CALL TO ORDER 11:00 am

CONSENT AGENDA ................................................................. ACTION ITEM
  a) Approval of Bills unpaid since August 17, 2021 ............................................. ACTION ITEM

New Business:
  a) Update and Discussion on River Street progress
  b) Update on Urban Renewal District: Airport Way

Staff Report
  a) 2022 Calendar .................................................................................................... ACTION ITEM

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

August 31, 2021  
Invoice # 192380  
Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED  
From August 6, 2021 Through August 31, 2021  

RE: General  

CLIENT/MATTER: 00887-00001

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
<th>Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/06/21</td>
<td>Review email communication from Lisa Horowitz requesting assignment of a reimbursement agreement. Review latest agreement and draft follow up email communication to Lisa Horowitz request status update as to the project. Follow up internally re same.</td>
<td>.30</td>
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<tr>
<td>8/09/21</td>
<td>Address how best to effectuate assignment from developer to subsequent assignee.</td>
<td>.20</td>
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<tr>
<td>8/11/21</td>
<td>Review and follow up on email communications with Lisa Horowitz re status of the Silver River apartments, clarification on the scope of the assignment and note need for Tidwells to submit cost documentation per the agreement.</td>
<td>.10</td>
</tr>
<tr>
<td>8/13/21</td>
<td>Call with Lisa Horowitz to discuss agenda items and provide guidance on the public hearing. Review and provide comment on the ordinance adopting the budget.</td>
<td>.20</td>
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<tr>
<td>8/17/21</td>
<td>Attend Hailey Urban Renewal Agency meeting. Call with Lisa Horowitz to discuss property acquisition opportunity. Review and analyze deal structure and potential sticking points.</td>
<td>1.50</td>
</tr>
<tr>
<td>8/17/21</td>
<td>Review and respond to inquiry on financing options to provide funding for property acquisition and development for housing and library use. Consider statutory limitations.</td>
<td>.30</td>
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<tr>
<td>8/18/21</td>
<td>[NO CHARGE] Call with Phil Kushlan to discuss</td>
<td>.60</td>
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</table>

UNLESS OTHERWISE AGREED, ALL ACCOUNTS ARE DUE WITHIN 30 DAYS OF THIS STATEMENT.  
We also accept Visa, MasterCard, Discover and American Express.
RE: General

potential HURA project and note issues requiring further analysis. Draft email correspondence to Lisa Horowitz including limited legal considerations. Call with Ms. Horowitz re same.

8/18/21 MSC .60 [NO CHARGE] Attend virtual meeting with city and agency to discuss potential property acquisition.

PROFESSIONAL FEES

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<td>2.60</td>
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INVOICE TOTAL

520.00
Hailey Urban Renewal Agency
Attn: Lisa Horowitz
City of Hailey
115 Main Street South
Hailey, ID 83333

August 31, 2021

Invoice # 192381
Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED
From August 10, 2021 Through August 31, 2021

RE: Airport Way

CLIENT/MATTER: 00887-00002

HOURS

8/10/21 CMH .50 Revise plan.
8/11/21 CMH 1.00 Revise and finalize draft plan.
8/17/21 MSC 1.20 Work on plan approval timeline and follow up with Lisa Horowitz concerning critical path forward. Review information related to kicking off the surveyor. Call with Lisa Horowitz to discuss next steps.
8/23/21 CMH .50 Begin reviewing attachment 5, cash flow, and project list for purposes of revising plan.
8/23/21 MSC 1.70 Review preliminary project list. Review and identify tax code areas and note portion of Broadford St. that is within the existing RAA and forward information to Lisa Horowitz and surveyor.
8/24/21 MSC .20 Review and follow up on email communications related to the scope of the projects to be included within the RAA.
8/25/21 CMH 1.10 Revise plan with information from attachment 5.1.
8/26/21 CMH .20 Revise plan with taxing district and levy information.
8/27/21 CMH 2.50 Draft agency resolution re plan.
8/30/21 KSK .60 Draft resolution approving interfund loan transfer from Gateway District to Airport Way District.
8/30/21 MSC 6.00 Work on reviewing and providing comment on Attachments 5.1 and 5.2. Circulate the same to
RE: Airport Way

the consultant. Call with the consultant, Phil Kushlan to discuss comments to attachment 5. Work on revising the draft airport way district urban renewal plan.

8/31/21 MSC 2.00 Continue to work on revising the draft plan to circulate to Lisa Horowitz. Review updates to Attachment 5 provided by consultant Kushlan. Review the timeline in preparation for circulating documents to the client. Draft email communication to Lisa Horowitz concerning draft plan and attachment 5.

