EAGLE URBAN RENEWAL AGENCY
SPECIAL MEETING MINUTES

May 29, 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

O MAC MCOMBER

X HELEN RUSSELL

III. PLEDGE OF ALLEGIANCE:

Chairman Butler asked the board to stand for the pledge of allegiance.

IV. AGENDA APPROVAL:

A motion was made by Commissioner Butler and seconded by Commissioner Brakebill to approve the agenda with moving the old business to the end of the agenda.

V. REPORTS AND DISCUSSION ITEMS:

A. Chairman, Treasurer, and Board Member Reports

- **Chairman's Report**

  No report.
- **Treasurer's Report**

  No report.
- **Board Member Reports**

  No report.

B. City of Eagle Report(s)

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

  No report.

C. Executive Director Report

No report.

D. Legal Counsel Report

No report.

E. Committee Reports

No report.

F. **Future Agenda Topics**

- **Requests by Board Members**
  1. *Finalize strategic plan project rankings and bring back the top three for action at the next meeting.*
  2. *Bring back façade improvement examples.*

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 April 15, 2025 regular board meeting.**

B. **Approve the minutes of the May 15, 2025 special board meeting.**

C. **April 2025 financials and notice of bills paid.**

A motion was made by Commissioner Russell and seconded by Commissioner Agrusa to approve the consent agenda with the minor edit to the May 15th minutes.

ALL AYES.

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.

The board reviewed the rankings, made modifications, and requested the items that are found under Item 5F.

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.

Shawn Nickel provided an update on his project. A time extension request along with updated construction numbers will be brought back to the board for consideration at a future meeting.

B. **ACTION ITEM: Legal Services Professional Services Agreement Amendment (Butler/Lakey):** Review, discuss, and consider approval of the professional services agreement amendment for legal services and corresponding resolution 25-010.

Counsel Lakey reviewed the agreement with the board. A motion was made by Commissioner Brakebill and seconded by Commissioner Dietrich to approve the amendment.

ALL AYES.

C. **ACTION ITEM: Project Partnership Request by Nick Louie on behalf of SDV, LLC (Louie/Butler):** Review, discuss, and consider approval of the project partnership request and agreement for 1093 South Parkinson Street and corresponding resolution 25-011.

Nick Louie presented the project request. A motion was made by Commissioner Agrusa and seconded by Commissioner Dietrich to approve $427,182.80 in infrastructure improvements.

ALL AYES.

D. **ACTION ITEM: Ada County EMS District Request (Lakey):** Consider the request from the Ada County Emergency Medical Services District to withdraw from the Urban Renewal District as described in Resolution 3095.

Counsel Lakey reviewed the request and the statute with the board. A motion was made by Commissioner Butler and seconded by Commissioner Hope to deny the EMS District's request to withdrawal.

ALL AYES.

E. **ACTION ITEM: Eagle Fire District Response Letter (Lakey):** Consider approval of the written response to the Eagle Fire Protection District corresponding to the Board's decision made at its May 15, 2025 special meeting denying the Fire District's request to withdraw.

Counsel Lakey reviewed the letter with the board. A motion was made by Commissioner Butler and seconded by Commissioner Brakebill to approve the response letter to Eagle Fire.

ALL AYES.

F. **DISCUSSION AND POTENTIAL ACTION ITEM: Eagle City Comprehensive Plan Update (Butler):** Discussion and potential action related to the City's intention to modify its comprehensive plan and how it relates to the Parkinson area.

Commissioner Butler stated the City is updating the comprehensive plan and are proposing to decreasing densities. A motion was made by Commissioner Brakebill and seconded by Commissioner Agrusa to appoint Commissioner Butler to provide comment on behalf of the EURA.

ALL AYES.

G. **DISCUSSION AND POTENTIAL ACTION ITEM: Kody Corner Amendment #2 Request (Rowe Sanderson):** Review, discuss, and consider approval of the requested amendment related to Kody Corner and corresponding resolution 25-012.

Rowe Sanderson reviewed his request with board for consideration of additional monies to be allocated for reimbursement. A motion was made by Commissioner Brakebill and seconded by Commissioner Russell to approve an additional $375,519 towards the Kody Corner reimbursement.

ALL AYES.

X. ADJOURNMENT:

At 10:14AM, 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