EAGLE URBAN RENEWAL AGENCY
MEETING MINUTES
February 04, 2025 – 6:00PM

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

I. CALL TO ORDER:

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

II. ROLL CALL/CONFIRMATION OF QUORUM:

X	FRANCIE AGRUSA	X	MICHAEL HOPE
X	JERRY BRAKEBILL, CHAIRMAN	X	MAC MCOMBER, TREASURER
X	MARK BUTLER	X	HELEN RUSSELL
X	THOMAS DIETRICH		

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 Brakebill and seconded by Commissioner McOmber to approve the agenda and to table Item 9A to the February 18th board meeting.

ALL AYES.

V. REPORTS AND DISCUSSION ITEMS:

A. Chair and Board Member Reports

- **Chairman's Report**
  Chairman Brakebill discussed the ACHD presentation for the State and Eagle, Phase II project
- **Board Member Reports**
  No reports

B. City of Eagle Report(s)

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

  No reports

C. Executive Director Report

No report

D. Legal Counsel Report

Palmetto update – waiting on the survey work to be completed by the other property owner

E. Committee Reports

No reports

F. Future Agenda Topics

- **Requests by Board Members**

  Commissioner Butler would like the board to discuss only having one meeting per month.

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 January 21, 2025 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.

This item was discussed under legal counsel's report.

B. DISCUSSION AND POTENTIAL ACTION ITEM: Adopted EURA Strategic Plan (Brakebill/Squyres): Review, discuss, and consider any needed modifications to the adopted EURA strategic plan.

A motion was made by Commissioner Butler and seconded by Commissioner Hope to move this item under Item 9B.

ALL AYES.

The board reviewed the items they wished to remove from the strategic plan. This item was tabled until the meeting on February 18th so the board can bring back additional potential projects to add into the plan.

IX. NEW BUSINESS:

A. ACTION ITEM: Chris and Lisa Berry Project Partnership Request for 1980 East Dunyon Street (Lisa Berry and EURA Project Committee): Review, discuss, and consider approving the partnership request with Chris and Lisa Berry.

This item was tabled until February 18th.

B. **ACTION ITEM: Pacific West Communities and Rennison Companies Project Partnership Request for 2025 East Riverside Drive (Zach Turner and EURA Project Committee):** Review, discuss, and consider approving the partnership request with Pacific West Communities and Rennison Companies.

The applicant presented a revised request to the board, which was not reviewed by the project committee. The applicant reduced the requested amount from $399k to $141k. The revised project would only entail Eagle Lakes; it would no longer include any portion of the Charlie Woods portion of the project. The applicant clarified they would be asking for reimbursement based upon the TIF received only. The project committee discussed their thoughts related to the project which were mixed in support. A motion was made by Commissioner Hope to approve the project subject to developing an owner participation agreement with the following conditions: 1) any city conditions being met for the property; 2) increment should only be calculated from new development within Eagle Lakes, not existing development; 3) access to the property and 4) any other negotiations the board may feel are needed. This was seconded by Commissioner Agrusa.

AYES: AGRUSA, BRAKEBILL, DIETRICH, AND HOPE

NAYS: BUTLER, MCOMBER, AND RUSSELL

Motion passes 4-3.

C. **DISCUSSION ITEM: EURA Specific Plan Activities (Squyres/Lakey):** Review and discuss the allowed specific activities allowed by the EURA adopted Specific Plan.

Squyres reviewed the information in the packet with the board.

D. **DISCUSSION ITEM: Current EURA Vendor Contracts (Squyres/Lakey):** Review the current list of EURA vendor contracts.

Squyres reviewed the information in the packet with the board. Commissioner Russell requested that Squyres reach out to the City regarding the accounting software requirement to see if this is still applicable.

X. <u>ADJOURNMENT:</u>

At 7:22PM, a motion to adjourn was made by Commissioner McOmber and seconded by Commissioner Butler.

ALL AYES.

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Jerry Brakebill, Chairman

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Ashley Squyres, Executive Director