PROFESSIONAL FEES

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INVOICE TOTAL

3,995.00
Galena Engineering, Inc.
317 North River Street
Hailey, ID 83333
Phone 208-788-1705

Invoice submitted to:
City of Hailey Urban Renewal Agency
115 Main Street Suite H
Hailey, ID 83333

October 1, 2021

In Reference To: 3830.41/ SF/ Airport West Urban Renewal District/ Legal Description

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<tr>
<td>8/20/2021</td>
<td>CDW Project Set Up New project setup.</td>
<td>40.00</td>
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<tr>
<td>9/9/2021</td>
<td>MP PLS / Office Work on overlay boundary.</td>
<td>280.00</td>
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<tr>
<td>9/10/2021</td>
<td>MP PLS / Office Draft overlay district boundary based on recorded plats, write legal description.</td>
<td>700.00</td>
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<tr>
<td>9/14/2021</td>
<td>SF PE Work / Office Review legal description and exhibit map. Go over revisions with Mark and Emily.</td>
<td>150.00</td>
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<tr>
<td>9/13/2021</td>
<td>MP PLS / Office Request an additional deed from title company, review, revisions to overlay district boundary and legal description.</td>
<td>280.00</td>
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<tr>
<td>9/15/2021</td>
<td>MP PLS / Office Review and mark up survey drawing and description.</td>
<td>105.00</td>
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<tr>
<td>9/16/2021</td>
<td>MP PLS / Office Check and stamp legal and exhibit map.</td>
<td>70.00</td>
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<tr>
<td>9/14/2021</td>
<td>EW Drafting Create exhibit for legal description of the Airport Way Urban Renewal District, modify and edit legal description.</td>
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<tr>
<td>9/15/2021</td>
<td>EW Drafting Modify edits to exhibit, add adjoining parcels and label subdivisions/blocks/lots.</td>
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City of Hailey Urban Renewal Agency

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<td>9/16/2021</td>
<td>EW Drafting Modify per markups and finalize edits</td>
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<td>For professional services rendered</td>
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<td>Balance due</td>
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$2,265.00

PLEASE NOTE JOB NUMBER ON YOUR CHECK. 1.5% INTEREST ADDED TO ALL ACCOUNTS NOT PAID BY MONTH END.
Insurance Billing

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<td>Minimum Due 10/1/2021: $769.50</td>
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<tr>
<td>Balance Due 4/1/2022: $769.50</td>
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For proper application, please do not combine other payments with your premium remittance.
Hailey Urban Renewal Agency  
Attn: Lisa Horowitz  
City of Hailey  
115 Main Street South  
Hailey, ID 83333  

September 30, 2021  
Invoice # 192780  
Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED  
From September 21, 2021 Through September 30, 2021

RE: General  
CLIENT/MATTER: 00887-00001

HOURS

<table>
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<tr>
<th>Date</th>
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<th>Amount</th>
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PROFESSIONAL FEES

100.00

INVOICE TOTAL

100.00

BALANCE FORWARD

520.00

UNLESS OTHERWISE AGREED, ALL ACCOUNTS ARE DUE WITHIN 30 DAYS OF THIS STATEMENT.  
We also accept Visa, MasterCard, Discover and American Express.
RE: General

CLIENT/MATTER: 00887-00001
September 30, 2021
Invoice # 192780

BALANCE DUE

620.00

UNLESS OTHERWISE AGREED, ALL ACCOUNTS ARE DUE WITHIN 30 DAYS OF THIS STATEMENT.
We also accept Visa, MasterCard, Discover and American Express.
Hailey Urban Renewal Agency  
Attn: Lisa Horowitz  
City of Hailey  
115 Main Street South  
Hailey, ID 83333  

September 30, 2021
Invoice # 192781  
Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED  
From September 5, 2021 Through September 30, 2021

RE: Airport Way  
CLIENT/MATTER: 00887-00002

HOURS

9/05/21 MSC .10 Draft follow up email communication to Lisa Horowitz concerning status of review of the plan and attachment 5, and need for special meeting to discuss the same with the Board.

9/07/21 MSC 1.20 Work on drafting the P&Z resolution. Review timeline and review and respond to email communication from Lisa Horowitz concerning timing of planning and zoning commission meeting, submission deadline, and scope of submission. Review and respond to additional emails to/from Lisa Horowitz concerning timing re surveyed map/legal and submission deadline for the P&Z public meeting on Oct. 4.

9/08/21 MSC 2.70 Review and respond to multiple email communications with Lisa Horowitz related to finalizing the plan. Review and assess the draft attachment 4 and compare to existing RAA boundary line. Work on revising the draft agency resolution adopting the Airport Way plan. Circulate the draft resolution to Lisa Horowitz. Work on revising the draft plan and Attachment 5.

9/09/21 MSC 3.00 Review zoning codes and note permitted uses in the Project Area. Work on continuing to revise and final the draft plan. Review and provide limited comment on the draft agenda for the following week. Circulate redlines of the plan.
and attachment 5. Work on finalizing the packet to send to Lisa Horowitz.

9/14/21 KSK 1.20 Draft letter from agency to mayor and letter to city clerk transmitting agency resolution, urban renewal plan, legal notice, and pre-ordinance taxing entity letter. Draft pre-ordinance taxing entity letter.

9/14/21 MSC 1.00 Work on preparing for the Hailey agency meeting. Attend and participate in the agency board meeting (virtually).

9/15/21 KSK .40 Draft legal notice of city council public hearing to approve plan.

9/15/21 RPA .10 Update on status of plan approval and next steps for city council approval.

