

Hailey Urban Renewal Agency  
Hailey City Hall  
115 Main Street S  
Council Chambers – upstairs AND via Teams  
Tuesday, August 20, 2024  
11:00 AM

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Meeting ID: 237 503 468 111

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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](mailto:lisa.horowitz@haileycityhall.org). Emails or other written testimony must be received no later than 5:00 p.m. on Monday, August 19, 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.

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

**Next Resolution Available: 2024-011**

*Present*

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

*Staff: Lisa Horowitz, Lisa Enourato, Jessica Parker, Meghan Conrad*

*Absent: Becky Stokes*

1. [10:58:28 AM](#) **CALL TO ORDER**
2. [10:58:38 AM](#) **Consent:**
  - a. *Motion to approve bills since July 2024. ACTION ITEM*
  - b. *Motion to approve meeting minutes date July 16, 2024, July 22, 2024, July 25, 2024 and August 6, 2024. ACTION ITEM*

[10:58:43 AM](#) **Brand motioned to approve bills. Burke seconded. All in Favor.**

[10:59:07 AM](#) **Burke motioned to approve minutes. Brand seconded. All in favor.**

3. **Old Business:**

- a. [10:59:21 AM](#) *Presentation by Eric Heringer on bond financing (Documents to be brought to the meeting)* **ACTION ITEM**

Eric Heringer summarized last discussions with board. Heringer presented a schedule of how to get the financing completed. Schedule presented available on file. Schwartz asked if had enough money to close the loan. Horowitz explained it would be tight, and also discussed possible option of short term loan from the city.

[11:06:54 AM](#) Horowitz asked Conrad if could pull items from New Business. Schwartz confirmed good with that. Schwartz suggested canceling normal scheduled meeting date and having just the special meetings based off presented schedule (9/24 and 10/22). All in agreed.

- b. [11:26:15 AM](#) *Consideration of engagement agreement with GGLO for Airport Way Transportation Master Plan.* **ACTION ITEM**

Horowitz summarized the engagement agreement submitted and changes on revised agreement presented at the meeting.

[11:28:57 AM](#) Conrad summarized why believe should reimburse actual costs. Board agreed. Viau confirmed this will be paid under Airport Way.

**[11:30:47 AM](#) Burke motioned to authorize Chair to sign engagement agreement with GGLO, LLC for Airport Way Transportation Master Plan. Brand seconded. All in Favor.**

- c. [11:31:11 AM](#) *Consideration of Resolution 2024-\_\_\_\_\_, a resolution to approve the Real Property Purchase and Sale Agreement with the Williams Family Trust for the purchase of 111 Empty Saddle Trail, Hailey, Idaho.* **ACTION ITEM**

Schwartz summarized changes since last hearing, explaining how property proposed for purchase changed. Horowitz and Schwartz summarized condition of lot and existing landscape. Conrad summarized changes to Purchase and Sale Agreement and deposits required. Board verified funds available. Board discussed if should proceed prior to bond. Conrad explained contingency period. Conrad continued to discuss changes made to PSA in redline.

**[11:54:06 AM](#) Viau motioned to approve Resolution 2024-013 the Real Property Purchase and Sale agreement for 111 Empty Saddle providing for any technical changes necessary prior to signature; providing the authority to the Board Chair and Lisa Horowitz to work with seller and his counsel to finalize the agreement; and providing the authority to the Board Chair to sign the agreement once final. Burke seconded. All in Favor.**

#### **4. New Business:**

- a. [11:58:19 AM](#) *Public Hearing on the Fiscal Year 2025 Agency Budget*

[11:58:28 AM](#) Schwartz opened public comment.

[11:58:39 AM](#) Schwartz closed public comment.

Conrad confirmed no written public comment received, notice published twice, and no changes to published budget.

- b. [11:59:32 AM](#) *Consideration of Resolution 2024-\_\_\_\_\_, a resolution adopting the FY25 budget, a budget with expenditures not to exceed \$4,085,906.00.* **ACTION ITEM**

**12:00:09 PM Burke Motion to adopt Resolution 2024-011, a resolution adopting FY25 Budget, a budget with expenditures not to exceed \$4,085,906. Brand seconded. All in Favor.**

- c. 11:56:40 AM *Consideration of Bond Counsel Engagement Letter with Hawley Troxell for bond counsel services.* ACTION ITEM

Heringer explained history he has with Hawley Troxell and his thoughts on their proposal.

**11:57:48 AM Viau motion to authorize Chair to sign the Bond Counsel Engagement Letter with Hawley Troxell for bond counsel services. Burke seconded. All in Favor.**

- d. 12:00:27 PM *Consideration of Resolution 2024-\_\_\_\_, a resolution to remove Walt Denekas as a signer on the Agency's checking accounts and to add a new third signer to the checking accounts.* ACTION ITEM

12:00:44 PM Board discussed who to add as a third signer. Board agreed to add Bob Brand as third signer.

**12:02:07 PM Burke motioned to add Bob Brand as a third signer to Hailey Urban Renewal Agency checking account and to revoke the authority previously granted to Walt Denekas, Resolution 2024-012. Viau seconded. All in Favor.**

- e. 11:10:02 AM *Consider issuance of a Request for Proposal for selection of a bank for a bank financing. (Documents to be brought to the meeting)* ACTION ITEM

11:10:07 AM Heringer provided draft Request for Proposal and summarized what it contains. Schwartz asked if could be sued by someone already have an RPA in making this one the primary. Conrad believes all RPAs include a cause that states they are a subordinate. Heringer continued to present the request for proposal. Schwartz asked how many banks estimated to respond. Heringer believes when did this with Ketchum had five responses. Heringer anticipates getting responses from Mountain West and Zions along with a handful of others.

Conrad asked Schwartz if should take action to allow staff to proceed with request for proposal.

**Burke motioned to authorize staff too and legal counsel to finalize and issue. Brand seconded. All in Favor.**

#### **5. Staff Reports**

- a. *Upcoming Meetings: ~~September 17, 2024~~ September 24, 2024 and October 22, 2024*  
b. *Financials*

#### **6. Adjourn**

**12:03:22 PM Burke motioned to adjourn. McCue seconded. All in Favor.**