EAGLE URBAN RENEWAL AGENCY
MEETING MINUTES
September 17, 2024 – 9:00AM

Eagle City Hall, 660 E. Civic Lane
City Council Chambers

I. CALL TO ORDER:

At 9:00AM, Vice Chairman Burnett called the meeting to order.

II. ROLL CALL/CONFIRMATION OF QUORUM:

X	FRANCIE AGRUSA	X*	MICHAEL HOPE
X	JERRY BRAKEBILL, TREASURER	X	CRAIG KVAMME
X	IAN BURNETT, VICE CHAIRMAN	X	MAC MCOMBER
X	MARK BUTLER		

**=on phone*

III. PLEDGE OF ALLEGIANCE:

Vice Chairman Burnett asked for 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 along with the tabling of Items 9A and 9D to the October 15th board meeting.

ALL AYES.

V. REPORTS AND DISCUSSION ITEMS:

A. Acting Chair and Board Member Reports

- **Acting Chairman's Report (Vice Chairman Burnett)**

  Vice Chairman Burnett welcomed new board member Commissioner Hope to the EURA.
- **Board Member Reports**

  No report.

B. City of Eagle Report(s)

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

  Mayor Pike provided an update on the Olde Park extension project along with timing for the Eagle Road power pole relocation.

C. Executive Director Report

Squyres provided updates on the forthcoming special board elections; the long-term plan study for the Jackson House; and the forthcoming revisiting of the strategic plan.

D. Legal Counsel Report

No report.

E. Committee Reports

No report.

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 August 20, 2024 regular board meeting.

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

ALL AYES.

VIII. OLD BUSINESS:

A. DISCUSSION AND POTENTIAL ACTION ITEM: Palmetto Avenue Property (Lakey): Review, discuss, and consider the approval of the recommended next steps to dispose of the EURA-owned Palmetto Avenue property.

Counsel Lakey provided an update to the board that included communications with the neighboring property owner.

B. DISCUSSION ITEM: Cadenza Court Update (Rowe Sanderson): Required six-month update on the Cadenza Court project with Rowe Sanderson of MJV Properties, LLC.

Rowe Sanderson provided an update on the project to the board.

IX. NEW BUSINESS:

A. DISCUSSION ITEM: Yesterday Properties Second and Idaho Street Update (Shawn Nickel): Required six-month update on the East Second and Idaho Avenue project with Shawn Nickel of Yesterday Properties, LLC.

This item was tabled until the next board meeting.

B. ACTION ITEM: Stateview Properties, LLC Reimbursement Agreement Modification Request (Tyson Gray): Review, discuss, and consider the approval of the reimbursement agreement modification request for 577 East State Street by Tyson Gray of Stateview Properties, LLC and corresponding resolution 24-014.

Tyson Gray reviewed the request for additional dollars to remove an unforeseen communication line from the existing power pole. A motion was made by Commissioner Brakebill and seconded by Commissioner Butler to approve the modification of the reimbursement agreement to include the additional requested dollars in the amount of $7,952.47.

AYES – Agrusa, Brakebill, Burnett, Butler, Hope, and McOmber
NAY – Kvamme

Motion passes 6-1.

C. **DISCUSSION ITEM AND POTENTIAL ACTION ITEM: 35 West State Street Update (Pacific Companies):** Update from Pacific Companies on the status of their due diligence related to the RFP response for 35 West State Street. Discussion of next steps for the potential project.

Josh Evarts from Pacific Companies provided an update to the board and requested guidance from the board as to next steps given the known obstacles and concerns. Discussion was had regarding a potential design charrette but this idea needs more discussion. A motion was made by Commissioner Butler and seconded by Commissioner Agrusa to have the Executive Director work with the Mayor/City to move forward with a design charrette; to coordinate with legal counsel on the concept; and to generate a list of stakeholders for board approval.

ALL AYES.

D. **ACTION ITEM: Clifton Larsen Allen Contract Renewal (Squyres):** Review, discuss, and consider the approval of the Clifton Larsen Allen contract renewal for accounting and audit support services and corresponding resolution 24-015.

This item was tabled until the next board meeting.

E. **ACTION ITEM: August 2024 Financials and Notice of Bills Paid (Squyres):** Review, discuss, and consider the approval of the August 2024 financials and notice of bills paid.

Squyres reviewed the financials and bills to be paid with the board. A motion was made by Commissioner Brakebill and seconded by Commissioner McOmber to approve the August 2024 financials and notice of bills paid.

ALL AYES.

X. <u>ADJOURNMENT:</u>

At 10:24AM, a motion was made by Commissioner Brakebill and seconded by Commissioner Kvamme to adjourn the meeting.

ALL AYES.

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Ian Burnett, Vice Chairman

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Ashley Squyres, Executive Director