

Hailey Urban Renewal Agency Agenda - **AMENDED**

Hailey City Hall

115 South Main Street

Council Chambers – upstairs AND via Teams

Tuesday, August 26, 2025 at 11:00 AM

THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 237 503 468 111

Passcode: q2iFwo

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Or call in (audio only)

[+1 469-206-8535,,324529467#](#) United States, Dallas

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, August 25, 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: 2025-005

- A. 11:00 AM CALL TO ORDER
- B. Motion to Amend the Agenda. **ACTION ITEM**
- C. Consent Agenda (**ACTION ITEM**):
 - [11:00 am to 11:05 am CA 1](#) Motion to approve bills since July 15, 2025. **ACTION ITEM**
 - [11:05 am to 11:10 am CA 2](#) Motion to approve meeting minutes dated July 15, 2025. **ACTION ITEM**
- D. New Business (**ACTION ITEM**):
 - [11:10 am to 11:15 am NB 1](#) Public Hearing on the Fiscal Year 2026 Agency Budget. **ACTION ITEM**
 - [11:15 am to 11:35 am NB 2](#) Consideration of Resolution 2025-____, a resolution adopting the FY26 budget, a budget with expenditures not to exceed \$2,799,403. **ACTION ITEM**
 - [11:35 am to 11:40 am NB 3](#) Consideration of Resolution 2025-____ a resolution adopting the First Amendment to the Reimbursement Participation Agreement (Spruce Street Duplexes), increasing reimbursement from 50%-75%. **ACTION ITEM**

- [11:40 am to 11:45 am NB 4](#) Consideration of Resolution 2025-___ a resolution adopting the First Amendment to the Reimbursement Participation Agreement (Silver River Residences), increasing reimbursement from 50%-75%. **ACTION ITEM**

E. Old Business (ACTION ITEM):

- [11:45 am to 11:55 am OB 1](#) Discussion of Bullion Pathway draft schedule. **ACTION ITEM**
- [12:00 pm to 12:05 pm OB 2](#) Discussion of closing and current staff processes of 111 Empty Saddle Trail. **ACTION ITEM**

F. Staff Reports

- [12:10 pm to 12:15 pm SR 1](#) Financials
- [12:15 pm to 12:20 pm SR 1](#) Airport Way Transportation Plan
- [12:20 pm to 12:25 pm SR 2](#) Upcoming Meetings: September 16, 2025
 - River/LHTAC

G. [12:30 pm](#) Adjourn

Purchase Order

Hailey Urban Renewal Agency
115 S Main St Ste H
Hailey ID 83333

P. O. Number: 00016

Phone: (208) 788-4221
Fax:

To: 1016 ELAM & BURKE P O BOX 1539 BOISE ID 83701	Ship to: HAILEY URBAN RENEWAL AGENCY 115 S MAIN ST STE H HAILEY ID 83333
--	--

P. O. Date	Created By	Requested By	Department	Req Number	Terms
08/11/2025	Jessica				

Quantity	Description	Unit Price	Total
1.00	General Services July 410600	175.00	175.00
1.00	General Services July 420600	175.00	175.00
1.00	General Services July 430600	175.00	175.00
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		525.00

Authorized Signature

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844



July 31, 2025

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

Invoice No. 216711
Client No. 887
Matter No. 1
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from July 1, 2025 through July 31, 2025.

RE: General

Total Professional Services	\$ 525.00
Total Costs Advanced	<u> \$.00</u>
TOTAL THIS INVOICE	\$ 525.00

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844



July 31, 2025

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

Invoice No. 216711
Client No. 887
Matter No. 1
Billing Attorney: MSC

REMITTANCE

RE: General

BALANCE DUE THIS INVOICE

\$ 525.00

ONLINE PAYMENTS

Elam & Burke is committed to offering safe, secure, and convenient options to pay your bill using Visa, MasterCard, Discover, American Express, Apple Pay, Google Pay, and eCheck.

NOTE: A convenience surcharge will be applied to all of these transactions.

To pay online, please click here: Pay Now or go to: www.elamburke.com/payments

ACH PAYMENTS IN USD

Account Holder: Elam & Burke, PA
Bank Name: U.S. Bank
Branch Name: Meridian CenterPoint Office
Account Number: 82982196
ABA Routing Number: 021052053

CHECK PAYMENTS

All checks should be made payable to:
Elam & Burke, PA
ATTN: Accounts Receivable
251 E. Front Street, Suite 300
Boise, ID 83702
(Please return this advice with payment.)

Please reference: Invoice 216711, File # 887 - 1 on all payments.

INVOICES ARE PAYABLE UPON RECEIPT
Thank you! Your business is greatly appreciated.

Purchase Order

Hailey Urban Renewal Agency
115 S Main St Ste H
Hailey ID 83333

P. O. Number: 00017

Phone: (208) 788-4221
Fax:

To: 1030 ENOURATO, LISA PO BOX 2041 HAILEY ID 83333	Ship to: HAILEY URBAN RENEWAL AGENCY 115 S MAIN ST STE H HAILEY ID 83333
--	--

P. O. Date	Created By	Requested By	Department	Req Number	Terms
08/11/2025	Jessica				

Quantity	Description	Unit Price	Total
1.00	Invoice# 115 July Services 410200	28.33	28.33
1.00	Invoice# 115 July Services 420200	28.34	28.34
1.00	Invoice# 115 July Services 430200	28.33	28.33
1.00	Invoice# 114 June Services 410200	70.84	70.84
1.00	Invoice# 114 June Services 420200	70.83	70.83
1.00	Invoice# 114 June Services 430200	70.83	70.83
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		297.50

Authorized Signature

Mason's Trophies & Gifts LLC
 409 2nd Ave S
 Twin Falls, ID 83301
 Phone: 208-733-1560
 Fax: 208-733-6508
 Email: masonstronhy@gmail.com

PAID
 JUL 21 2025
 BY: _____

Statement

Date 7/16/2025

To:
 City of Hailey
 115 So Main Suite H
 Hailey, Id 83333

Account #	
Terms	Net 30

Amount Due	\$69.94
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Terms: Net Cash.

When credit is extended, terms are net 30 days, except for specialty items which are net 10 days. A finance charge of 1.5% per month (or a minimum of .50 cents) which is an annual percentage of 18%, will be added to past due accounts. We do not disclose any nonpublic personal information about our customers to anyone, except as permitted by law or necessary in the conduct of our business.

