

Hailey Urban Renewal Agency Agenda
Hailey City Hall
115 South Main Street
Council Chambers – upstairs AND via Teams
Tuesday, May 20, 2025 at 11:00 AM

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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, May 19, 2025.**

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: 2025-004

Present

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

Staff: Lisa Horowitz, Jessie Parker, Brian Yeager

A. [11:02:39 AM](#) **CALL TO ORDER**

B. [11:02:54 AM](#) **Consent Agenda (ACTION ITEM):**

- [CA 1](#) Motion to approve bills since April 15, 2025. **ACTION ITEM**
- [CA 2](#) Motion to approve meeting minutes dated April 15, 2025. **ACTION ITEM**

[11:03:01 AM](#) **Viau Motion to approve CA 1. Burke seconded. All in Favor**

[11:03:11 AM](#) **Burke motioned to approve CA 2. Brand seconded. All in Favor.**

C. **Old Business (ACTION ITEM):**

- [11:12:20 AM OB 1](#) Discussion of Bullion Pathway related to Downtown Master Plan. **ACTION ITEM**

[11:13:13 AM](#) Sindell provided update on Bullion Pathway, discussing changes recommended from PZ Title 18 section and where HURA left off in April.

[11:17:57 AM](#) Horowitz summarized how the process and final decision is made by City Council.

[11:18:26 AM](#) Sindell continued with update using latest presentation on file.

[11:21:37 AM](#) Horowitz noted the proposed parking will be deeper than what is existing in front of Salt & Pepper on Croy Street. Yeager explained need for wider sidewalk, and that parking is deeper.

[11:23:43 AM](#) Board discussed recommendation by PZ compared to their preferred design.

[11:25:37 AM](#) Dan Smith, PZ Commissioner, provided insight on his decision from the Planning & Zoning meeting.

[11:27:15 AM](#) Yeager explained the plan titled Hura Preferred plan is new and staff will be requesting the board to vote as it is slightly modified from previous plan approval.

[11:29:13 AM](#) Sindell noted changes to parking over time. Sindell moved back to discuss design on north east section of Bullion off Main St. Schwartz does not believe there is significant safety difference between parallel and angled parking. Burke explained challenge of parking and pedestrian access at that Main Bullion intersection. Schwartz believes that is being partially addressed by making that a one way exit.

[11:34:21 AM](#) McCue discussed his preference for design from PZ meeting, noting net gain with the restriping of the parking lot. Burke likes the idea he is pointing out. Schwartz asked if see downtown Hailey busier or less busier. McCue sees it being busier. Schwartz expressed concern of removing parking, explaining goal is to increase parking because will need them. Burke explained HURA and PZ make recommendations, Council makes the final decision. Burke explained that the Council has shown preference for more walkability or pathways. Discussion continued.

Schwartz verified have two options to vote on for design – HURA preferred 4-15-25 and PZ Title 18 5-5-25.

[11:45:37 AM](#) Steve Crosser, expressed preference for everyone to be on the same page before going to City Council.

[11:47:05 AM](#) Viau prefers the HURA Preferred 5-20-25 revised section.

[11:47:17 AM](#) Brand explained that he is conflicted.

[11:48:36 AM](#) McCue noted he laid out his concerns and preference for PZ design. McCue summarized his preference, voting for HURA Preferred 5-20-25 revised section.

[11:50:25 AM](#) Brand explained his preference for PZ Title 18 5-5-25. Brand voted for PZ Title 18 5-5-25.

[11:51:32 AM](#) Burke explained her preference, voting for PZ Title 18 5-5-25.

[11:51:45 AM](#) Schwartz voted for PZ Title 18 5-5-25.

[11:52:02 AM](#) Board voted for HURA Preferred 5-20-25 revised section. 3-2(Yes: McCue, Schwartz, Viau; No: Brand, Burke).

[11:53:51 AM](#) Sindell moved on to discuss the parklet and park & ride restriping. Sindell summarized question is what would the board prefer – no parklet, restriping of park & ride and or something else. Discussion ensued on placement of parklet. Yeager explained utilities would be within landscaping.

[12:03:20 PM](#) McCue would prefer to see a larger parklet even if have to go with parallel parking. Discussion continued of options to could do. Sindell noted if went parallel would gain a lot more area to work with that could include bike stalls, etc.

[12:08:09 PM](#) McCue requested parklet with revisions. Brand, Schwartz, Viau and Burke voted to keep park as drawn.

Burke noted that it would be worth reviewing amended design if one becomes available.

[12:09:22 PM](#) McCue and Viau had to leave meeting. Board all agreed on proposed pavers.

[12:09:51 PM](#) Sindell continued with presentation, discussing the proposed pavers.

Discussion ensued on whether to vote today or wait until June 17th meeting.

[12:15:59 PM](#) Schwartz requested to change the URA meeting from the 17th to the 10th. Staff will email board to verify meeting date change.

- [11:03:48 AM OB 2](#) Consideration of Resolution 2025-_____, to adopt the Amended and Restated Participation Policy. **ACTION ITEM**

[11:04:04 AM](#) Conrad summarized changes to participation policy – increase from 50% to 75% reimbursable and to include all districts. Board discussed whether to increase existing Gateway District RPAs. Board agreed to amend policy to read 50-75% instead of up to 75%.

[11:09:33 AM](#) **Burke motion to approve Resolution 2025-004, to adopt the Amended and Restated Participation Policy with changes 50-75% as noted in the discussion. Brand seconded. All in Favor.**

D. Staff Reports

- [SR 1](#) Financials

No questions, Viau requested to set up a meeting with staff to amend report formats.

- [SR 2](#) Staff Updates: Closing Date

Horowitz provided update of closing of parking lot.

- **SR 2** Upcoming Meetings: June 17, 2025
 - LHTAC/River Street Agreement
 - Airport Way Participation Policy

Staff summarized upcoming meeting items. Board and staff discussed how joint meeting with City Council will work.

E. Adjourn

[12:21:50 PM](#) **Burke motion to adjourn. Brand seconded. All in Favor.**