EAGLE URBAN RENEWAL AGENCY
MEETING MINUTES

November 19, 2024 – 9:00AM

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

I. CALL TO ORDER:

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

II. ROLL CALL/CONFIRMATION OF QUORUM:

O	FRANCIE AGRUSA	X	MICHAEL HOPE
X	JERRY BRAKEBILL, CHAIRMAN	X	CRAIG KVAMME, VICE CHAIRMAN
X*	MARK BUTLER	X	MAC MCOMBER, TREASURER
X	THOMAS DIETRICH		

**Commissioner Butler left the meeting at 10:03AM*

III. PLEDGE OF ALLEGIANCE:

Chairman Brakebill 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 with moving Item 9A under the City of Eagle report.

ALL AYES.

V. REPORTS AND DISCUSSION ITEMS:

A. Chair and Board Member Reports

- **Chairman's Report**

  Welcomed Commissioners Hope and Dietrich to the board. He also discussed the recent tour of the modular plant with Rowe Sanderson.

- **Board Member Reports**

  No report.

B. City of Eagle Report(s)

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

  NIchoel presented the Capital Plan update to the board.

C. Executive Director Report

Squyres stated that the auditor will present at the next board meeting.

D. Legal Counsel Report

Counsel Lakey discussed 101 training with the new board members.

E. Committee Reports

Commissioner McOmber stated that the Second and State intersection is still under construction but traffic can move through the intersection.

F. Future Agenda Topics

- **Requests by Board Members**

  Commissioner Kvamme asked for an update on the mobile homes on SH-44 that are owned by Pacific Companies.

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 05, 2024 regular board meeting.

A motion was made by Commissioner Butler and seconded by Commissioner McOmber 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.

IX. NEW BUSINESS:

A. PRESENTATION AND DISCUSSION ITEM: Fiscal Year 2025-29 Capital Plan Update and Fiscal Year 2026-30 Project Solicitation (Nichoel Baird-Spencer): City of Eagle Staff will Review the adopted FY 25-29 Capital Plan adopted on October 22, 2024, and solicit project for the FY 26-30.

This item was moved to under the City of Eagle report(s).

B. ACTION ITEM: Kody Corner Partnership Agreement (Lakey): Review, discuss, and consider approving the partnership agreement with MJV Properties and corresponding resolution 24-021.

Counsel Lakey introduced the topic. Commissioner Butler pointed out an error in what should be the total amount. After discussion it was determined that the originally requested amount of $752,140 is the correct amount. A motion was made by Commissioner Butler and seconded by Commissioner McOmber to approve the agreement in the amount of $752,140 to include exhibit A that shows there are no pavers and to amend the agreement to be a total of 18-months.

ALL AYES.

A motion is made by Commissioner Butler and seconded by Commissioner Dietrich on the attached resolution to approve this in the amount of $752,140.

ALL AYES.

C. **ACTION ITEM: Sturman Reimbursement (Squyres):** Review, discuss, and consider paying the reimbursement of the agreed upon improvements for the project and corresponding resolution 24-022.

Commissioner Butler leaves the meeting.

Squyres introduced the topic. A motion is made by Commissioner Kvamme and seconded by Commissioner Hope to approve the reimbursement in the amount of $43,090.

ALL AYES.

D. **ACTION ITEM: Tyson Gray Reimbursement (Squyres):** Review, discuss, and consider paying the reimbursement of the agreed upon improvements for the project and corresponding resolution 24-023.

Squyres introduced the topic. A motion was made by Commissioner Hope and seconded by Commissioner Kvamme to approve the reimbursement in the amount of $82,993.47.

ALL AYES.

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

Squyres introduced the topic. A motion was made by Commissioner Brakebill and seconded by Commissioner McOmber to approve the October 2024 financials and bills to be paid.

ALL AYES.

X. ADJOURNMENT:

At 10:18AM, a motion was made by Commissioner McOmber and seconded by Commissioner Hope to adjourn the meeting.

ALL AYES.

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Jerry Brakebill, Chairman

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Ashley Squyres, Executive Director