Date	Transaction	Amount	Balance
02/05/2025	INV #106215. Orig. Amount \$69.94. <i>NAME PLATE BRIAN McCUE</i>	69.94	69.94
<p>Thank you for your business WISHING YOU A MERRY HOLIDAY</p>			

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	0.00	0.00	0.00	69.94	\$69.94

PLEASE DISCARD IF PAYMENT HAS BEEN SENT.

Return to Agenda

**Hailey Urban Renewal Agency Agenda
Hailey City Hall
115 South Main Street
Council Chambers – upstairs AND via Teams
Tuesday, July 15, 2025 at 11:00 AM**

THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 237 503 468 111

Passcode: q2iFwo [Download](#)

[Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 469-206-8535,,324529467#](#) United States, Dallas

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, July 14, 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: 2025-005

Brand absent.

- A. 11:00 AM Shwartz called to order.
- B. Consent Agenda (ACTION ITEM):c
 - [CA 1](#) Motion to approve bills since June 20, 2025. **ACTION ITEM**

11:01 AM Viau motioned to approve bills. Burke seconded. All in Favor.

- [CA 2](#) Motion to approve meeting minutes dated June 20, 2025. **ACTION ITEM**

11:01 AM Burke motioned to approve meeting minutes. Viau seconded. All in Favor.

- C. New Business (ACTION ITEM:)
 - [1101 NB 1](#) Tentative approval of the HURA FY26 Budget; selection of public hearing date of August 19, 2025 and authorization to publish the budget public hearing notice. **ACTION ITEM**

Horowitz summarized budget memo proposing FY26 budget, noting hope that South District will be created in FY26. Horowitz summarized breakdown of Empty Saddle property costs. Horowitz summarized projected expenditures for each district.

Discussion ensued regarding where the \$1.8 million needs to be located, board agreeing that the \$1.8 should be labeled as bond proceeds. Conrad suggested discussing with Auditor on how they would recommend and that the board will do as he recommends.

Viau expressed concern of splitting as everything three ways instead of costs being allocated to appropriate districts. Horowitz and Stokes confirmed that costs are being allocated per district, except general items such as meetings, packets, etc. those are split three ways.

Schwartz asked estimated date of when South will be district. Horowitz anticipates in FY26.

Schwartz stated would like to add the parking lot on a future agenda. Closing date is August 29th.

1123 Burke motioned to tentatively approve the budget with the amendment as discussed pending audit approval. McCue seconded. All in Favor.

1148 Burke motioned to change public hearing date to 8/26/2025. Viau seconded. All approved

D. Old Business (ACTION ITEM):

- **11:25 am OB 1** Debrief of Bullion Pathway Final Decision. (No documents)

No comments from staff. No comments from McCue, Burke, or Viau. Schwartz stated he was disappointed by the process and the vote. Schwartz thought the time and effort by URA was not recognized by the City Council. Schwartz stated they are at a point now where have to decided how the funding will proceed. Conrad explained how a funding decision is different. Discussion ensued regarding funding. Conrad suggested staff create a schedule with funding decisions along the way. Horowitz asked if other board members have any input. Viau was also at the meeting was really disappointed in the Council decision, thinks should be supporting businesses downtown, that confused on City expectation. McCue was not disappointed by City Councils decision, that they took public comment into account, URAs decision into account. McCue does agree that they need to be working with business community, and that thinks need have more outreach next time ensure nothing is misconceived. Schwartz asked to include maintenance of pathway. Horowitz explained at this time can do a schedule of events, but will not have budget details at this time.

- **11:45 OB 2** Discussion and update on Airport Way Master Transportation Plan.

Horowitz summarized proposed schedule for Airport Way Master Transportation Plan. Burke would prefer the schedule to be adjusted to September. Schwartz agrees, suggesting push everything a month out. Horowitz confirmed will bring back to next meeting.

E. Staff Reports

- **11:24 AM SR 1** Financials (will be brought to the meeting)

No comments. Viau will provide feedback on recap report.

- **SR 2** Upcoming Meetings: August 19, 2025
 - LHTAC/River Street Agreement
 - FY 2026 Budget
 - Parking Lot
 - Airport Way Transportation Plan Schedule

Schwartz will not be present for August 19th meeting, meeting moved to August 26th normal time.

F. Adjourn

1149 Burke motioned to adjourn. Viau seconded. All in Favor.

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 08/26/2025

District: All Districts

STAFF: BS/LH/LE/JP

SUBJECT: Public Hearing and consideration of Resolution 2025-____, a resolution adopting FY26 Budget, a budget with expenditures not to exceed \$2,799,403.00.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

See attached final budget with exhibits.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to adopt Resolution 2025-____, a resolution adopting FY26 Budget, a budget with expenditures not to exceed \$2,799,403.00.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF HAILEY, IDAHO A/K/A/ HAILEY URBAN RENEWAL AGENCY:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF HAILEY, IDAHO A/K/A THE HAILEY URBAN RENEWAL AGENCY, TO BE TERMED THE ANNUAL APPROPRIATION RESOLUTION, APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, FOR ALL GENERAL, SPECIAL, AND CORPORATE PURPOSES; DIRECTING THE AGENCY ADMINISTRATOR TO SUBMIT THE RESOLUTION AND BUDGET TO THE CITY OF HAILEY, MOUNTAIN WEST BANK, A DIVISION OF GLACIER BANK, AND ANY OTHER ENTITY ENTITLED TO A COPY OF THE RESOLUTION AND BUDGET; AND PROVIDING AN EFFECTIVE DATE

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Hailey, Idaho, also known as the Hailey Urban Renewal Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), a duly created and functioning urban renewal agency for Hailey, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, on or about January 25, 2010, by Resolution No. 2010-02 the City Council (“City Council”) of the City of Hailey (“City”) found that deteriorating areas exist in the City; therefore, for the purposes of the Law, the City Council created the Agency pursuant to the Law, authorizing it to transact business and exercise the powers granted by the Law and Act upon making the findings of necessity required for creating said Agency;

WHEREAS, pursuant to Resolution No. 2010-02, the Mayor, with the advice and consent of the City Council, appointed a Board of Commissioners of the Agency;

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Gateway District Urban Renewal Project (the “Gateway Plan”);

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 1138 on October 15, 2013, approving the Gateway Plan and making certain findings;

WHEREAS, the City Council after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Airport Way District Urban Renewal Project (the “Airport Way Plan”);

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 1295 on November 22, 2021, approving the Airport Way Plan and making certain findings;

WHEREAS, pursuant to Idaho Code Sections 50-2006(5)(d), 50-2903(5), and 50-1002, the Agency prepared a budget, attached hereto as Exhibit A, and the Agency tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2025, and ending September 30, 2026, by virtue of its action at the Agency’s Board meeting of July 15, 2025;

