

Hailey Urban Renewal Agency
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via Teams
Tuesday, July 16, 2024
11:00 AM

AMENDED AGENDA

THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 237 503 468 111

Passcode: q2iFwo

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 469-206-8535](tel:+14692068535), [324529467#](tel:+1324529467) United States, Dallas

Phone Conference ID: 324 529 467#

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, July 15, 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	Martha Burke, Bob Brand, Brian McCue
Staff Support:	Lisa Horowitz, Executive Director of HURA and City Administrator

Present

Board: Brian McCue, Bob Brand, Larry Schwartz, Martha Burke

Staff: Lisa Horowitz, Becky Stokes, Lisa Enourato, Jessie Parker

Absent: Sandi Viau

Next Resolution Available: 2024-010

1. [10:59:36 AM](#) CALL TO ORDER

2. [11:00:58 AM](#) **ACTION ITEM** – Consider Amending the Agenda. **ACTION ITEM**

[11:01:05 AM](#) Burke motioned to amend agenda to add 5b. Brand seconded. All in Favor.

3. [10:59:43 AM](#) Consent Agenda:

a. Motion to approve Meeting Minutes dated May and June 2024. **ACTION ITEM**

b. Motion to approve bills since June 2024. **ACTION ITEM**

[10:59:48 AM](#) Burke motioned to approve minutes. Brand seconded. McCue abstained. All in Favor.

[11:00:15 AM](#) Burke motioned to approve bills. Brand seconded. McCue abstained. All in Favor.

4. [11:01:35 AM](#) Presentation:

- a. Presentation from Eric Heringer, Piper Sandler on the updated Gateway District financial modeling. **ACTION ITEM**

Eric Heringer, Piper Sandler, introduced himself and provided summarized history of his work history. Heringer provided presentation for a updated Gat3eway District Financial Model. Presentation used included in the packet.

[11:23:59 AM](#) Schwartz summarized bonding vs. getting a bank loan.

[11:27:16 AM](#) McCue asked if there is a project contemplated for this to fund. Horowitz summarized most projects are outlined in the recently adopted Downtown Master Plan. McCue asked if possible to have option for line of credit instead of a one loan up front. Schwartz and Heringer summarized reasons why believe one bond is route to go. Conrad stated thinks line of credit should always be considered as an option, but realistic a private placement is more realistic. McCue asked if have a forecast for CapEx.

[11:34:52 AM](#) Horowitz asked how the board is feeling on if want to proceed with this. Schwartz believes getting closer. Heringer explained it is trying to determine when should pull money to spend on projects. Schwartz clarified in past had not been ready to start projects but that getting closer now.

5. New Business:

- a. [11:38:28 AM](#) Tentative approval of the HURA FY 2025 Budget; selection of public hearing date of August 20, 2024 and authorization to publish the budget public hearing notice. **ACTION ITEM**

Horowitz explained separation of districts, believe south urban to be finalized so has been included and new category for General Fund. Enourato added also created a General Fund to match the audit. Stokes explained why need the general fund to address not specific items. Stokes stated it is a board discussion to determine if interest accrued by districts should go to general fund. Schwartz asked what need to do to keep deadlines moving forward but still be able to amend. The board discussed need for workshop, and all agreed to have special meeting on July 25th at 8am to further discuss with full board.

- b. Resolution No. ____ to approve selection of firm to prepare the Transportation Master Plan for the Airport Way Project Area. **ACTION ITEM**

[11:48:22 AM](#) Burke motioned to approve Resolution 2024-010 to selection GGLO, that remains subject to final negotiation of fees and rates. [11:48:46 AM](#) Brand seconded All in Favor.

6. Executive Session:

- a. Executive Session under Idaho Code §74-206(1)(c) to acquire an interest in real property not owned by a public agency..... **ACTION ITEM**

[11:53:55 AM](#) Burke motioned to enter into executive session under Idaho Code §74-206(1)(c) to acquire an interest in real property not owned by a public agency. Brand seconded. Yes: Brand, McCue, Schwartz, Burke (4). No: (0).

[12:16:44 PM](#) Board has returned from Executive Session.

7. Action Item:

- a. [12:17:00 PM](#) Discussion/decision regarding a Notice of Intent to acquire an interest in real property not owned by a public agency. **ACTION ITEM**

Schwartz stated letter of intent needs to be adjusted two things – closing date and property needs to be maintained prior to closing.

[12:17:33 PM](#) Burke motioned to accept letter of intent from the Urban Renewal Agency to the Williams Family Trust with changes noted, July 2024 and allow the Chair to negotiate any small changes that arise. Brand seconded. All in Favor.

8. [12:18:46 PM](#) Staff Update:

- a. Update on URA Projects
- b. Financials
- c. Upcoming Meetings
 - i. July 24, 2024: Special Meeting: Budget
 - ii. August 20, 2024: FY25 Budget, Revision to Participation Policy to reflect increase from 50% to 75% reimbursement.

No updates from Horowitz. Yeager to update on LTAC at next meeting.

Stokes summarized financials, and responded to questions emailed - that the 19k in interest income does not show up in the PL for Jobs, difference between totals, and that no expenses have currently been coded for Airport Way debit services.

Board went back to discuss whether we want to put in another Letter of Intent or whether want to move towards actual offer.

[12:28:33 PM](#) Burke motioned to change letter of intent dated July 2024 and turn it into an actual offer on real property.

9. Adjourn

[12:29:01 PM](#) Brand motioned to adjourn. McCue seconded. All in Favor.