9/17/21 MSC 1.20 Work on reviewing, revising and finalizing the transmittal letters from the agency to the mayor and city clerk, the transmittal letters from the city to the affected taxing districts, the draft notice of public hearing, and the draft P&Z resolution. Circulate transmittal documents to Lisa Horowitz with instructions.

9/20/21 KSK .40 Update legal notice with legal description and map. Update pdf version of plan with revised exhibit 1 and 2 cover pages and insert map and legal exhibits. Email updated plan to client.

9/20/21 MSC .90 Review surveyed map and legal and forward the same to STC GIS for preliminary consideration/comment. Review response from STC GIS confirming submission meets ISTC requirements. Follow up with surveyor and Lisa Horowitz. Call with Lisa and Jessica to discuss transmittal letters, date changes and other updates in preparation for executing on the plan approval timeline.

9/21/21 MSC 1.00 Work on reviewing and revising the letters from the agency to the city clerk and mayor, the legal notice and the transmittal letter from the city to the taxing entities. Circulate the revised documents to city staff including additional
RB: Airport Way

9/27/21 KSK 1.60 Draft city council ordinance and ordinance summary approving plan.

9/27/21 MSC .50 Review plan approval timeline and draft email communication to Lisa Horowitz re next steps and status of pending tasks. Call with Jessica Parker to discuss next steps. Review draft P&Z agenda.

9/28/21 MSC .50 Review and follow up on transmittals from the agency to the city. Review and follow up on the formal transmittal of notice to the paper. Review draft packet for transmittal to the taxing districts and note change. Draft email communication to Jessie Parker re revisions to the draft taxing entity packet and provide additional directions re transmittals.

9/29/21 MSC 1.20 Review revised transmittal packet and follow up with Jessica Parker re comments to the record of transmittal. Review and provide comment on the planning and zoning commission findings by clarifying the scope of the findings. Draft follow up email communication to Lisa Horowitz re same.

9/30/21 MSC .10 Review and follow up on email communications related to finalizing transmittal packets.

PROFESSIONAL FEES 3,735.00

Timekeeper Staff Rate Hours Amount Non-Chargeable
Armbruster, Ryan P. Of Counsel 250.00 .10 25.00 .00 .00
Conrad, Meghan S. Shareholder 250.00 13.40 3,350.00 .00 .00
Kline, Kim S. Paralegal 100.00 3.60 360.00 .00 .00

17.10 3,735.00 .00 .00
RE: Airport Way

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<td>BALANCE DUE</td>
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CLIENT/MATTER: 00887-00002
September 30, 2021
Invoice # 192781
# INVOICE

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<td>City CCD Director time reimb FY21</td>
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<td>City staff time reimb FY21</td>
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**TOTAL AMOUNT DUE**

14,740.00

THANK YOU FOR YOUR PROMPT PAYMENT
For Billing Inquiries Call: (208)788-4221
Office Hours: 9:00 a.m. - 5:00 p.m.
Monday thru Friday
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Total Due $ 450.00
Invoice:
Kushlan | Associates
P.O. Box 8463
Boise, ID 83707

Attention: Lisa Horowitz  
Project Title: Airport Way URD  
Title: Project Description:
Company Name: Hailey Urban Renewal Agency  
P.O. Number:
Address: 115 Main Street  
Invoice Number: Hailey 2021-4  
City, State Zip Code: Hailey, ID 83333  
Term:
Date: 9/2/21

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$2,149.90
Attention: Lisa Horowitz  
Title:  
Company Name: Hailey Urban Renewal Agency  
Address: 115 Main Street  
City, State Zip Code: Hailey, ID 83333  
Date: 12/2/21

<table>
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Total Cost: $3,237.40
State of Idaho  
County of Blaine  

Pam Morris, being the first duly sworn, deposes and says that she is the printer (publisher) of the Idaho Mountain Express, a newspaper published every week in Ketchum, County of Blaine, State of Idaho; that said newspaper has been continuously and uninterruptedly published for a period of seventy-eight consecutive weeks prior the first publication of the annexed notice, and is a newspaper qualified to publish legal notices as provided by act of the 1919 session of the legislature of the State of Idaho, known as House Bill 145; that the annexed advertisement was published once each week for 2 consecutive issues in said newspaper proper and not in a supplement; that the date of the first publication of said advertisement was on the 6 day of Oct., 2021, and the date of the last publication was on the 20 day of Oct., 2021.

Subscribed and sworn to before me this 20 day of Oct., 2021.

Connie N. Johnson  
NOTARY PUBLIC

IDAHO MOUNTAIN EXPRESS  
P.O. Box 1013  
Ketchum, Idaho 83340

COST OF PUBLICATION

Number of Picas per Line  11.5  48

Number of Lines in Notice  522  40

Number of Insertions  2  2

40 Lines tabular at 172.80  9.0 cents/pica
522 Lines straight at 480.24  8.0 cents/pica
562 Subsequent lines at 554.01  7.0 cents/pica

TOTAL COST $1207.65
Return to Agenda
Halley Urban Renewal Agency Meetings in 2022 are scheduled for the first Tuesday of every month, at 11:00 AM.
Return to Agenda