

2014

Annual Report



Hailey Urban Renewal Agency



Hailey Urban Renewal Agency

HURA BOARD OF DIRECTORS

- Jason Miller, Chair
- Larry Schwartz, Vice Chair
- Mary Sfingi, Secretary/Treasurer
- Don Keirn, Commissioner (City Council Member)
- Jim Spinelli, Commissioner

HURA STAFF

- Micah Austin, Executive Director HURA (Community Development Director)
- Ryan Armbruster, Legal Counsel
- Phil Kushlan, TIF Consultant

CITY OF HAILEY ELECTED OFFICIALS

- Fritz Haemmerle, Mayor
- Don Keirn, Council President
- Martha Beave-Burke, Council Member
- Carol Brown, Council Member
- Pat Cooley, Council Member

CITY STAFF

- Heather Dawson, City Administrator
- Tom Hellen, City Engineer/Public Works Director
- Becky Stokes, City Treasurer
- Mary Cone, City Clerk

Hailey Urban Renewal Agency

Hailey City Hall

115 Main St. So

Hailey, ID 83333

208-788-9815



Executive Summary

2014 HIGHLIGHTS

With a flurry of activity and focused work leading up to the establishment of the Gateway District at the end of last year, 2014 was a relatively quiet year for the Hailey Urban Renewal Agency. The Agency held only five meetings throughout the year and all five agendas have been included in this report. Among the highlights of achievements for 2014 are the following:

1. Approval of the LHTAC Grant for reconstruction of three blocks along River Street. This project will require partnership with the City of Hailey for matching funds. The grant funds become available in 2019.
2. Selection of a local bank for all future banking services (Mountain West Bank)
3. Approval and adoption of the Fiscal Year 2015 Annual Budget.

BACKGROUND ON THE HAILEY URA

In 2010, the Hailey City Council established the need for an urban renewal agency by adopting Resolution 2010-02, in accordance with the Idaho Urban Renewal Law (Idaho Code Title 50, Chapter 20). The original Board Members for the Hailey Urban Renewal Agency were Jason Miller, Jim Spinelli, Mary Sfingi, Larry Schwartz, and Don Keirn. As of this writing, all original members are still serving and still very passionate about the urban renewal opportunities for Hailey. Beth Robrahn served as the first Executive Director of the Hailey Urban Renewal Agency in addition to her role as the Community Development Director for the City of Hailey. In early 2012, Ms. Robrahn took employment elsewhere, leaving the position of Director vacant for the Urban Renewal Agency for a period of nearly six months. In July 2012, Micah Austin assumed the position of Community Development Director for the City of Hailey and subsequently began working with the Agency where Beth Robrahn had left off. On August 8, 2012, the HURA Board appointed Micah Austin as the Executive Director and authorized him to begin preparing the necessary steps in formation of a revenue allocation district. On

October 23, 2013, the Gateway District was established by Ordinance 1138, adopted by the Hailey City Council.

LOOKING FORWARD TO 2015

In 2015, the HURA Board will determine what level of involvement to make in redevelopment projects within the Gateway District and to what extent can the Agency leverage anticipated TIF revenues for funding infrastructure improvements. There are several economic development projects within the Gateway District, however the Agency has no current revenues, making it difficult to commit any degree of funding to infrastructure projects. As the year progresses and assessed valuations continue to rise, these uncertainties will be fully addressed.

CONCLUSION

While 2014 was not as busy as 2013, it was an important year in setting up the Fiscal Year 2015 budget, which will be a template used for future years. In addition, the LHTAC grant for reconstruction of three blocks along River Street will be a key project in fulfilling the Master Plan.

It is an honor and a great pleasure for me to serve the Hailey Urban Renewal Agency and I am optimistic that there are great things ahead.

Sincerely,

Micah Austin

Fiscal Year 2014 Budget

Notice of Public Hearing

Hailey Urban Renewal Agency

Proposed Budget for Fiscal Year 2015

A public hearing for consideration of the proposed Hailey Urban Renewal Agency budget for the fiscal year begins on October 1, 2014, and ends September 30, 2015, will be held at the Hailey City Council Chambers, located at 115 Main St. S, Hailey, Idaho on September 8 at 9:00 am, pursuant to Idaho Code 50-1002. Written comments may be mailed prior to the meeting to: Hailey Urban Renewal Agency, ATTN: Micah Austin, 115 Main St. S., Hailey, ID, 83333 or emailed to micah.austin@haileycityhall.org. The Agency budget funds the programs, services, and capital projects that the Agency Board and City Council, by way of adoption of potential urban renewal plans, may determine to be important to meet the Agency's strategic goals and meet the needs of the residents and businesses within the Agency's boundaries.

