Reports

- *Chairman McNeil discussed the Smith property (35 West State Street) and the environmental reports. He stated that the project committee will be meeting in early January to discuss and to bring forth a recommendation to the board.*
- *Commissioner McOmber provided an update for the bridge expansion project.*

F. Future Agenda Topics

- **Requests by Board Members**

No requests.

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 15, 2022 regular board meeting.

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

ALL AYES.

VIII. OLD BUSINESS:

No old business.

IX. NEW BUSINESS:

- A. PRESENTATION: FY2022 Annual Audit (Quest CPAs):** A presentation of the FY2022 EURA Annual Audit by Kurt Folke, Quest CPAs.

Kurt Folke provided an overview of the FY2022 audit. He stated that the audit went well and appreciated the thorough recordkeeping of the EURA. He had no findings this year for the EURA which means a clean audit.

- B. ACTION ITEM: Adoption of the FY2022 Annual Audit (McNeil):** Review, discuss, and consider the approval of the FY2022 Annual Audit and corresponding resolution 22-025.

A motion was made by Commissioner Butler and seconded by Commissioner Kvamme to approve the adoption of the FY2022 audit.

ALL AYES.

- C. **ACTION ITEM: 2023 EURA MEETING DATES (McNeil):** Review, discuss, and consider the approval of the 2022 EURA meeting dates and corresponding resolution 22-026.

Squyres introduced the topic. A motion was made by Commissioner Butler and seconded by Commissioner McOmber to approve the 2023 meeting dates.

ALL AYES.

- D. **ACTION ITEM: November 2022 Financials and Notice of Bills Paid (Squyres):** Review, discuss, and consider the approval of the November 2022 financials and notice of bills paid.

Squyres reviewed the financials and bill to be paid with the board. A motion was made by Commissioner Butler and seconded by Commissioner Kvamme to approve the November financials and bills to be paid.

ALL AYES.

- E. **ACTION ITEM: 51 East State Street Lease Discussion (Squyres):** Discuss and consider providing the tenant notice that the lease at 51 East State Street will not be renewed at the end of its term.

Squyres introduced the topic. Josh Evarts from Pacific Companies provided an update to the board regarding the schedule; potential retail tenants; marketing for the condos; the contractor hired to build the project; and the timing of providing the committee a list of infrastructure improvements for review for the OPA.

Discussion occurred on the timing of the lease for 67 East State Street (the barber shop). The lease expires at the end of February 2023. Squyres requested permission to provide 60-days-notice. Discussion was had as to whether this was prudent given the lack of an approved agreement with the developer.

A motion was made by Commissioner Butler and seconded by Commissioner McOmber to send formal notice to the owner of the barber shop that the lease would not be extended.

Discussion: Commissioner Kvamme did not support due to lack of agreements in place. Commissioner Pike expressed concerns about the building in light of recent events.

AYES: Butler, McOmber, and Pike

NAYS: Buschert, Kvamme, and McNeil

MOTION FAILED.

X. ADJOURNMENT:

At 10:15AM, a motion was made by Commissioner Buschert and seconded by Commissioner McOmber to adjourn the meeting.

ALL AYES.

Andrew McNeil, Chairman

Ashley Squyres, Executive Director