WHEREAS, Agency has previously published notice of a public hearing to be conducted on August 26, 2025, at 11:00 a.m. at the City Council Chambers, Hailey, Idaho, a copy of which notice is attached hereto as Exhibit B and incorporated herein by reference;

WHEREAS, on August 26, 2025, pursuant to Sections 50-2006(5)(d), 50-2903(5), and 50-1002, Idaho Code, the Agency held a public hearing at the City Council Chambers, Hailey, Idaho, on the proposed budget and considered public comment, along with Board input, on services, expenditures, and revenues planned for Fiscal Year 2026;

WHEREAS, pursuant to Idaho Code Sections 50-2006(5)(d), 50-2903(5), and 50-1002, the Agency is required to pass an annual appropriation resolution and submit the resolution to the City of Hailey, Idaho, on or before September 1, 2025;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF HAILEY, IDAHO, A/K/A/ HAILEY URBAN RENEWAL AGENCY, AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. That the sums of money, or as much thereof as may be authorized by law, needed, or deemed necessary to defray all expenses and liabilities of the Agency, as set forth in Exhibit B, which is annexed hereto and by reference made a part of this Resolution, reflecting no changes from the proposed FY 2026 Budget which was published on August 13, 2025 and August 20, 2025, and the same are hereby appropriated for the general, special, and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2025 and ending September 30, 2026.

Section 3. That the Chair, Vice-Chair, or Agency Administrator shall submit the Resolution and budget to the City of Hailey on or before September 1, 2025, and submit this Resolution and budget to Mountain West Bank, a Division of Glacier Bank and any other entity entitled to a copy of the Resolution and budget.

Section 4. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

RESOLUTION NO. HURA 2025-_____
Adopted: August 26, 2025

PASSED By the Urban Renewal Agency of the City of Hailey, Idaho, on August 26, 2025. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on August 26, 2025.

HAILEY URBAN RENEWAL AGENCY

Chair

ATTEST:

By _____
Secretary

RESOLUTION NO. HURA 2025-_____
Adopted: August 26, 2025

**EXHIBIT A
Complete Budget**

FY 26 Proposed Budget Worksheet

	ACTUAL FY24	BUDGET FY25	PROPOSED FY26
REVENUE and APPLIED FUND BALANCE			
Tax Increment Revenue – Airport Way	\$144,151	\$150,000	\$165,000
Interest - Airport Way	\$7,380	\$5,316	\$7,000
Apply Airport Way Fund Balance			\$70,300
Sub Total Airport Way Revenue and Transfer			\$242,300
Tax Increment Revenue – Gateway	\$495,394	\$482,000	\$520,000
Interest - Gateway	\$45,152	\$34,684	\$60,000
2025 Bond Revenue – Gateway	\$0	\$2,900,000	\$0
Interest - Gateway Bond	\$0	\$0	\$30,000
Apply Unspent Gateway Bond Proceeds			\$1,800,000
Miscellaneous (eg Parking Revenue)	\$0	\$0	\$21,800
Apply Gateway Fund Balance	\$0	\$0	\$125,303
Sub Total Gateway Revenue and Transfers			\$2,557,103
Tax Increment Revenue – South District	\$0	\$15,000	\$0
TOTAL HAILEY URA REVENUE and Transfers	\$692,077	\$3,587,000	\$2,799,403
Airport Way District – Expenditures			
Debt Service	\$0	\$0	\$0
Professional and Legal	\$11,313	\$36,700	\$45,000
Studies and Master Plans	\$0	\$100,000	\$100,000
Administration & Insurance	\$8,473	\$40,000	\$46,000
Other Expenses	\$0	\$1,300	\$1,300
Participation Agreements	\$0	\$0	\$0
Capital Expenses	\$0	\$50,000	\$50,000
TOTAL AIRPORT WAY EXPENDITURES	\$19,786	\$228,000	\$242,300
Gateway District – Expenditures			
Debt Service	\$0	\$456,000	\$385,861
Professional and Legal	\$30,443	\$36,700	\$45,000
Administration & Insurance	\$25,027	\$40,000	\$46,000
Other Expenses	\$0	\$1,300	\$1,300

RESOLUTION NO. HURA 2025-_____
Adopted: August 26, 2025

Participation Agreements	\$24,250	\$60,000	\$86,642
Other Urban Renewal Project Expenses			\$100,000
Capital Exp (FY26 Unspent Bond Proceeds)	\$589,536	\$3,115,906	\$1,800,000
TOTAL GATEWAY EXPENDITURES and Transfers	\$669,256	\$3,709,906	\$2,464,803
South Urban District – Expenditures (District TBD)			
Loan from Gateway	\$0	\$70,000	\$0
Debt Service	\$0	\$0	\$0
Professional and Legal	\$27,131	\$36,700	\$45,000
Administration & Insurance	\$6,282	\$40,000	\$46,000
Other Expenses	\$0	\$1,300	\$1,300
Participation Agreements	\$0	\$0	\$0
Capital Expenses	\$0	\$0	\$0
TOTAL SOUTH URBAN EXPENDITURES	\$33,413	\$148,000	\$92,300
TOTAL EXPENDITURES	\$722,455	\$4,085,906	\$2,799,403
CHANGE IN FUND BALANCE	-\$30,378	-\$498,906	\$0
FUND BALANCE BEGINNING AIRPORT	\$79,891	\$211,636	\$138,952
FUND BALANCE BEGINNING GATEWAY	\$635,765	\$507,055	\$213,833
FUND BALANCE ENDING AIRPORT	\$211,636	\$138,952	\$68,652
FUND BALANCE ENDING GATEWAY	\$507,055	\$213,833	\$88,530
<i>Loan to South Urban (District TBD)</i>	<i>-\$33,413</i>	<i>-\$166,413</i>	<i>-\$258,713</i>

**EXHIBIT B
Published Notice**

RESOLUTION NO. HURA 2025-_____
Adopted: August 26, 2025

**Notice of Public Hearing
Hailey Urban Renewal Agency
Proposed Budget for Fiscal Year 2026**

A public hearing for consideration of the proposed Hailey Urban Renewal Agency budget for the fiscal year that begins October 1, 2025, and ends September 30, 2026, will be held at the Hailey City Council Chambers, located at 115 Main St. S, Hailey, Idaho on August 26, 2025 at 11:00 a.m., pursuant to Idaho Code 50-1002 and 50-2903(5). Written comments may be mailed prior to the meeting to: Hailey Urban Renewal Agency, ATTN: Lisa Horowitz, 115 Main St. S., Hailey, ID, 83333 or emailed to lisa.horowitz@haileycityhall.org. Oral comments are welcome at the public hearing.

