



**EAGLE URBAN RENEWAL AGENCY
MEETING AGENDA**

November 01, 2022 – 6:00 PM

Eagle City Hall, 660 E. Civic Lane
****FREEDOM ROOM****
AND
VIA WEBEX & LIVESTREAM

I. CALL TO ORDER:

At 6:00PM, Chairman McNeil called the meeting to order.

II. ROLL CALL/CONFIRMATION OF QUORUM:

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

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 Butler 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 McNeil updated the board on the meeting with ACHD to discuss the Aikens Street project.

• **Board Member Reports**

No reports.

B. City of Eagle Reports

No report.

C. Executive Director Report

Squyres updated the board on the following: a meeting with the new economic development specialist; annual audit; and the Aikens Street project.

D. Legal Counsel Report

No report.

E. Committee Reports

- **Project Committee (Burnett)**

Commissioner Burnett discussed the upcoming action item related to Gem State Brewing.

F. Future Agenda Topics

- **Requests by Board Members**

No report.

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 October 18, 2022 regular board meeting.

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

ALL AYES WITH COMMISSIONER BUTLER ABSTAINING.

VIII. OLD BUSINESS:

No old business.

IX. NEW BUSINESS:

A. ACTION ITEM: Gem State Brewing Reimbursement Request (Burnett/Gem State Brewing): Review, discuss, and consider the approval of the infrastructure reimbursement request by Gem State Brewing for 293 East State Street and corresponding resolution 22-020.

Commissioner Burnett introduced the item to the board. Chris McGinnis, the applicant, provided an overview of the project and the request of \$100k for sewer improvements; ACHD improvements; and a fire hydrant. Discussion occurred related to the amount and terms of the project. Ultimately, a motion was made for \$100k to be paid over the course of three fiscal years by Commissioner Burnett and seconded by Commissioner Ebinger with a formal agreement to come back to the Commission at the next meeting.

ALL AYES.

B. ACTION ITEM: Affidavit of Agreement/Memorandum of Agreement for 51 and 67 East State Street (Pacific Companies/Lakey): Review, discuss, and consider the approval of granting Pacific Companies the ability to submit a Design Review application to the City of Eagle for a project that includes 51 and 67 East State Street. This approval consideration further includes a Memorandum of Agreement and corresponding resolution 22-021.

Caleb Roope from Pacific Companies introduced the request to the board. While Caleb acknowledges the agreement between the EURA and Pacific Companies is not complete, they would like to submit the Design Review application as soon as possible as the Wild West Bakery will be closing at the end of the year. Caleb acknowledged the risk is purely on Pacific Companies

in the event an agreement is not completed and the EURA is under no obligation. The board was generally supportive of this request. A motion was made by Commissioner Butler and seconded by Commissioner Ebinger to approve the affidavit of legal interest and the memorandum of agreement.

ALL AYES.

- C. **ACTION ITEM: Environmental Legal Counsel Professional Services Agreement (Lakey):** Review, discuss, and consider the approval of a professional services agreement with Givens Pursley for environmental legal counsel services related to 35 West State Street and corresponding resolution 22-022.

Chairman McNeil introduced the topic. Counsel Lakey discussed the importance of specialized counsel. Counsel Lakey will be the main point of contact. The attorney rates were acknowledged which are an hourly rate for the work as directed by legal counsel. A motion was made by Commissioner Buschert and seconded by Commissioner Brakebill to approve the agreement.

ALL AYES.

- D. **ACTION ITEM: Clifton Larsen Allen Professional Services Agreement (Lakey):** Review, discuss, and consider the approval of the professional services agreement and corresponding resolution 22-023.

Counsel Lakey introduced the item and the agreement along with the reasons for the changes. Squyres stated that the fees were to remain the same as previously approved. A motion was made by Commissioner Brakebill and seconded by Commissioner Kvamme to approve the agreement.

ALL AYES.

X. ADJOURNMENT:

A motion was made by Commissioner Buschert and seconded by Commissioner Butler to adjourn.

ALL AYES.

Andrew McNeil, Chairman

Ashley Squyres, Executive Director