

**Hailey Urban Renewal Agency
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via Teams
Tuesday, September 24, 2024
11:00 AM**

THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.

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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. Emails or other written testimony must be **received no later than 5:00 p.m. on Monday, September 23, 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: Larry Schwartz, Sandi Viau, Martha Burke, Bob Brand, Brian McCue

Staff: Lisa Horowitz, Becky Stokes, Jessie Parker

Next Resolution Available: 2024-014

11:00:24 AM CALL TO ORDER

Consent Agenda:

- **11:00:27 AM CA 1** Approve bills since August 2024. **ACTION ITEM**

Add company name instead of Jane Rosen.

- **CA 2** Approve meeting minutes dated August 20, 2024. **ACTION ITEM**
- **CA 3** Ratify and affirm all actions of the Board Chair in executing the agreement with Assessment and Compliance Services for a Phase I Environmental Assessment of 111 Empty Saddle Trail, Hailey, Idaho. **ACTION ITEM**

[11:05:17 AM](#) **Burke motion to approve CA 1 – CA3. Brand seconded all in favor.**

Old Business:

- [OB 1](#) Authorize Board Chair and the Executive Director to provide written notice to the Seller of the Agency's election to proceed with the Financing Contingency Period by October 7 Subject to Certain Conditions. ACTION ITEM

Conrad summarized next steps to move to financing contingency period and summary of where at in process. Horowitz summarized maintenance of trees.

[11:06:25 AM](#) **Burke Motion to authorize Board Chair to sign written notice to the Seller of the Agency's election to proceed with the Financing Contingency Period by October 7, 2024 Subject to Certain Conditions. Brand seconded. All in Favor.**

New Business:

- [11:06:46 AM NB 1](#) Consideration of a contract for services with Hales Engineering for Airport Way Master Plan Traffic Analysis. **ACTION ITEM**

Horowitz explained need and reasoning for Hales Engineering and Opal Engineering contracts, that are now separate from the GGLO contract, whereas previously fell under the umbrella of the GGLO contract. Horowitz confirming GGLO contract has already been amended.

[11:08:22 AM](#) **motion to authorize Chair to sign the service contract with Hales Engineering for the Hailey Airport Way Master Plan – Traffic Analysis. McCue seconded.**

- [NB 2](#) Consideration of a contract for services with Opal Engineering for general and civil engineering services . **ACTION ITEM**

[11:08:36 AM](#) **Brand motion to authorize Chair to sign the service contract with Opal Engineering for the Hailey Airport Way Master Plan. McCue seconded. All in favor.**

- [NB 3](#) Consideration and adoption of Resolution 2024- ____, a resolution selecting Bank in response to request for proposals to provide financing for certain projects in the Gateway Urban Renewal District. **ACTION ITEM**

Eric Heringer summarized proposals received and described the pros and cons between the two received.

Schwartz asked about interest rates, if could get interest rate comparable to loan interest rate if took all money and it set in bank account. Heringer noted LGIP interest rate has typically been paying approximately 5% but will go down.

Horowitz added that the City and Agency both have an established relationship with Mountain West Bank.

McCue asked if there was any benefit of pushing Zions to modify their offer. Heringer explained that Zions is requiring the reserve fund and that interest rate with Mountain West would not change if had a reserve with them. McCue asked if quotes came in before or after fed meeting. Heringer confirmed came in on Thursday, after. Heringer noted that would not be locking in rate today, that basically identifying bank wanting to work with moving forward. Heringer summarized the process between now and time adopting estimating adoption at October 22, 2024 meeting.

Conrad provided draft resolution and noticing, explaining requirements for agency to consider bond resolution and to close bond. Conrad estimates bond to close in December based off current timeline.

11:25:44 AM Burke motion to Resolution 2024-014, a resolution selecting Mountain West Bank in response to request for proposals to provide financing for certain projects in the Gateway Urban Renewal District. Viau seconded. All in Favor.

- **NB 4** Consideration and adoption of Resolution 2024-___, a resolution amending and restating the Hailey Urban Renewal By Laws. **ACTION ITEM**

11:27:13 AM Conrad explained that it has been quite some time since by laws had been internally reviewed, last time was in 2016. Conrad summarized changes proposed. Conrad pointed out Article V, that allows for spending authority and explained reasoning for this addition.

11:30:17 AM Viau asked what happens if the board does not agree with the purchase. Conrad explained authority provided if approved, noting that if the amount is concern can discuss amount allowed. Schwartz asked if \$5,000 would be reasonable. Conrad explained could reduce to \$5,000.00.

Board and staff discussed options for authority - two board members, treasurer, secretary, Executive Director. All agreed to delegate authority to Board Chair and Executive Director. Conrad will amend the resolution and bring them back to the next meeting. No action will be taken on NB 4 and NB 5, staff will bring back to Board in October.

- **NB 5** Consideration and adoption of Resolution 2024-_____, a resolution authorizing the Executive Director approval of expenditures in the amount not to exceed \$10,000. **ACTION ITEM**

No action will be taken on NB 4 and NB 5, staff will bring back to Board in October.

Staff Reports

- **SR 1** Financials

Stokes summarized financial reports. Stokes confirmed will correct P&L by district to move County line item to Gateway District.

- **SR 2** Upcoming Meetings: October 22, 2024

Horowitz summarized at next meeting will review bond documents and resolution, discuss with Brian Yeager regarding where big focus should be on River Street projects.

Adjourn

11:39:50 AM Burke motion to adjourn. Viau seconded. All in Favor.

Next Resolution Available: 2024-015