The Agency budget funds the programs, operations/administration, services and capital projects that the Agency Board has determined to be important to meet the Agency’s strategic goals as described in the Urban Renewal Plan for the Gateway District Urban Renewal Project, as approved by the City Council by the adoption of Ordinance No. 1138 on October 15, 2013, and the Urban Renewal Plan for the Airport Way District Urban Renewal Project, as approved by the City Council by the adoption of Ordinance No. 1295 on November 22, 2021.

The public hearing on the proposed budget is required for formal adoption of the FY26 budget. The City Council chambers are accessible to persons with disabilities.

REVENUE and APPLIED FUND BALANCE	ACTUAL FY24	BUDGET FY25	PROPOSED FY26
Tax Increment Revenue – Airport Way	\$144,151	\$150,000	\$165,000
Interest - Airport Way	\$7,380	\$5,316	\$7,000
Apply Airport Way Fund Balance			\$70,300
Sub Total Airport Way Revenue and Transfer			\$242,300
Tax Increment Revenue – Gateway	\$495,394	\$482,000	\$520,000
Interest - Gateway	\$45,152	\$34,684	\$60,000
2025 Bond Revenue – Gateway	\$0	\$2,900,000	\$0
Interest - Gateway Bond	\$0	\$0	\$30,000
Apply Unspent Gateway Bond Proceeds			\$1,800,000
Miscellaneous (e.g. Parking Revenue)	\$0	\$0	\$21,800
Apply Gateway Fund Balance	\$0	\$0	\$125,303
Sub Total Gateway Revenue and Transfers			\$2,557,103
Tax Increment Revenue – South District	\$0	\$15,000	\$0
TOTAL HAILEY URA REVENUE and Transfers	\$692,077	\$3,587,000	\$2,799,403
TOTAL AIRPORT WAY EXPENDITURES	\$19,786	\$228,000	\$242,300
TOTAL GATEWAY EXPENDITURES and Transfers	\$669,256	\$3,709,906	\$2,464,803
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FUND BALANCE BEGINNING AIRPORT	\$79,891	\$211,636	\$138,952
FUND BALANCE BEGINNING GATEWAY	\$635,765	\$507,055	\$213,833
FUND BALANCE ENDING AIRPORT	\$211,636	\$138,952	\$68,652

RESOLUTION NO. HURA 2025-_____
Adopted: August 26, 2025

FUND BALANCE ENDING GATEWAY	\$507,055	\$213,833	\$88,530
Loan to South Urban (District TBD)	-\$33,413	-\$166,413	-\$258,713

The proposed expenditures and revenues for FY26 have been tentatively approved by the Urban Renewal Agency at the Board Meeting on July 15, 2025.

Lisa Horowitz, Executive Director of the Hailey Urban Renewal Agency.

PUBLISH IDAHO MOUNTAIN EXPRESS **August 13 and August 20, 2025.**

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 08/26/2025

District: All Districts

STAFF: BS/LH/LE/JP

SUBJECT: Consideration of request to increase reimbursement percentage from 50% to 75% for Spruce Street Duplexes.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Leonard McIntosh, representing McIntosh Holdings, LLC has requested to increase the reimbursement percentage from 50% to 75% for Spruce Street Duplexes, approved by Resolution 2024-009 dated May 21, 2024.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to adopt Resolution 2025-____, a resolution to increase reimbursement percentage from 50% to 75% for Spruce Street Duplexes.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF HAILEY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF HAILEY, IDAHO, AUTHORIZING AGENCY TO ENTER INTO THE FIRST AMENDMENT TO THE REIMBURSEMENT PARTICIPATION AGREEMENT BETWEEN THE AGENCY AND McINTOSH HOLDINGS, LLC RELATED TO THE SPRUCE STREET DUPLEXES; AUTHORIZING THE CHAIR OR VICE-CHAIR AND SECRETARY TO EXECUTE AND ATTEST THE FIRST AMENDMENT AND ANY NECESSARY DOCUMENTS; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE FIRST AMENDMENT; AND PROVIDING FOR THIS RESOLUTION TO BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Hailey, Idaho, also known as the Hailey Urban Renewal Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the “Act”), a duly created and functioning urban renewal agency for Hailey, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, the City Council (the “City Council”) of the City of Hailey, Idaho (the “City”), after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Gateway District Urban Renewal Project (the “Gateway Plan”);

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 1138 on October 15, 2013, approving the Gateway Plan, making certain findings, and establishing the Gateway revenue allocation area (the “Gateway Project Area”);

WHEREAS pursuant to Resolution No. 2024-009, dated May 21, 2024, the Agency and Participant entered into the Reimbursement Participation Agreement, with an Effective Date of May 21, 2024, (the “Agreement”) related to real property described as Lots 10A and 9A, Block 66, Hailey Townsite, Blaine County, Idaho, and addressed as 111 and 109 West Spruce Street, Units 104, Hailey, Idaho (the “Project Site”). The Project Site is located in the Gateway Project Area;

WHEREAS, pursuant to Sections 6(d) and (f) of the Agreement, McIntosh Holdings, LLC (the “Participant”) is eligible for reimbursement of certain Actual Eligible Costs, as defined in the Agreement, subject to certain conditions. The amount of the reimbursement is fifty (50%) of the revenue allocation (tax increment) proceeds the Agency receives from the Project Site until the Actual Eligible costs are fully reimbursed, or December 31, 2033, whichever is earlier;

WHEREAS, pursuant to Section 20 of the Agreement, the Parties agreed to amend the Agreement “to reflect any revisions or amendments Agency may make during the term of this Agreement to Agency’s Participation Policy that would allow Participant to be reimbursed more fully or at a faster rate from Agency for the Actual Eligible Costs”;

WHEREAS, the Agency Board on May 20, 2024, adopted Resolution No. 2025-004 adopting the Amended and Restated Participation Policy, which in part increased the revenue allocation reimbursement percentage to a range of 50-75%;

WHEREAS, the Agency and Participant seek to amend the Agreement to increase the reimbursement percentage from fifty (50%) to seventy-five (75%) and to add certain statutorily required language under Idaho Code Section 67-2347A;

WHEREAS, Agency and the Participant have negotiated the terms of a First Amendment to the Reimbursement Participation Agreement (“First Amendment”), attached hereto as Exhibit A;

WHEREAS, the Board of Commissioners finds it in the best public interest to approve the First Amendment and to authorize the Chair or Vice-Chair and Secretary to execute and attest the First Amendment, subject to certain conditions, and to execute all necessary documents to implement the transaction, subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the First Amendment, attached hereto as **Exhibit A** and incorporated herein and made a part hereof by reference, be and is hereby approved and accepted, recognizing technical changes or corrections which may be required prior to execution of the First Amendment.

