

**Hailey Urban Renewal Agency
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via GoToMeeting
Tuesday, December 7, 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#>

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, December 6, 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 or in person. 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, Bob Brand
Staff Support:	Lisa Horowitz, Community Development Director

1. **CALL TO ORDER 11:00 am**
2. **CONSENT AGENDA** **ACTION ITEM**
 - a) Approval of Bills unpaid since August 17, 2021..... **ACTION ITEM**
3. **New Business:**
 - a) Update and Discussion on River Street progress
 - b) Update on Urban Renewal District: Airport Way
3. **Staff Report**
 - a) 2022 Calendar..... **ACTION ITEM**
4. **Adjourn**

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

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

HOURS

8/06/21	MSC	.30	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.
8/09/21	RPA	.20	Address how best to effectuate assignment from developer to subsequent assignee.
8/11/21	MSC	.10	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.
8/13/21	MSC	.20	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.
8/17/21	MSC	1.50	Attend Hailey Urban Renewal Agency meeting. Call with Lisa Horowitz to discuss property acquisition opportunity. Review and analyze deal structure and potential sticking points.
8/17/21	RPA	.30	Review and respond to inquiry on financing options to provide funding for property acquisition and development for housing and library use. Consider statutory limitations.
8/18/21	MSC	.60	[NO CHARGE] Call with Phil Kushlan to discuss

PAGE 1

ELAM & BURKE

ATTORNEYS AT LAW

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Post Office Box 1539
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RE: General

CLIENT/MATTER: 00887-00001
August 31, 2021
Invoice # 192380

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 520.00

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable	
					Hours	Amount
Armbruster, Ryan P.	Of Counsel	200.00	.50	100.00	.00	.00
Conrad, Meghan S.	Shareholder	200.00	2.10	420.00	1.20	240.00
			2.60	520.00	1.20	240.00

INVOICE TOTAL 520.00

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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

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RE: Airport Way

CLIENT/MATTER: 00887-00002
August 31, 2021
Invoice # 192381

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

3,995.00

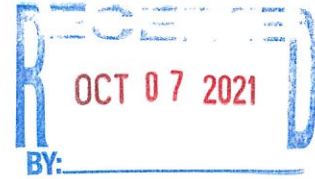
Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable	
					Hours	Amount
House, Cheyenne M	Associate	200.00	5.80	1,160.00	.00	.00
Conrad, Meghan S.	Shareholder	250.00	11.10	2,775.00	.00	.00
Kline, Kim S.	Paralegal	100.00	.60	60.00	.00	.00
			17.50	3,995.00	.00	.00

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

Professional Services

		<u>Amount</u>
8/20/2021	CDW Project Set Up New project setup.	40.00
9/9/2021	MP PLS / Office Work on overlay boundary.	280.00
9/10/2021	MP PLS / Office Draft overlay district boundary based on recorded plats, write legal description.	700.00
9/14/2021	SF PE Work / Office Review legal description and exhibit map. Go over revisions with Mark and Emily.	150.00
9/13/2021	MP PLS / Office Request an additional deed from title company, review, revisions to overlay district boundary and legal description.	280.00
9/15/2021	MP PLS / Office Review and mark up survey drawing and description.	105.00
9/16/2021	MP PLS / Office Check and stamp legal and exhibit map.	70.00
9/14/2021	EW Drafting Create exhibit for legal description of the Airport Way Urban Renewal District, modify and edit legal description.	400.00
9/15/2021	EW Drafting Modify edits to exhibit, add adjoining parcels and label subdivisions/blocks/lots.	160.00

	<u>Amount</u>
9/16/2021 EW Drafting Modify per markups and finalize edits.	80.00
For professional services rendered	<u>\$2,265.00</u>
Balance due	<u><u>\$2,265.00</u></u>

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

Member Billing Contact:

Lisa Horowitz
Hailey Urban Renewal Agency
115 S Main
Hailey, ID 83333

Invoice Date: 9/4/2021
Invoice Number: 18042 - 2022 - 1
Policy Period: 10-1-21 to 9-30-22
Policy Number: 41A18042100121

Insurance Billing

DESCRIPTION
10/1/2021 - 9/30/2022 Policy Year Annual Premium: \$1,539.00
Minimum Due 10/1/2021: \$769.50
Balance Due 4/1/2022: \$769.50
For proper application, please do not combine other payments with your premium remittance.

Member:

Hailey Urban Renewal Agency
115 S Main
Hailey, ID 83333

Make Checks Payable to:

ICRMP
PO Box 15116
Boise, ID 83715

Invoice Date:	9/4/2021
Invoice Number:	18042 - 2022 - 1
Due Date:	10/4/2021
Minimum Due:	\$769.50
Amount Paid:	

Write Amount Paid Here

Address Corrections? Please make changes on the back of this form and enclose with your payment.

ELAM & BURKE
ATTORNEYS AT LAW

251 East Front Street, Suite 300
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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

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

9/21/21 MSC .50 Call with Lisa and Jessica concerning payment pursuant to the terms of the reimbursement agreement with Marriott. Review agreement and follow up with Lisa and Jessica concerning the timing of the value on the tax rolls as well as request for lien waivers.