City Council Resolution No. 2010-02 adopted on January 25, 2010, authorized the establishment of the Urban Renewal Agency. The Agency has now completed the urban renewal plan for the Gateway District, thereby establishing the baseline of assessed value according to 2013 values. The Agency expenses will primarily include debt service, insurance, legal expenses and other consulting expenses in FY 2015. Those activities will be funded through the projected tax increment revenue of \$17,930, which is based on the baseline property tax value of 2013. The budget below shows the breakdown of anticipated expenses for FY 2015. For FY 2015, the Agency's revenues will be limited to tax increment revenues, which will be predominantly received in January 2015

Revenue	FY 13	FY 14	FY 15
Tax Increment Revenue (Projected)	0.00	0.00	\$17,930.00
Other Revenue (Gov't or Loan/Bond Proceeds)	0.00	0.00	\$0.00
Total Revenue	0.00	0.00	\$17,930.00

Expenditures	FY 13	FY 14	FY 15
Debt Service- Note to City of Hailey (75% of revenues)	0.00	0.00	\$13,447.50
Professional and Legal Services	22,583.00	7,517.00	\$500.00
Insurance	1,000.00	1,000.00	\$1,069.00
Administration Expense	9,000.00	3,900.00	\$1000.00
Other Expenses (advertising, printing services, etc.)	1,700.00	1,700.00	\$481.25
Capital Expense	0.00	0.00	\$1,432.25
Total Expenditures	34,283.00	14,117.00	\$17,930.00

I, Micah Austin, Executive Director of the Hailey Urban Renewal Agency, do hereby certify that the foregoing is a true and correct statement of the proposed expenditures and revenues for Fiscal Year 2015, all of which have been tentatively approved at the Board meeting of June 19, 2014.

2014 Agendas

Hailey Urban Renewal Agency

REGULAR MEETING

January 8, 2014

Hailey City Hall

115 Main Street S

Council Chambers – upstairs

9:00 am

<i>Chair:</i>	Jason Miller
<i>Agency Commissioners:</i>	Don Keirn, Larry Schwartz, Mary Sfingi, Jim Spinelli
<i>Staff Support:</i>	Micah Austin, Community Development Director

1. ELECTION OF OFFICERS

- a. Election of Chair position
- b. Election of Vice-Chair position
- c. Election of Treasurer position

2. CALL TO ORDER 9:00 am

3. ROLL CALL

4. CONSENT AGENDA:

- a. Approve minutes from November 12, 2013
- b. Approve expenses incurred since the November 12, 2013 meeting

5. Business:

- a. Discussion of currently adopted bylaws.
- b. Discussion and approval of the City of Hailey applying for a LHTAC grant to redevelop portions of River Street in 2017 or earlier. The grant would require some match funds from the URA, up to 7% of total funds.
- c. Update on Project Steelhead, a redevelopment project within the Gateway District involving a conference center, hotel, and restaurant.

6. Staff Reports:

- a. Economic Development update

7. Adjourn

2014 Agendas (cont.)

Hailey Urban Renewal Agency

REGULAR MEETING

March 12, 2014

Hailey City Hall

115 Main Street S

Council Chambers – upstairs

9:00 am

<i>Chair:</i>	Jason Miller
<i>Vice Chair:</i>	Larry Schwartz
<i>Treasurer</i>	Mary Sfingi
<i>Board Members</i>	Don Keirn, Jim Spinelli
<i>Staff Support:</i>	Micah Austin, Community Development Director

1. CALL TO ORDER 9:00 am
2. ROLL CALL
3. CONSENT AGENDA:
 - a. Approve minutes from January 8, 2014 Regular Meeting
 - b. Approve expenses incurred since the January 8, 2014 meeting
4. Business:
 - a. Public Hearing and Discussion on the 2013 Annual Report
 - b. Consideration and approval of Resolution HURA 2014-1, adopting the 2013 Annual Report
 - c. Discussion and Update on Project Steelhead
5. Staff Reports:
 - a. Presentation of 2013 Annual Community Development Report
 - b. Economic Development update
6. Adjourn

2014 Agendas (cont.)

Hailey Urban Renewal Agency
REGULAR MEETING
June 19, 2014

Hailey City Hall
115 Main Street S
Council Chambers – upstairs

9:00 am

<i>Chair:</i>	Jason Miller
<i>Vice Chair:</i>	Larry Schwartz
<i>Treasurer</i>	Mary Sfingi
<i>Board Members</i>	Don Keirn, Jim Spinelli
<i>Staff Support:</i>	Micah Austin, Community Development Director