Section 3. That the Chair or Vice-Chair of the Agency and the Secretary are hereby authorized to sign and enter into the First Amendment and to execute all necessary documents required to implement the actions contemplated by the First Amendment, subject to representations by Agency staff and Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical changes to the First Amendment or other documents are acceptable, upon advice from Agency’s legal counsel that said changes are consistent with the provisions of the First Amendment and the comments and discussions received at the August 26, 2025, Agency Board meeting; Agency is further authorized to appropriate any and all funds contemplated by the First Amendment and to perform any and all other duties required pursuant to said First Amendment.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED By the Urban Renewal Agency of Hailey, Idaho, on August 26, 2025. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on August 26, 2025.

URBAN RENEWAL AGENCY OF HAILEY

By _____
Chair

ATTEST:

By _____
Secretary

EXHIBIT A

FIRST AMENDMENT TO THE REIMBURSEMENT PARTICIPATION AGREEMENT
(Spruce Street Duplexes)

4920-5047-9198, v. 1

**FIRST AMENDMENT TO THE
REIMBURSEMENT PARTICIPATION AGREEMENT
(McIntosh Holdings, LLC- Spruce Street Duplexes)**

THIS FIRST AMENDMENT TO THE REIMBURSEMENT PARTICIPATION AGREEMENT (the "First Amendment") is entered into by and between the Hailey Urban Renewal Agency, an independent public body, corporate and politic, organized and existing under the laws of the State of Idaho, Chapters 20 and 29, Title 50, Idaho Code (the "Agency") and McIntosh Holdings, LLC, an Idaho limited liability company (the "Participant"), . Agency and Participant may be collectively referred to as the "Parties" and individually referred to as a "Party." All capitalized terms used and not defined in this First Amendment shall have the same meaning as set forth in the Reimbursement Participation Agreement.

RECITALS

A. Pursuant to Resolution No. 2024-009, dated May 21, 2024, the Agency and Participant entered into the Reimbursement Participation Agreement, with an Effective Date of May 21, 2024 (the "Agreement").

B. Pursuant to Sections 6(d) and (f) of the Agreement, Participant is eligible for reimbursement of certain Actual Eligible Costs subject to certain conditions. The amount of the reimbursement is fifty (50%) of the revenue allocation (tax increment) proceeds the Agency receives from the Project Site until the Actual Eligible costs are fully reimbursed, or December 31, 2033, whichever is earlier.

C. Pursuant to Section 20 of the Agreement, the Parties agreed to amend the Agreement "to reflect any revisions or amendments Agency may make during the term of this Agreement to Agency's Participation Policy that would allow Participant to be reimbursed more fully or at a faster rate from Agency for the Actual Eligible Costs."

D. The Agency Board on May 20, 2024, adopted Resolution No. 2025-004 adopting the Amended and Restated Participation Policy, which in part increased the revenue allocation reimbursement percentage to a range of 50-75%.

E. The Parties seek to amend the Agreement to increase the reimbursement percentage from fifty (50%) to seventy-five (75%) and to add certain statutorily required language under Idaho Code Section 67-2347A.

AGREEMENTS

NOW, THEREFORE, in consideration of the above recitals, which are incorporated into this First Amendment; the mutual covenants contained herein; and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Recitals. The Parties agree that the foregoing recitals in this First Amendment and the recitals contained in the Agreement are not mere recitations but are covenants of the Parties, binding upon them and forming a portion of the consideration of the agreements contained herein and in the Agreement.

2. Effective Date. The effective date of this First Amendment shall be the date when this First Amendment has been signed by the Parties (last date signed).

3. Amendments.

A. Amendment to Sections 6(d) and (f) to Increase the Percentage of Reimbursement. Sections 6(d) and (f) are amended to reflect that the reimbursement percentage is increased from fifty (50%) to seventy-five (75%), commencing with the payment due by September 1, 2025.

B. Amendment to Add Statutory Language. The Agreement is amended to add new Section 23 to the Agreement:

23. Certification Regarding Prohibition on Contracts with Companies Boycotting Certain Sectors.

Participant hereby certifies pursuant to Section 67-2347A, Idaho Code, that the Participant, its wholly owned subsidiaries, majority owned subsidiaries, parent companies and affiliates, are not currently engaged in, and will not for the duration of this Agreement, as may be amended, engage in, a boycott of any individual or company because the individual or company (a) engages in or supports the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture; or (b) engages in or supports the manufacture, distribution, sale, or use of firearms, as defined in Section 18-3302(2)(d), Idaho Code.

4. Full Force and Effect. All other terms and conditions of the Agreement not specifically amended herein shall remain in full force and effect. This First Amendment shall control in the event of a conflict between this First Amendment and the Agreement.

5. Counterparts. This First Amendment may be executed in any number of counterparts, and once executed by all parties hereto, each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts together shall constitute but one agreement. Signatures transmitted by counterpart via electronic mail shall be deemed original for purposes of creating a valid and binding agreement.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Parties hereto have signed this First Amendment the day and year below written to be effective the day and year above written.

Agency:

The Urban Renewal Agency of the City of Hailey, an independent public body, corporate and politic

Larry Schwartz, Chair

Date _____

ATTEST:

Secretary

Date _____

PARTICIPANT:

McINTOSH HOLDINGS, LLC

Leonard McIntosh, Manager

Date _____

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 08/26/2025

District: All Districts

STAFF: BS/LH/LE/JP

SUBJECT: Consideration of request to increase reimbursement percentage from 50% to 75% for Silver River Residences.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Leonard McIntosh, representing McIntosh Holdings, LLC has requested to increase the reimbursement percentage from 50% to 75% for Silver River Residences Reimbursement Participation Agreement, approved by Resolution 2020-002 dated June 11, 2020 and reassigned on May 3, 2022.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to adopt Resolution 2025-____, a resolution to increase reimbursement percentage from 50% to 75% for Silver River Residences.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF HAILEY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF HAILEY, IDAHO, AUTHORIZING AGENCY TO ENTER INTO THE FIRST AMENDMENT TO THE REIMBURSEMENT PARTICIPATION AGREEMENT BETWEEN THE AGENCY AND McINTOSH HOLDINGS, LLC RELATED TO THE SILVER RIVER RESIDENCES; AUTHORIZING THE CHAIR OR VICE-CHAIR AND SECRETARY TO EXECUTE AND ATTEST THE FIRST AMENDMENT AND ANY NECESSARY DOCUMENTS; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE FIRST AMENDMENT; AND PROVIDING FOR THIS RESOLUTION TO BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Hailey, Idaho, also known as the Hailey Urban Renewal Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the “Act”), a duly created and functioning urban renewal agency for Hailey, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, the City Council (the “City Council”) of the City of Hailey, Idaho (the “City”), after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Gateway District Urban Renewal Project (the “Gateway Plan”);