PROFESSIONAL FEES 100.00

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable	
					Hours	Amount
Conrad, Meghan S.	Shareholder	200.00	.50	100.00	.00	.00
			.50	100.00	.00	.00

INVOICE TOTAL 100.00

BALANCE FORWARD 520.00

ELAM & BURKE
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Tax Id No. 82-0451327

RE: General

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

BALANCE DUE

620.00

251 East Front Street, Suite 300
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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

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

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RE: Airport Way

CLIENT/MATTER: 00887-00002
September 30, 2021
Invoice # 192781

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

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RE: Airport Way

CLIENT/MATTER: 00887-00002
September 30, 2021
Invoice # 192781

			comment in the body of the email.
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	
					Hours	Amount
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

PAGE 3

ELAM & BURKE
ATTORNEYS AT LAW

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

Tax Id No. 82-0451327

RE: Airport Way

CLIENT/MATTER: 00887-00002
September 30, 2021
Invoice # 192781

INVOICE TOTAL	3,735.00
BALANCE FORWARD	3,995.00
BALANCE DUE	7,730.00



115 MAIN STREET S. SUITE H
 HAILEY, ID 83333
 PHONE: (208) 788-4221
 FAX: (208) 788-2924

INVOICE #	INVOICE DATE
111844120	09/30/2021
DUE DATE	CUSTOMER ACCOUNT NUMBER
10/01/2021	8513
AMOUNT DUE	TERMS:
14,740.00	Open Terms

BILL TO:

HAILEY URBAN RENEWAL AGENCY

115 MAIN STREET SOUTH
 HAILEY ID 83333

PLEASE DETACH AND RETURN THIS TOP PORTION WITH
 YOUR PAYMENT BY DUE DATE TO:

CITY OF HAILEY
 115 S MAIN ST STE H
 HAILEY, ID 83333

INVOICE

DESCRIPTION	QUANTITY	CHARGE	EXT. PRICE
City Engineer staff time reimb FY21	116	85.00	9,860.00
City CCD Director time reimb FY21	41	65.00	2,665.00
City staff time reimb FY21	1	2,215.00	2,215.00
			14,740.00
			TOTAL AMOUNT DUE

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

Invoice

Redevelopment Association of Idaho. Inc.
776 E Riverside Drive, Suite 240
Eagle, Idaho 83616

Date	Invoice #
10/1/2021	M16034



Bill To
Hailey Urban Renewal Agency Attn: Lisa Horowitz 115 S Main Street Hailey, ID 83333

Item	Qty	Description	Rate	Amount
	1	Membership Dues - fiscal year 2022		\$ 250.00
	1	Legislative Contribution - FY 2022		\$ 200.00
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	

Description	Quantity / Hours	Unit Price	Cost
8/11 Plan Development	1.0	\$150.00	\$150.00
8/17 HURA Board Meeting	2.5	\$150.00	\$375.00
8/17 Travel	5	\$150.00	\$750.00
8/18 Plan Development	1.5	\$150.00	\$225.00
8/18 Project Consulting (Property)	0.75	\$150.00	\$112.50
8/19 Plan Development	1.5	\$150.00	\$225.00
8/30 Plan Development	1.0	\$150.00	\$150.00
8/17 Mileage	290	\$0.56	\$162.40
			\$2,149.90

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 -5
City, State Zip Code:	Hailey, ID 83333	Term:	
Date:	12/2/21		

Description	Quantity / Hours	Unit Price	Cost
10/22 Project Consulting (Eccles)	3.0	\$150.00	\$450.00
10/27 Project Consulting (Eccles)	0.75	\$150.00	\$112.50
10/27 Staff Meeting (Eccles)	1.25	\$150.00	\$187.50
11/8 City Council Preparation	1.25	\$150.00	\$187.50
11/8 City Council Meeting	1.0	\$150.00	\$150.00
Prior Billing Unpaid			\$2,149.90
			\$3,237.40

AFFIDAVIT of PUBLICATION

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., 20 21, and the date of the last publication was

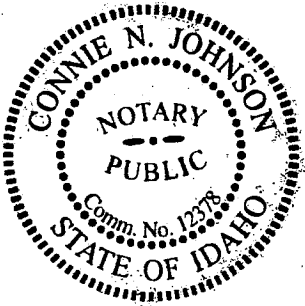
on the 20 day of Oct., 20 21

Pam Morris

Subscribed and sworn to before me this 20 day of

Oct., 20 21.

Connie N Johnson
NOTARY PUBLIC



RESIDING AT HAILEY, IDAHO
MY COMMISSION EXPIRES ON 7/10/2024

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

COST OF PUBLICATION

Number of Picas per Line	<u>11.5</u>	<u>48</u>
Number of Lines in Notice	<u>522</u>	<u>40</u>
Number of Insertions	<u>2</u>	<u>2</u>

40 Lines tabular at 172.80 9.0 cents/pica
522 Lines straight at 480.24 8.0 cents/pica
562 Subsequent lines at 554.61 7.0 cents/pica
TOTAL COST \$1207.65

COPY OF NOTICE

Legal Notice
TITLE OF NOTICE

PLAINTIFF ATTORNEY

DEFENDANT

PLAINTIFF

City of Hailey
BILL TO

(see attached)
URA Renewal Plan for
Airport Way Project



Return to Agenda

2022

JANUARY						
SUN	MON	TUE	WED	THU	FRI	SAT
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FEBRUARY						
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MAY						
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AUGUST						
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SEPTEMBER						
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OCTOBER						
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NOVEMBER						
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DECEMBER						
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Hailey Urban Renewal Agency Meetings in 2022 are scheduled for the first Tuesday of every month, at 11:00 AM.

Return to Agenda