EAGLE URBAN RENEWAL AGENCY
MEETING MINUTES
February 18, 2025 – 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:

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 Butler to approve the agenda with moving Item 8C to the end of the agenda.

ALL AYES.

V. REPORTS AND DISCUSSION ITEMS:

A. Chair and Board Member Reports

- **Chairman's Report**

  No report

- **Board Member Reports**

  Commissioner Hope requested training on the website when onboarding new members and requested changes to website.

B. City of Eagle Report(s)

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

  Commissioner Russell provided an update regarding Heritage Park; the Capital Project Plan, and the elimination of the Economic Development position and transitioning to a PIO/Marketing position.

C. Executive Director Report

No report.

D. Legal Counsel Report

Counsel Lakey discussed waiting on legal description from the client in order to move forward in the process.

E. **Committee Reports**

No reports.

F. **Future Agenda Topics**

- **Requests by Board Members**

  Commissioner Butler requested to place the EURA by-laws on the next 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 04, 2025 regular board meeting.**

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

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 report.

B. **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.

Lisa Berry presented to the board. The project committee presented their recommendation. A motion was made by Commissioner Butler and seconded by Commissioner McOmber to encourage the applicant to meet with the City and neighboring property owners and to bring this back to the project committee when appropriate.

ALL AYES.

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

The board discussed additional projects to add for consideration to the list.

IX. NEW BUSINESS:

A. **DISCUSSION AND POTENTIAL ACTION ITEM: Pacific West Communities and Rennison Companies Owner Participation Agreement for 2025 East Riverside Drive (Lakey):** Review, discuss, and consider approving the owner participation agreement with Pacific West Communities and Rennison Companies and corresponding resolution 25-001.

Legal Counsel introduced the topic to the board. Commissioner Hope stated he has had a change of vote since the last board meeting due reviewing the project site and believes a decision should be made until it is clear if the city chooses to fund their portion. A motion was made by Commissioner Butler and seconded by Commissioner Hope to deny the project at 2025 East Riverside Drive.

ALL AYES.

B. **ACTION ITEM: City of Eagle Project Partnership Request for the Jackson House Study (Russell):** Review, discuss, and consider approving the project partnership request for the Jackson House adaptive reuse study.

Commissioner Russell introduced. The request is for $10k for the concept development portion of the study. A motion was made by Commissioner Butler and seconded by Commissioner McOmber to approve the $10k as long as the concept plan is based upon a surveyed boundary and topographic map.

ALL AYES.

C. **ACTION ITEM: January 2025 Financials and Notice of Bills Paid (Squyres):** Review, discuss, and consider the approval of the January 2025 financials and notice of bills paid.

Commissioner Butler stated that it is unnecessary for staff to read through the financials each month. The board agreed.

A motion was made by Commissioner Hope and seconded by Commissioner Dietrich to approve the January financials and notice of bills paid.

ALL AYES.

D. **DISCUSSION ITEM: EURA Board Meetings (Brakebill):** Discuss if a change is needed for the number of EURA board meetings each month.

The board discussed moving from two meetings to one each month. Staff was directed to bring back a revised schedule for the next meeting to approve.

E. **ACTION ITEM: Election of Officers for 2025-2026 (Brakebill):** Nominations and the formal election of Chairman, Vice-Chairman, Secretary, and Treasurer for February 2025 through February 2026 and corresponding resolution 25-002**.**

Chairman Brakebill opened the floor for nominations for the open positions.

A motion was made by Commissioner Butler and seconded by Commissioner Dietrich to approve Commissioner Hope as the Treasurer.

ALL AYES.

A motion was made by Commissioner McOmber and seconded by Commissioner Butler to approve Commissioner Brakebill as Vice Chairman.

ALL AYES.

A motion was made by Commissioner Agrusa and seconded by Commission Hope to approve Commission Butler as Chairman.

ALL AYES WITH THE EXCEPTION OF COMMISSIONER MCOMBER.

A motion was made by Commissioner Butler and seconded by Commissioner Hope to approve Resolution 25-002.

ALL AYES.

X. **ADJOURNMENT:**

At 10:31AM, a motion was made by Commissioner Butler and seconded by Commissioner Hope to adjourn the meeting.

ALL AYES.

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Mark Butler, Chairman

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Ashley Squyres, Executive Director