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 1138 on October 15, 2013, approving the Gateway Plan, making certain findings, and establishing the Gateway revenue allocation area (the “Gateway Project Area”);

WHEREAS, pursuant to Resolution No. 2020-002, dated June 11, 2020, the Agency and Kiki Tidwell Family Trust U/T/A Dated 03/23/2006, Leslie Anne Tidwell Trustee (the “Trust”) entered into the Reimbursement Participation Agreement, with an Effective Date of September 16, 2020 (the “Agreement”) related to real property described as Lots 18, 19 & 20, Block 56, Hailey Townsite, Blaine County, Idaho, and addressed as 17 West Silver Street, Hailey, Idaho (the “Project Site”). The Project Site is located in the Gateway Project Area;

WHEREAS, the Trust subsequently assigned all of its rights, interests and obligations to the Agreement to McIntosh Holdings, LLC, an Idaho limited liability company (the “Participant”) pursuant to the Assignment of Reimbursement Participation Agreement, dated May 3, 2022;

WHEREAS, pursuant to Sections 6(d) and (f) of the Agreement, Participant is eligible for reimbursement of certain Actual Eligible Costs, as defined in the Agreement, subject to certain

conditions. The amount of the reimbursement is fifty (50%) of the revenue allocation (tax increment) proceeds the Agency receives from the Project Site until December 31, 2033, or until the Reimbursement Obligation is satisfied, whichever is earlier;

WHEREAS, the Agency Board on May 20, 2024, adopted Resolution No. 2025-004 adopting the Amended and Restated Participation Policy, which in part increased the revenue allocation reimbursement percentage to a range of 50-75%;

WHEREAS, Participant seeks to amend the Agreement to increase the reimbursement percentage from fifty (50%) to seventy-five (75%) and to add certain statutorily required language under Idaho Code Sections 67-2359, 67-2346 and 67-2347A;

WHEREAS, Agency and the Participant have negotiated the terms of a First Amendment to the Reimbursement Participation Agreement (“First Amendment”), attached hereto as Exhibit A;

WHEREAS, the Board of Commissioners finds it in the best public interest to approve the First Amendment and to authorize the Chair or Vice-Chair and Secretary to execute and attest the First Amendment, subject to certain conditions, and to execute all necessary documents to implement the transaction, subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the First Amendment, attached hereto as **Exhibit A** and incorporated herein and made a part hereof by reference, be and is hereby approved and accepted, recognizing technical changes or corrections which may be required prior to execution of the First Amendment.

Section 3. That the Chair or Vice-Chair of the Agency and the Secretary are hereby authorized to sign and enter into the First Amendment and to execute all necessary documents required to implement the actions contemplated by the First Amendment, subject to representations by Agency staff and Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical changes to the First Amendment or other documents are acceptable, upon advice from Agency’s legal counsel that said changes are consistent with the provisions of the First Amendment and the comments and discussions received at the August 26, 2025, Agency Board meeting; Agency is further authorized to appropriate any and all funds contemplated by the First Amendment and to perform any and all other duties required pursuant to said First Amendment.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED By the Urban Renewal Agency of Hailey, Idaho, on August 26, 2025. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on August 26, 2025.

URBAN RENEWAL AGENCY OF HAILEY

By _____
Chair

ATTEST:

By _____
Secretary

EXHIBIT A

FIRST AMENDMENT TO THE REIMBURSEMENT PARTICIPATION AGREEMENT
(Silver River Residences)

4904-8383-9582, v. 1

**FIRST AMENDMENT TO THE
REIMBURSEMENT PARTICIPATION AGREEMENT
(McIntosh Holdings, LLC – Silver River Residences)**

THIS FIRST AMENDMENT TO THE REIMBURSEMENT PARTICIPATION AGREEMENT (the “First Amendment”) is entered into by and between the Hailey Urban Renewal Agency, an independent public body, corporate and politic, organized and existing under the laws of the State of Idaho, Chapters 20 and 29, Title 50, Idaho Code (the “Agency”) and McIntosh Holdings, LLC, an Idaho limited liability company (the “Participant”), . Agency and Participant may be collectively referred to as the “Parties” and individually referred to as a “Party.” All capitalized terms used and not defined in this First Amendment shall have the same meaning as set forth in the Reimbursement Participation Agreement.

RECITALS

A. Pursuant to Resolution No. 2020-002, dated June 11, 2020, the Agency and Kiki Tidwell Family Trust U/T/A Dated 03/23/2006, Leslie Anne Tidwell Trustee (the “Trust”) entered into the Reimbursement Participation Agreement, with an Effective Date of September 16, 2020 (the “Agreement”).

B. The Trust subsequently assigned all of its rights, interests and obligations to the Agreement to McIntosh Holdings, LLC, an Idaho limited liability company (the “Participant”) pursuant to the Assignment of Reimbursement Participation Agreement, dated May 3, 2022.

C. Pursuant to Sections 6(d) and (f) of the Agreement, Participant is eligible for reimbursement of certain Actual Eligible Costs subject to certain conditions. The amount of the reimbursement is fifty (50%) of the revenue allocation (tax increment) proceeds the Agency receives from the Project Site until December 31, 2033, or until the Reimbursement Obligation is satisfied, whichever is earlier.

D. The Agency Board on May 20, 2024, adopted Resolution No. 2025-004 adopting the Amended and Restated Participation Policy, which in part increased the revenue allocation reimbursement percentage to a range of 50-75%.

E. Participant seeks to amend the Agreement to increase the reimbursement percentage from fifty (50%) to seventy-five (75%) and to add certain statutorily required language under Idaho Code Sections 67-2359, 67-2346 and 67-2347A.

AGREEMENTS

NOW, THEREFORE, in consideration of the above recitals, which are incorporated into this First Amendment; the mutual covenants contained herein; and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Recitals. The Parties agree that the foregoing recitals in this First Amendment and the recitals contained in the Agreement are not mere recitations but are covenants of the Parties, binding upon them and forming a portion of the consideration of the agreements contained herein and in the Agreement.

2. Effective Date. The effective date of this First Amendment shall be the date when this First Amendment has been signed by the Parties (last date signed).