1. CALL TO ORDER 9:00 am
2. ROLL CALL
3. CONSENT AGENDA:
 - a. Approve minutes from March 12, 2014 Regular Meeting
 - b. Approve expenses incurred since the March 12, 2014 meeting
4. Business:
 - a. Discussion of Fiscal Year 2015 projected tax increment revenues and calculations.
 - b. Discussion on the Tentative Fiscal Year 2015 Budget for the Hailey Urban Renewal Agency
 - c. Discussion and adoption of the Bank Services RFP.
5. Staff Reports:
 - a. Economic Development update
6. Adjourn

2014 Agendas (cont.)

Hailey Urban Renewal Agency
REGULAR MEETING
September 8, 2014

Hailey City Hall
115 Main Street S
Council Chambers – upstairs
9:00 am

<i>Chair:</i>	Jason Miller
<i>Vice Chair:</i>	Larry Schwartz
<i>Treasurer</i>	Mary Sfingi
<i>Board Members</i>	Don Keirn, Jim Spinelli
<i>Staff Support:</i>	Micah Austin, Community Development Director

1. CALL TO ORDER 9:00 am
2. ROLL CALL
3. CONSENT AGENDA:
 - a. Approve minutes from June 19, 2014 Regular Meeting
 - b. Approve expenses incurred since the June 19, 2014 meeting
4. Business:
 - a. Public Hearing on the Fiscal Year 2015 Budget for the Hailey Urban Renewal Agency
 - b. Discussion and adoption of Resolution No. HURA 2014-2 , adopting FY15 Budget
 - c. Discussion of the Banking RFP responses and possible approval of a local bank to provide banking services to the Hailey Urban Renewal Agency
 - d. Discussion and possible action on joining the Redevelopment Agencies of Idaho (RAI) association
 - e. Discussion and approval of insurance policy premium payment for FY2015 to ICRMP in the amount of \$1,069.00
5. Staff Reports:
 - a. Economic Development update
6. Adjourn

2014 Agendas (cont.)

Hailey Urban Renewal Agency

REGULAR MEETING

December 3, 2014

Hailey City Hall

115 Main Street S

Council Chambers – upstairs

9:00 am

<i>Chair:</i>	Jason Miller
<i>Vice Chair:</i>	Larry Schwartz
<i>Treasurer</i>	Mary Sfingi
<i>Board Members</i>	Don Keirn, Jim Spinelli
<i>Staff Support:</i>	Micah Austin, Community Development Director

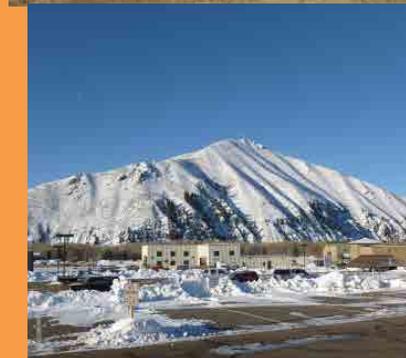
1. CALL TO ORDER 9:00 am
2. ROLL CALL
3. CONSENT AGENDA:
 - a. Approve minutes from September 8, 2014 Regular Meeting
 - b. Approve expenses incurred since the September 8, 2014 meeting
 - i. Payment to Redevelopment Association of Idaho in the amount of \$120.00 for annual membership.
4. Business:
 - a. Discussion of the FY 2015 Schedule and transition of leadership
 - b. Discussion and approval of authorized signers for the HURA checking account with Mountain West Bank
 - c. Discussion of the \$50,000 note with the City of Hailey and servicing the debt in calendar year 2015
5. Staff Reports:
 - a. Economic Development update
6. Adjourn

Aesthetically

Looking Forward to 2014-2015

Key Priorities for the Hailey Urban Renewal Agency in 2014

1. Determine revenues for FY 2016 and anticipate their receipt.
2. Consider other funding options to coincide with receipt of the LHTAC grant to minimize phasing of River Street reconstruction.
3. Partner with developers and owners of real property on redeveloping site within the Gateway District, particularly those sites that are in clear need of redevelopment.
4. Establish priority economic development projects and determine how Board Members can be involved.





Contact Information

Hailey Urban Renewal Agency

**Hailey City Hall
115 Main St. So
Hailey, ID 83333
208-788-9815**

Lisa Horowitz, Director
lisa.horowitz@haileycityhall.org
208-788-9815 ext 13



**City of Hailey
Hailey City Hall
115 Main St. So
Hailey, ID 83333
208-788-4221**

Heather Dawson, City Administrator
heather.dawson@haileycityhall.org
208-788-4221