

Hailey Urban Renewal Agency  
Hailey City Hall  
115 Main Street S  
Council Chambers – upstairs AND via Teams  
Monday, July 22, 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](mailto: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](mailto:lisa.horowitz@haileycityhall.org) or (208) 788-4221.

<b>Chair:</b>	Larry Schwartz
<b>Vice Chair:</b>	Sandi Viau
<b>Treasurer</b>	Becky Stokes
<b>Board Members</b>	Martha Burke, Bob Brand, Brian McCue
<b>Staff Support:</b>	Lisa Horowitz, Executive Director of HURA and City Administrator

#### Present

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

**Staff:** Lisa Horowitz, Lisa Enourato, Jessie Parker

**Absent:** Bob Brand,

#### **Next Resolution Available: 2024-011**

1. [4:02:56 PM](#) CALL TO ORDER
2. Consent Agenda

[4:03:12 PM](#) Viau motioned to approve bills. Burke seconded. All in Favor.

#### 3. New Business:

- a. [4:03:26 PM](#) 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**

[4:03:58 PM](#) Horowitz explained proposing a general fund, splitting across 4 ways. Viau disagrees with general fund. Viau explained why thinks it is important to have separate bank accounts for each district, and why need to separate out times of staff time. Viau stated interest earned needs to go into applicable account for applicable district. Horowitz explained recommendation from Brady to keep things simple.

[4:13:46 PM](#) Viau asked why adding debt service to Gateway & Airport for 75K. Horowitz explained it is a place holder that the Gateway may need to loan a new potential district. Horowitz provided quick update on potential district.

[4:17:26 PM](#) Horowitz confirmed can remove the general fund line items and re-proportionate it across the three districts. Horowitz asked if re- re-proportionate across the board, or a third each. Schwartz stated that is an accounting issue need to iron out. Horowitz explained that for budget purpose need to place somewhere.

[4:20:08 PM](#) McCue joined the meeting late, Horowitz & Schwartz summarized discussion up to this point. Schwartz summarized recommending separate accounts for debits & revenue for each district, and staff time that applies to all districts be split by percentage.

[4:22:56 PM](#) Viau does not think should budget for general fund. Staff confirmed can remove general fund. Schwartz summarized to split time between districts as appropriate.

[4:25:36 PM](#) Board agreed need to have separate checking accounts for each district.

[4:29:31 PM](#) Horowitz referenced May 21<sup>st</sup> meeting project list on page 82 of that packet. Yeager provided summary of those proposed projects. McCue asked about projects from May meeting. Board discussed capital expenses for Gateway, Yeager stated it is his understanding URA is fully committed for LHTAC reimbursement. Schwartz expressed the question on \$601K for Capital Expenses compared to project list from 5/21/24 meeting. Burke asked why are not proceeding with Bond. Schwartz explained thought E. Heringer was going to come back with options for bond.

[4:44:11 PM](#) Schwartz asked for update on staff estimate the land sale to close. Schwartz asked to somehow include bonding in budget? Yeager provided two options – 1) estimated bond proceeds or 2) put X% percentage in a reserve. Schwartz stated to add land sale into capital expenses for approximately 2.9 million and show estimated bond. Horowitz confirmed will also need to update table to match numbers from Heringer. [4:49:42 PM](#) Schwartz confirmed updating capital expenses in Gateway.

The board agreed to have another meeting before authorizing publication. All agreed to meet again July 25<sup>th</sup> at 8am.

[4:55:01 PM](#) Enourato confirmed potential bond revenue, and the General Fund is going to be split three ways.

[4:55:51 PM](#) McCue asked what the debit service is for South Urban. Horowitz explained debit service is where South Urban borrows from another district to be established then repays. Viau & McCue requested debit services to be moved to professional and legal. Lisa E asked if should have separate debt service the for 2.9, both members agreed that should be debit service.

#### 4. Adjourn

[4:59:30 PM](#) Viau motioned to adjourn. Burke seconded. All in Favor.