3. Amendments.

A. Amendment to Sections 6(d) and (f) to Increase the Percentage of Reimbursement. Sections 6(d) and (f) are amended to reflect that the reimbursement percentage is increased from fifty (50%) to seventy-five (75%), commencing with the payment due by September 1, 2025.

B. Amendment to Add Statutory Language.

i. The Agreement is amended to add new Section 19 to the Agreement:

19. **Certification Regarding Prohibition on Contracts with Companies Boycotting Certain Sectors.**

Participant hereby certifies pursuant to Section 67-2347A, Idaho Code, that the Participant, its wholly owned subsidiaries, majority owned subsidiaries, parent companies and affiliates, are not currently engaged in, and will not for the duration of this Agreement, as may be amended, engage in, a boycott of any individual or company because the individual or company (a) engages in or supports the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture; or (b) engages in or supports the manufacture, distribution, sale, or use of firearms, as defined in Section 18-3302(2)(d), Idaho Code.

ii. The Agreement is amended to add new Section 20 to the Agreement:

20. **Anti-Boycott Against Israel Certification.**

Participant hereby certifies pursuant to § 67-2346, Idaho Code, that the Participant, its wholly owned subsidiaries, majority owned subsidiaries, parent companies, and affiliates are not currently engaged in, and will not for the duration of this Agreement, knowingly engage in, a boycott of goods or services from Israel or territories under its control.

iii. The Agreement is amended to add new Section 21 to the Agreement:

21. **Contract With A Company Owned or Operated By the Government of China Prohibited.**

Participant hereby certifies pursuant to § 67-2359, Idaho Code, that the Participant is not currently owned or operated by the government of China and will not for the duration of this Agreement be owned or operated by the government of China.

4. **Full Force and Effect.** All other terms and conditions of the Agreement not specifically amended herein shall remain in full force and effect. This First Amendment shall control in the event of a conflict between this First Amendment and the Agreement.

5. **Counterparts.** This First Amendment may be executed in any number of counterparts, and once executed by all parties hereto, each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts together shall constitute but one agreement. Signatures transmitted by counterpart via electronic mail shall be deemed original for purposes of creating a valid and binding agreement.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Parties hereto have signed this First Amendment the day and year below written to be effective the day and year above written.

Agency:

The Urban Renewal Agency of the City of Hailey, an independent public body, corporate and politic

Larry Schwartz, Chair

Date _____

ATTEST:

Secretary

Date _____

PARTICIPANT:

McINTOSH HOLDINGS, LLC

Leonard McIntosh, Manager

Date _____

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 08/26/2025

District: Gateway District

STAFF: BY/LH

SUBJECT: Draft Schedule for Downtown Master Plan Phase 1

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The City Council has approved the concept design for Phase 1 Downtown Master Plan. The following schedule is anticipated:

1. City issues a Request for Proposal for Landscape Architect/Engineering Teams late August, issues award of contract late September
2. City initiates Construction Survey Late Oct 25 – Nov 25 (Not RFQ)
3. Selected Firm finalizes Preliminary Design (based on approved concept design) Oct 25 – Nov 25
4. Final Design Nov 25 - Jan 2026
5. Construction Documents Jan 2026
6. Project put out for Bid end of January 2026, Early February
7. HURA discusses funding based on bid responses February
8. Council Awards Bid February - March
9. Construction May 26 – Sept 26, 2026

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

For discussion purposes only, next action item is estimated to be brought back to the board in February 2026 for the Downtown Master Plan Phase 1.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 08/26/2025

District: Gateway District

STAFF: LH

SUBJECT: Discussion of closing 111 Empty Saddle Trail.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

On August 20, 2024, HURA approved Resolution 2024-013 for the real property purchase and sale agreement between HURA and Willims Family Trust for the purchase of 111 Empty Saddle Trail. The closing date was set for August 29, 2025.

Due to potential holiday schedules, staff is proposing that the Chair pre-sign the wire authorization with the bank by August 26. The Bank would not release the wire until the morning of August 29th. Staff has spoken with Blaine County Title and they have confirmed they can provide a closing statement and have documents finalized well before closing for execution and to arrange funding in advance of the closing date.

The City of Hailey began leasing 111 Empty Saddle on 12/10/2025. Currently, an assigned city employee, using an online reservation portal called RecDesk, manages the leased parking spaces for this lot. The City charges a monthly fee of \$50 per space/vehicle. As of July 31, 2025 there were a total of 3 out of 30 paces leased.

Staff proposes to bring this back to the Board in September for a full discussion as to options.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

No action at this time

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

Return to Agenda

HAILEY URBAN RENEWAL AGENCY
REVENUE AND EXPENDITURE RECAP BY DISTRICT
7/31/2025

AIRPORT	Period Actual	YTD Actual	BUDGET	Unearned/ Unexpended
TOTAL REVENUE	37,645.16	186,304.02	155,316.00	(30,988.02)
TOTAL EXPENSES	<u>669.15</u>	<u>75,683.12</u>	<u>228,000.00</u>	<u>152,316.88</u>
CHANGE TO FUND BALANCE	36,976.01	110,620.90	(72,684.00)	(183,304.90)
Beginning Fund Balance	79,891.00	79,891.00	79,891.00	
Ending Fund Balance	116,867.01	190,511.90	7,207.00	

GATEWAY	Period Actual	YTD Actual	BUDGET	Unexpended
TOTAL REVENUE (Incl Bond int)	161,151.36	646,061.94	516,884.00	(129,177.94)
TOTAL EXPENSES	<u>68,385.94</u>	<u>340,777.23</u>	<u>3,709,906.00</u>	<u>3,369,128.77</u>
CHANGE TO FUND BALANCE	92,765.42	305,284.71	(3,193,022.00)	(3,498,306.71)
Beginning Fund Balance	507,055.00	507,055.00	507,055.00	
Ending Fund Balance	599,820.42	812,339.71	(2,685,967.00)	

SOUTH	Period Actual	YTD Actual	BUDGET	Unexpended
TOTAL REVENUE	-	-	15,000.00	15,000.00
TOTAL EXPENSES	<u>1,002.12</u>	<u>12,061.31</u>	<u>148,000.00</u>	<u>135,938.69</u>
CHANGE TO LOAN from GW Dist	(1,002.12)	(12,061.31)	(133,000.00)	(120,938.69)

HAILEY URBAN RENEWAL AGENCY
BALANCE SHEET
JULY 31, 2025

ASSETS

100010	LGIP - AIRPORT WAY	389,677.29	
100100	MOUTAIN WEST SAVINGS	105,380.09	
120000	PROPERTY TAXES RECEIVABLE	7,779.04	
120015	LGIP GATEWAY BOND	2,974,824.66	
120020	LGIP - GATEWAY	612,846.93	
	TOTAL ASSETS		4,090,508.01

