

**Hailey Urban Renewal Agency
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via Teams Tuesday,
October 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. Emails or other written testimony must be **received no later than 5:00 p.m. on Monday, October 21, 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

Next Resolution Available: 2024-015

Present

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

Staff: Lisa Horowitz, Jessie Parker, Brian Yeager, Becky Stokes

A. [11:00:33 AM](#) CALL TO ORDER

B. [11:00:39 AM](#) Consent Agenda:

- [CA 1](#) Approve bills since September 2024. **ACTION ITEM**
- [CA 2](#) Approve meeting minutes dated September 20, 2024. **ACTION ITEM**
-

[11:01:22 AM](#) Viau noted ICRMP increased 20% from last year. Schwartz suggested looking at Travelers in place ICRMP. Discussion ensued.

[11:03:58 AM](#) Viau motioned to approve bills since September 2024. Brand seconded. All in Favor.

[11:04:27 AM](#) Viau noted error where motion does not reference who made the motion for NB 1. Burke confirmed she did that motion. Staff will correct prior to posting.

[11:05:31 AM](#) Burke motioned to approve minutes. Viau seconded. All in Favor.

C. New Business:

- [11:05:43 AM NB 1](#) Consideration of Second Amendment to Financial Services Agreement between Piper Sandler and Hailey Urban Renewal Agency. **ACTION ITEM**

[11:05:48 AM](#) Heringer summarized proposed amendment to service agreement.

[11:08:21 AM](#) Burke motioned to adopt of **Second Amendment to Financial Services Agreement between Piper Sandler and Hailey Urban Renewal Agency. Viau seconded. All in favor.**

- [11:08:47 AM Public Comment:](#) Review Series 2024 Bond, Resolution No. 2024-015 (the “Bond Resolution”), the Bond Purchase Agreement and other related documents and receive public comment (Gateway District Improvement Project) – **ACTION ITEM**

[11:09:16 AM](#) Conrad summarized public comment item and the following item on the agenda for the Bond Resolution. Conrad summarized list of exhibits to the Bond Resolution in NB 2. **Conrad noted section for section of additional bonds if approved. Conrad called out technical errors that staff will clean up prior to signing. Conrad summarized how the post notice to be published has been amended.**

Conrad asked if there were any public comment received in writing, or if anyone had attended in person. Horowitz confirmed no written comment, phone calls and no one is attending in person.

- [NB 2](#) Consideration and adoption of Resolution 2024- 015, the Bond Resolution for the Series 2024 Bond and authorize post-adoption publication notice. **ACTION ITEM**

[11:16:14 AM](#) Burke motioned to adopt of **Resolution 2024- 015, the Bond Resolution for the Series 2024 Bond and authorize post-adoption publication notice subject to corrections of technical errors and edits discussed prior to signing. Brand seconded. All in Favor.**

[11:17:15 AM](#) Conrad summarized next steps.

- [11:17:36 AM NB 3](#) Consideration of Resolution 2024-____, as resolution authorizing final payment of River Street Improvements and LHTAC agreements. **ACTION ITEM**

[11:17:50 AM](#) Horowitz started with explaining that going forward, these bills in future will be brought quarterly. Horowitz confirmed has already spoken with Heringer who confirmed he is comfortable and has no concerns. Horowitz summarized previous resolutions approved and current status.

[11:19:51 AM](#) Yeager explained that the AIS refer to future projects moving forward but that is not what discussing today. Yeager briefly noted history of past approvals for committed monies, and that costs exceeded the \$600K. Yeager summarized bills included in this invoice. Yeager summarized cost change in LHTAC – local match increased as project funding increased. Yeager summarized requesting additional funds requested that exceeded \$134,947.58 & \$44,385.84 for River and LHTAC. Yeager summarized projects that totaled the \$568K for River Street reimbursement, noting other invoices that staff removed to help assist lowering URA reimbursement.

[11:32:13 AM](#) Conrad confirmed the intent is to reimburse the \$433K plus the \$135K+\$44K that exceeded.

[11:34:17 AM](#) Burke motioned **Resolution 2024-016, as resolution authorizing final payment of River Street Improvements and LHTAC agreements in the amount of \$134,947.58 for River Street and \$44,385.84, for a total of \$179,333.42. McCue seconded. All in Favor.**

[11:37:29 AM](#) Yeager asked if the board had any questions on projects or activity going on right now within this project area.

- [11:49:10 AM NB 4](#) Consideration of new LGIP account for Gateway Bond Proceeds and Project Costs. **ACTION ITEM**

Horowitz

[11:49:23 AM](#) **Viau motioned to open a new LGIP account for Gateway Bond Proceeds and Project Costs.** Burke seconded. All in Favor.

- [NB 5](#) Consideration and adoption of Resolution 2024-____, a resolution amending the Supplemental Service Agreement with GGLO for the Downtown Master Plan. **ACTION ITEM**

[11:49:50 AM](#) Horowitz summarized amendments with GGLO agreement and upcoming items to be discussed at future meetings.

[11:50:47 AM](#) **Brand motioned to approve Resolution 2024-017 a resolution amending the Supplemental Service Agreement with GGLO for the Downtown Master Plan. McCue seconded. All in Favor.**

D. Old Business:

- [11:51:21 AM OB 1](#) Consideration and adoption of Resolution 2024-____, a resolution adopting the 2024 Amended and Restated Bylaws of the Agency. **ACTION ITEM**

Conrad summarized changes to amended by laws as discussed from last month's hearing.

[11:53:25 AM](#) **Burke motioned to approve of Resolution 2024- 018, a resolution adopting the 2024 Amended and Restated Bylaws of the Agency. Brand seconded. All in Favor.**

- [11:54:01 AM OB 2](#) Consideration and adoption of Resolution 2024-____, a resolution authorizing the Chair and Executive Director approval of expenditures in the amount not to exceed \$5,000 per transaction. **ACTION ITEM**

[11:54:06 AM](#) **Viau verified amount permitted is \$5,000.**

[11:54:18 AM](#) **Burke motioned to approve Resolution 2024-019, a resolution authorizing the Chair and Executive Director approval of expenditures in the amount not to exceed \$5,000 per transaction. Brand seconded. All in Favor.**

E. Staff Reports

- [SR 1](#) Financials

Stokes summarized financials.

- **SR 2** Staff Updates: 111 Empty Saddle Trail

Horowitz and Conrad summarized latest updates on purchase of 111 Empty Saddle Trail.

- **SR 2** Upcoming Meetings: November 19, 2024

Will need to provide direction to staff on \$95K for PSA due towards end of November. GGLO will be coming for discussion regarding Downtown Master Plan.

F. Adjourn

[12:06:46 PM](#) **Burke motioned to adjourn. Brand seconded. All in Favor.**