EAGLE URBAN RENEWAL AGENCY
MEETING MINUTES

April 15, 2025 – 9:00AM

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

I. CALL TO ORDER:

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

II. ROLL CALL/CONFIRMATION OF QUORUM:

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

III. PLEDGE OF ALLEGIANCE:

Chairman Butler requested the board stand for the pledge of allegiance.

IV. AGENDA APPROVAL:

A motion was made by Commissioner Butler and seconded by Commissioner Brakebill to place old business at the end of the agenda and to table Item 9A to the next meeting.

ALL AYES.

V. REPORTS AND DISCUSSION ITEMS:

A. Chairman, Treasurer, and Board Member Reports

- **Chairman's Report**
  No report.
- **Treasurer's Report**
  Commissioner Hope discussed meeting with auditor regarding software.
- **Board Member Reports**
  Commissioner Dietrich provided an update on the Jackson House study.

B. City of Eagle Report(s)

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

  No report.

C. Executive Director Report

Squyres discussed the bylaw signatures needed; the May meeting date; the project committee meeting; and the state tax commission training for urban renewal in July.

D. Legal Counsel Report

No report.

E. **Committee Reports**

No reports.

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 March 18, 2025 regular board meeting.**

B. **March 2025 financials and notice of bills paid.**

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

ALL AYES WITH COMMISSIONER BRAKEBILL ABSTAINING.

VIII. **OLD BUSINESS:**

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

Squyres stated that a survey would go out to the board for their own personal rankings of projects.

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 regular meeting.

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

C. **ACTION ITEM: Kody Corner Time Extension Request (Rowe Sanderson):** Review, discuss, and consider approval of a 6-month time extension for the completion of the Kody Corner project for MJV Properties and corresponding resolution 25-008.

Items B and C were presented together. Squyres introduced the topics. Rowe Sanderson presented project updates and the need for a time extension for Kody Corner. A motion was made by

Commissioner Brakebill and seconded by Commissioner Agrusa to approve the 6-month time extension for Kody Corner.

ALL AYES.

D. **ACTION ITEM: Request for Proposal (RFP) for Accounting Services (Hope):** Review, discuss, and consider approval of the request for proposal for EURA accounting services and corresponding resolution 25-009.

Commissioner Hope introduced the item. A motion was made by Commissioner Agrusa and seconded by Commissioner Russell to approve the accounting RFP.

ALL AYES.

E. **ACTION ITEM: Accounting Reporting Methods (Hope):** Review, discuss, and consider approval of the recommended accounting reporting methods by the EURA Treasurer.

Commissioner Hope discussed what he would like to see in the board report for reporting. A motion was made by Commissioner Butler and seconded by Commissioner Brakebill to approve the project report template moving forward.

ALL AYES WITH COMMISSIONER MCOMBER VOTING NAY.

F. **DISCUSSION AND POTENTIAL ACTION ITEM: Legal Services Amendment (Butler)** Discuss and consider an amendment to Professional Services Agreement with Lakey Villegas Law.

Commissioner Butler introduced the topic. A motion was made by Commissioner Butler and seconded by Commissioner Agrusa to allow Lakey Villegas to increase their hourly fee to $200 an hour effective April 15, 2025 and to bring back a resolution at the next meeting.

ALL AYES.

X. ADJOURNMENT:

At 9:45AM, a motion was made by Commissioner Hope and seconded by Commissioner Brakebill to adjourn the meeting.

ALL AYES.

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Mark Butler, Chairman

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Ashley Squyres, Executive Director