LIABILITIES AND EQUITY

LIABILITIES

200010	ACCOUNTS PAYABLE	55,983.46	
220010	2024 BOND SERIES GATEWAY	2,945,403.14	
	TOTAL LIABILITIES		3,001,386.60

FUND EQUITY

250000	UNRESTRICTED NET ASSETS	685,277.11	
	REVENUE OVER EXPENDITURES - YTD	403,844.30	
	BALANCE - CURRENT DATE	1,089,121.41	
	TOTAL FUND EQUITY		1,089,121.41
	TOTAL LIABILITIES AND EQUITY		4,090,508.01

HAILEY URBAN RENEWAL AGENCY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING JULY 31, 2025

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 31</u>					
310100 INTEREST INCOME - AIRPORT WAY	1,049.61	8,572.75	5,316.00	(3,256.75)	161.3
315010 TAX INCREMENT REVENUE - AIRPOR	36,595.55	177,731.27	150,000.00	(27,731.27)	118.5
TOTAL SOURCE 31	37,645.16	186,304.02	155,316.00	(30,988.02)	120.0
<u>SOURCE 32</u>					
320100 INTEREST INCOME - GATEWAY	1,603.80	58,152.21	34,684.00	(23,468.21)	167.7
325010 TAX INCREMENT REVENUE - GATEWA	148,920.05	544,787.71	482,000.00	(62,787.71)	113.0
TOTAL SOURCE 32	150,523.85	602,939.92	516,684.00	(86,255.92)	116.7
<u>SOURCE 33</u>					
335010 TAX INCREMENT REVENUE - SOUTH	.00	.00	15,000.00	15,000.00	.0
TOTAL SOURCE 33	.00	.00	15,000.00	15,000.00	.0
<u>SOURCE 34</u>					
340100 INTEREST INCOME - GATEWAY BOND	10,627.51	43,122.02	2,900,000.00	2,856,877.98	1.5
TOTAL SOURCE 34	10,627.51	43,122.02	2,900,000.00	2,856,877.98	1.5
TOTAL REVENUE	198,796.52	832,365.96	3,587,000.00	2,754,634.04	23.2

HAILEY URBAN RENEWAL AGENCY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING JULY 31, 2025

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>AIRPORT WAY</u>					
410200 ADMINISTRATIVE EXPENSES - AIRP	210.82	6,427.41	40,000.00	33,572.59	16.1
410250 OTHER EXPENSES AIRPORT	.00	.00	1,300.00	1,300.00	.0
410300 CAPITAL EXPENSES - AIRPORT WAY	.00	.00	50,000.00	50,000.00	.0
410400 INSURANCE - AIRPORT WAY	.00	395.67	.00	(395.67)	.0
410600 PROFESSIONAL AND LEGAL SERVICE	458.33	7,867.38	36,700.00	28,832.62	21.4
410700 STUDIES AND MASTER PLANS AIRP	.00	60,992.66	100,000.00	39,007.34	61.0
TOTAL AIRPORT WAY	669.15	75,683.12	228,000.00	152,316.88	33.2
<u>GATEWAY</u>					
420200 ADMINISTRATIVE EXPENSES - GATE	253.33	7,229.32	40,000.00	32,770.68	18.1
420250 OTHER EXPENSES GATEWAY	.00	.00	1,300.00	1,300.00	.0
420300 CAPITAL EXPENSES - GATEWAY	12,591.25	107,591.25	3,115,906.00	3,008,314.75	3.5
420400 INSURANCE - GATEWAY	.00	395.67	.00	(395.67)	.0
420500 PARTICIPATION AGREEMENTS - GAT	55,083.02	117,805.52	60,000.00	(57,805.52)	196.3
420600 PROFESSIONAL AND LEGAL SERVICE	458.34	57,255.47	36,700.00	(20,555.47)	156.0
420800 DEBT SERVICE GATEWAY	.00	50,500.00	456,000.00	405,500.00	11.1
TOTAL GATEWAY	68,385.94	340,777.23	3,709,906.00	3,369,128.77	9.2
<u>SOUTH URBAN</u>					
430200 ADMINISTRATIVE EXPENSE SOUTH U	218.79	3,473.37	40,000.00	36,526.63	8.7
430250 OTHER EXPENSES SOUTH	.00	.00	1,300.00	1,300.00	.0
430401 INSURANCE SOUTH URD	.00	395.66	.00	(395.66)	.0
430600 PROFESSIONAL AND LEGAL SERVICE	783.33	8,192.28	36,700.00	28,507.72	22.3
430900 LOAN FROM GATEWAY SOUTH URBAN	.00	.00	70,000.00	70,000.00	.0
TOTAL SOUTH URBAN	1,002.12	12,061.31	148,000.00	135,938.69	8.2
TOTAL EXPENDITURES	70,057.21	428,521.66	4,085,906.00	3,657,384.34	10.5
NET REVENUE OVER EXPENDITURES	128,739.31	403,844.30	(498,906.00)	(902,750.30)	81.0

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Airport Way Upcoming Schedule

Date	Description	Notes
13-Jan	Launch survey	Website, IME ad, email, HURA board, newsletter
January 22/24	IME survey advertisement	Due to IME January 17
14-Feb	Close survey	
24-Feb	Internal meeting	Review survey results and board presentation
28-Feb	Internal meeting	Scheduled 1-2:30 with Hales Engineering
10-Oct	Display ad reservation IME	Reserve space in October 15 & 22 editions for October 23 public meeting advert
October 15 & 22	IME public meeting advert	Advertisement for October 23 public meeting (location TBD)
Week of October 20	Stakeholder meetings	Chamber, Mountain Rides, Airport, LDS Church
	Resident meeting	
21-Oct	HURA meeting	Present survey results and October 23 public presentation to board
	Stakeholder meeting	Select Airport Way businesses
22-Oct	Resident meeting	
23-Oct	Public meeting	Visitor Center
3-Nov	P&Z meeting	Update on draft Master Plan
18-Nov	HURA SPECIAL MEETING	Update on draft Master Plan - special meeting rescheduled from cancelled April 15 regular meeting
8-Dec	Council meeting	Council briefing on options
16-Dec	HURA SPECIAL MEETING	Adopt final Master Plan - Consider keeping regular April 15 meeting for adoption
12-Jan	Council meeting	Adopt final Master Plan
20-Jan	P&Z meeting	Recommendation of typical section

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