



**EAGLE URBAN RENEWAL AGENCY
MEETING MINUTES**

March 05, 2024 – 6:00PM

Eagle City Hall, 660 E. Civic Lane
COUNCIL CHAMBERS

I. CALL TO ORDER:

At 6:00PM, Chairwoman Ledoux called the meeting to order.

II. ROLL CALL/CONFIRMATION OF QUORUM:

X	FRANCIE AGRUSA	X	TERI LEDOUX, CHAIRWOMAN
X	JERRY BRAKEBILL, TREASURER	X	MAC MCOMBER
X	IAN BURNETT, VICE CHAIRMAN		
X	MARK BUTLER		
X	CRAIG KVAMME		

III. PLEDGE OF ALLEGIANCE:

Chairwoman Ledoux asked the board to stand for the pledge of allegiance.

IV. AGENDA APPROVAL:

A motion was made by Commissioner Brakebill 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**

Commissioner Butler had questions regarding the website. Squyres was able to provide information.

B. City of Eagle Report(s)

- **City of Eagle Report(s)**

Mayor Pike discussed the ACHD Eagle and State project.

C. Executive Director Report

Squyres reviewed the memo in the meeting packet with the board.

D. Legal Counsel Report

No report.

E. Committee Reports

No reports.

F. Future Agenda Topics

- **Requests by Board Members**

Commissioner Butler requested a formal EURA committee policy to be drafted and to be placed on a future 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 February 20, 2024 regular board meeting.

Commissioner Butler requested amendments to the minutes. Discussion was had. A motion was made by Commissioner Butler and seconded by Commissioner Agrusa to approve the amended minutes.

AYES: AGRUSA, BRAKBILL, BUTLER, KVAMME

NAYS: BURNETT, LEDOUX, MCOMBER

MOTION PASSED 4-3

VIII. OLD BUSINESS:

A. DISCUSSION AND POTENTIAL ACTION ITEM: ACHD Right-of-Way Acquisition Offer for 35 West State Street (Lakey): Review, discuss, and consider the approval of the ACHD acquisition offer for 35 West State Street.

Legal counsel reached out to ACHD and has not heard back regarding their consideration of the EURA's counteroffer.

IX. NEW BUSINESS:

A. DISCUSSION AND POTENTIAL ACTION ITEM: Idaho Lock and Bolt Request (Squyres/Ledoux): Discuss and consider allowing the EURA Project Committee to review a project partnership application that does not fully meet the approved funding guidelines.

Squyres reviewed the memo and additional information in the board packets with the board. The board members cited the project partnership policy that is clear regarding timing of construction and funding of projects. A motion was made by Commissioner Burnett and seconded by Commissioner McOmber to deny Idaho Lock and Bolt's request to consider their project partnership application due to not meeting current approval criteria.

ALL AYES.

- B. ACTION ITEM: Gem State Brewing Reimbursement Request (Squyres):** Review, discuss, and consider the approval of the early reimbursement of the final payment for the sewer line project affiliated with Gem State Brewing and corresponding resolution 24-003.

Squyres reviewed the memo in the meeting packet with the board. A motion was made by Commissioner Butler and seconded by Commissioner Brakebill to approve the early payment of \$33,333.34 to Gem State Brewing.

AYES: AGRUSA, BRAKEBILL, BUTLER, KVAMME, LEDOUX, MCOMBER

NAY: BURNETT

MOTION PASSES 6-1

- C. ACTION ITEM: Project Partnership Reimbursement Agreement for Cadenza Court Subdivision (Lakey):** Review, discuss, and consider the approval of the project partnership reimbursement agreement with MJV Properties and corresponding resolution 24-004.

Legal counsel reviewed the agreement with the board. A motion was made by Commissioner Butler and seconded by Commissioner Burnett to approve the agreement with MJV Properties in the amount of \$253,280.

ALL AYES.

- D. ACTION ITEM: Project Partnership Agreement for 166 North Second Street (Lakey):** Review, discuss, and consider the approval of the project partnership reimbursement agreement with Shawn Nickel of Yesterday Properties and corresponding resolution 24-005.

Legal counsel reviewed the agreement with the board. A motion was made by Commissioner Burnett and seconded by Commissioner McOmber to approve the agreement with Yesterday Properties in the amount of \$268,894.00.

ALL AYES.

- E. ACTION ITEM: DL Evans Bank Account Signatories/Users (Squyres):** Review, discuss, and consider approving the four EURA officers as bank account signatories and users along with corresponding resolution 24-006.

Squyres reviewed the topic with the board. A motion was made by Commissioner Butler and seconded by Commissioner Brakebill to approve the bank account signatories and users.

ALL AYES.

- F. DISCUSSION AND POTENTIAL ACTION ITEM: Legislative Matters (Squyres):** Review, discuss, and consider any needed staff directives related to the 2024 legislative session.

Squyres reviewed the memo in the meeting packet with the board.

X. ADJOURNMENT:

At 6:57PM, a motion was made by Commissioner McOmber and seconded by Commissioner Agrusa to adjourn the meeting.

ALL AYES.

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from EURA to facilitate their participation in the meeting. For assistance with accommodation, contact EURA at 660 E. Civic Lane or (208) 830-7786.

Teri Ledoux, Chairwoman

Ashley Squyres, Executive Director