

**Hailey Urban Renewal Agency
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via GoToMeeting
Thursday, April 1, 2021
11:00 AM**

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/247356349>

Via Teleconference: +1 (669) 224-3412 Access Code: 247-356-349

Via One-Touch Teleconference: <tel:+16692243412,,247356349#>

Council Chambers will be open to the public in accordance with the Modified Stage 2 of Rebound Idaho requirements. Pursuant to the State of Idaho and Department of Health and Welfare Stay Healthy Order, dated December 30, 2020, Council Chamber’s 6-foot social distancing occupancy capacity is 10. It is anticipated there will be [4] Agency Board Members and Staff present in the meeting location; therefore, the first [6] persons who appear will be allowed to be present in the meeting location.

Because social distancing is still required seating will be extremely limited and alternative methods of participation are still highly encouraged.

Face coverings and social distancing are required. There is no overflow meeting room available.

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 Wednesday, March 31, 2021.**

Live Meeting Attendance: Members of the public wishing to attend the meeting may do so remotely through the GoToMeeting platform with a phone or a computer. 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) 788-9815 x 1.

Chair:	Larry Schwartz
Vice Chair:	Sandi Viau
Treasurer	Becky Stokes
Board Members	Walt Denekas, Martha Burke, Don Keirn
Staff Support:	Lisa Horowitz, Community Development Director

1. CALL TO ORDER 11:00 am
2. CONSENT AGENDA ACTION ITEM
 - a) Approval of Bills since March 4, 2021..... ACTION ITEM
3. New Business:
 - a) Consideration of the Draft Airport Way Urban Renewal District Eligibility Report...ACTION ITEM
 - b) Motion to approve funding not to exceed \$600,000 for the Phase 1 River street Improvement Project and direct staff and legal counsel to prepare a city-Agency Construction Agreement..... ACTION ITEM
4. Staff Report
5. Adjourn

Return to Agenda

**Total Due \$1,460.30, both balances
forwarded were paid in the March
invoice.**

ELAM & BURKE
ATTORNEYS AT LAW

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

Hailey Urban Renewal Agency
Attn: Lisa Horowitz
City of Hailey
115 Main Street South
Hailey, ID 83333

February 28, 2021

Invoice # 189735

Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED

From February 5, 2021 Through February 28, 2021

RE: General

CLIENT/MATTER: 00887-00001

HOURS

2/05/21	MSC	.40	Review block maintenance spreadsheet and consider items of follow up with Lisa Horowitz and city staff.
2/07/21	RPA	.30	Address potential city agency agreement on maintenance of projects.
2/09/21	MSC	1.00	Call with Lisa Horowitz, Brian Yeager, and Eric Heringer to discuss River Street project and request for city-agency agreement to fund a portion of the maintenance. Review and analyze request and work on defining limits.
2/09/21	RPA	.10	Follow up on city agency agreement for maintenance and ability of agency to fund general upkeep of improvements.
2/10/21	MSC	.40	Review and respond to email communication from Lisa Horowitz concerning plan amendment.
2/10/21	MSC	.40	Review board packet and follow up with Mike Stoddard re meeting attendance. Follow up with Lisa Horowitz re annual report process and open meetings protocol re amending agendas.
2/11/21	MSC	1.10	Prepare for, attend and participate in the agency board meeting. Follow up with Ms. Horowitz re annual report comments.
2/26/21	MSC	.50	Review and revise the HURA Resolution re annual report.
2/26/21	RPA	.80	Review proposed maintenance reimbursement.

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ELAM & BURKE

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RE: General

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February 28, 2021
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Address possible model for city-agency agreement.
Consider limitations of the TIF funds. Review
possible alternatives for funding.

PROFESSIONAL FEES 1,000.00

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable	
					Hours	Amount
Armbruster, Ryan P.	Of Counsel	200.00	1.20	240.00	.00	.00
Conrad, Meghan S.	Shareholder	200.00	3.80	760.00	.00	.00
			5.00	1,000.00	.00	.00

COSTS ADVANCED	QTY	RATE	AMOUNT
Copies	2.00	.15	.30
TOTAL COSTS ADVANCED			.30

INVOICE TOTAL	1,000.30
BALANCE FORWARD	1,100.00
BALANCE DUE	2,100.30

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Hailey Urban Renewal Agency
Attn: Lisa Horowitz
City of Hailey
115 Main Street South
Hailey, ID 83333

February 28, 2021

Invoice # 189736

Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED

From February 2, 2021 Through February 28, 2021

RE: 2021 Financing

CLIENT/MATTER: 00887-00003

HOURS

2/02/21	RPA	.30	Follow up on status of financing schedule, selection of bond counsel. Consider needed disclosure given property tax cap and school district levy issues.
2/03/21	MSC	.10	Follow up with Eric Heringer concerning subordination clauses in the reimbursement agreements and status of follow up with bond counsel.
2/09/21	MSC	.20	Follow up with bond counsel concerning the engagement letter. Review proposed engagement letter and note comments re same. Follow up with Lisa Horowitz regarding agenda items.
2/09/21	RPA	.10	Follow up on status of financing, bond counsel agreement and schedule.
2/10/21	MSC	.30	Draft follow up email communication to Mike Stoddard concerning tweak to engagement letter and information re meeting date/time. Follow up with Lisa Horowitz re same.
2/10/21	RPA	.10	Review status of bond counsel engagement letter.
2/26/21	MSC	.50	Review bond financing schedule. Review ability to use bond proceeds to pay for costs incurred by city related to the project. Review email communication from municipal advisor re information to include in the RFP.
2/26/21	RPA	.70	Review financing issues, reimbursement of

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RE: 2021 Financing

CLIENT/MATTER: 00887-00003
February 28, 2021
Invoice # 189736

expenses of the Agency and the City. Consider
next steps.

PROFESSIONAL FEES 460.00

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable	
					Hours	Amount
Armbruster, Ryan P.	Of Counsel	200.00	1.20	240.00	.00	.00
Conrad, Meghan S.	Shareholder	200.00	1.10	220.00	.00	.00
			2.30	460.00	.00	.00

INVOICE TOTAL	460.00
BALANCE FORWARD	360.00
BALANCE DUE	820.00

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