



**EAGLE URBAN RENEWAL AGENCY
MEETING MINUTES**

March 07, 2023 – 6:00 PM

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

I. CALL TO ORDER:

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

II. ROLL CALL/CONFIRMATION OF QUORUM:

X FRANCIE AGRUSA	X CRAIG KVAMME, CHAIRMAN
X JERRY BRAKEBILL	X TERI LEDOUX
X IAN BURNETT, VICE CHAIRMAN	X MAC MCOMBER
X JANET BUSCHERT, TREASURER	X BRAD PIKE
X MARK BUTLER	

III. PLEDGE OF ALLEGIANCE:

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

IV. AGENDA APPROVAL:

*A motion was made by Commissioner Butler 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**

Chairman Kvamme discussed the media interest in the Eagle Gateway project; the upcoming meeting on Thursday with an Aikens property owner; and the EURA letter to the legislature in regards to HB159.

• **Board Member Reports**

No reports.

B. City of Eagle Report(s)

• **City of Eagle Report(s)**

No report.

C. Executive Director Report

Squyres discussed HB159, SB1111, and the forthcoming house bill targeting URDs.

D. Legal Counsel Report

No report.

E. Committee Reports

Commissioner McOmber provided an update on the pedestrian crossing on Eagle Road.

F. Future Agenda Topics

None requested.

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 February 21, 2023 regular board meeting.

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

ALL AYES.

VIII. OLD BUSINESS:

- A. ACTION ITEM: Owner Participation Agreement with SEC Eagle, LLC (Lakey):** Review, discuss, and consider the approval of the Owner Participation Agreement with SEC Eagle, LLC for the properties located at: 11, 51, 67, 83, and 91 East State Street, otherwise known as the East Old State Street Project, and corresponding resolution 23-004.

Counsel Lakey introduced the item and reviewed the agreement with the board.

Josh Evarts and Gianni Erme introduced themselves and updated the board on the tentative schedule. Both answered questions from the board.

Discussion was had regarding the cost of the demolition; the percentage of reimbursement; and whether to reimburse for façade improvement. Commissioner Pike requested that the building be utilized for fire training prior to demolition. The developer was supportive of this request.

A motion was made by Commissioner Butler and seconded by Commissioner Agrusa to approve the OPA and reimburse the developer at 100% of approved expenses and reimburse \$200k for the façade improvement for the tower portion only.

A substitute motion was made by Commissioner Buschert and seconded by Commissioner Burnett to approve the Owner Participation Agreement and to reimburse the developer at 90% included the façade improvement expenses, although these expenses were to be reimbursed last. The motion maker clarified this also included approval for the demolition costs.

**SEVEN AYES: BRAKEBILL, BURNETT, BUSCHERT, KVAMME, LEDOUX, MCOMBER, AND PIKE
TWO NAYS: AGRUSA AND BUTLER**

Motion passes 7-2

- B. **ACTION ITEM: Purchase and Sale Agreement with SEC Eagle, LLC (Lakey):** Review, discuss, and consider the approval of the Purchase and Sale Agreement between the Eagle Urban Renewal Agency and SEC Eagle, LLC for the properties at 51 and 67 East State Street and corresponding resolution 23-005.

Legal Counsel reviewed the PSA with the board. Josh Evarts discussed the schedule for closing and asked to close by March 31, 2023. Minor changes to the schedule in the document would be need.

A motion was made by Commissioner Brakebill and seconded by Commissioner Butler to approve the purchase and sale agreement with discussed minor changes.

ALL AYES.

IX. NEW BUSINESS:

- A. **PRESENTATION/DISCUSSION ITEM: Urban Renewal 101 Training (Lakey):** Counsel Lakey will provide a refresher and/or first-time training for the EURA Commissioners on urban renewal statutes and best practices.

This item was tabled until a later date.

X. ADJOURNMENT:

At 7:30PM, a motion was made by Commissioner McOmber and seconded by Commissioner Buschert to adjourn the meeting.

ALL AYES.

Craig Kvamme, Chairman

Ashley Squyres, Executive Director