

**Hailey Urban Renewal Agency
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via Teams
Tuesday, May 21, 2024
11:00 AM**

THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.

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Email: Public comments may be shared with the Agency Board via email to Lisa Horowitz, lisa.horowitz@haileycityhall.org. Emails or other written testimony must be **received no later than 5:00 p.m. on Monday, May 20, 2024.**

Live Meeting Attendance: Members of the public wishing to attend the meeting may do so remotely through the virtual platform with a phone or a computer or in person. The Agency strives to make the meeting available virtually but cannot guarantee access due to platform failure, internet interruptions or other potential technological malfunctions. Log-in information is located at the top of this agenda.

If there are any questions, contact Lisa Horowitz at lisa.horowitz@haileycityhall.org or (208) 788-4221.

Chair:	Larry Schwartz
Vice Chair:	Sandi Viau
Treasurer	Becky Stokes
Board Members	Walt Denekas, Martha Burke, Bob Brand
Staff Support:	Lisa Horowitz, Executive Director of HURA and City Administrator

Next Resolution Available: 2024-009

1. [11:02:09 AM](#) CALL TO ORDER
2. **CONSENT AGENDA:**
 - a. [11:02:06 AM](#) Approval of Bills unpaid since April, 2024.....
ACTION ITEM
 - b. [11:02:03 AM](#) Approval of meeting minutes dated April, 2024.....
ACTION ITEM
3. **New Business:**
 - a. [11:02:11 AM](#) Presentation of the annual financial statements for Fiscal Year Ending September 30, 2023 by Brady Workman, auditor, followed by acceptance and adoption of audited financial statements (Documents Pending)..... **ACTION ITEM**

Horowitz introduced audit and turned floor to Brady Workman. Workman presented FY23 Audit, highlighting changes made since board last saw report.

[11:07:35 AM](#) Viau expressed concern on capitalizing infrastructure cost.

- b. [11:15:50 AM](#) Consideration of contract for services with Lisa Enourato for assistance in administrative duties..... **ACTION ITEM**

[11:15:59 AM](#) Horowitz explained increase of workload and request for assistance. Horowitz introduced Lisa Enourato and summarized her history.

[11:17:11 AM](#) **Denekas moved to approve. Viau seconded. All in Favor.**

[11:17:34 AM](#) Schwarz requested to discuss increase of percentage on RPA before discussing old business. Board and staff discussed potential to increase percentage of RPA reimbursement in the Gateway District, referring to staff report summarizing funds in staff report and potential future projects to come. Board in agreement of increase and change will be up for consideration at next meeting.

4. Old Business:

- a. Consideration of Resolution 2024-007, a resolution adopting Reimbursement Participation Agreement with MID RVR Townhomes, LLC for MID RVR located at 317 North River Street (Lots 1-3, Block 54, Hailey Townsite located at 317 North River Street..... **ACTION ITEM**

Meghan Conrad confirmed approved at least meeting as amended and summarized changes made to agreement: increase on reimbursement percentage to 75%, reduction of \$13,000 in total estimate provided due to reduction in soft costs.

[11:41:45 AM](#) **Burke motioned to approve agreement as amended. Viau seconded. All in Favor.**

- b. Consideration of Resolution 2024-008, a resolution adopting Reimbursement Participation Agreement with CK Property Group, LLC for reimbursement of undergrounding existing powerlines adjacent to the MID RVR townhouse development..... **ACTION ITEM**

Horowitz and Conrad summarized approval from last hearing and changes requested from last meeting: language requiring Idaho Power processes to be completed prior to URA reimbursement. Approximately \$62,000 that would be committed by URA.

[11:44:51 AM](#) **Viau motioned to approve 2024-008 agreement as amended. Burke seconded. All in Favor.**

- c. Consideration of Resolution 2024-009, a resolution adopting Reimbursement Participation Agreement with McIntosh Holdings, LLC for Spruce Street Duplexes development located at 109 and 111 West Spruce Street, Units 1-4..... **ACTION ITEM**

Horowitz introduced this application. Yeager summarized meeting with Leonard McIntosh regarding cost estimate and changes determined during this meeting. Horowitz proposed changing estimate from email by attaching email with revised cost estimate.

[11:49:15 AM](#) **Denekas motioned to approve Resolution 2024-009, a resolution adopting Reimbursement Participation Agreement with McIntosh Holdings, LLC for Spruce Street Duplexes development located at 109 and 111 West Spruce Street, Units 1-4. Burke seconded All in Favor.**

5. Staff Update:

- a. Update on URA Projects: Horowitz briefly described potential projects that may come in front of URA. [11:54:37 AM](#) Yeager provided update on Spruce & River Corner; River Street & LHTAC project. [11:54:59 AM](#) Yeager proposed starting process for typical street section for Airport Way District. Horowitz stated would have Enourato bring back draft documents for typical street section for Airport Way. Board is in agreement.
- b. Financials: Board reviewed financial statements. Horowitz and Stokes will review whether need to bill Airport Way. Stokes summarized reports provided.
- c. Upcoming Meetings
 - i. June 18, 2024: Discuss whether to cancel or reschedule this meeting to a different date:

Board agreed to move to June 4, 2024.

- ii. Items to be discussed at next meeting: June - Airport Way Typical Street RFQ; Accepting Audit. July - Revision to Participation Policy to reflect increase from 50% to 75%;

6. Adjourn

[12:07:15 PM](#) **Viau motioned to adjourn. Burke seconded. All in Favor.**