

**Hailey Urban Renewal Agency
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via GoToMeeting
Tuesday, February 8, 2022
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, February 7, 2022.**

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. In person attendance will require a mask per Hailey Public Health Order 2021-07.

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 meeting minutes dated February 11, 2021.
 - b) Approval of meeting minutes dated April 1, 2021.
 - c) Approval of meeting minutes dated May 13, 2021.
 - d) Approval of meeting minutes dated July 20, 2021.
 - e) Approval of meeting minutes dated August 17, 2021.
 - f) Approval of meeting minutes dated September 14, 2021.
 - g) Approval of meeting minutes dated December 7, 2021.
3. **New Business:**
 - a) Presentation and request from River Street Townhomes for Reimbursement Partnership Agreement..... **ACTION ITEM**
 - b) Consider Approval of Conflict Waiver.....**ACTION ITEM**
 - c) Consider tentative approval of the draft 2021 Annual Report, select public meeting date to take comment from the public, and direct publication of notice (Draft will be brought to the meeting)..... **ACTION ITEM**
4. **Staff Report:**
 - a) Update on staff time spent on Gateway District and Airport Way District
5. **Adjourn**

Return to Agenda

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

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

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

Present

Board: Larry Schwartz, Walt Denekas, Martha Burke, Sandi Viau

Staff: Lisa Horowitz, Jessica Parker, Becky Stokes, Heather Dawson, Meghan Conrad

1. [11:00:36 AM](#) **CALL TO ORDER 11:00 am**

Schwartz asked for a motion to amend order of meeting moving new business C to front.

[11:00:54 AM](#) **Burked motioned. Viau seconded. All in Favor.**

2. **New Business:**

- a) [11:01:06 AM](#) *Consideration of Agency Engagement Letter with Hawley Troxell for bond counsel services.....* **ACTION ITEM**

Conrad explained in packet is proposal for bond improvements on River Street. Conrad summarized letter and provided brief history of Hawley Troxell. Conrad stated fee structure is reasonable and consistent. [11:02:40 AM](#) Mike Stoddard, introduced himself and company. Stoddard explained how bond counsel works. Schwartz asked if there are any questions, no questions. Conrad explained motion to needed.

[11:06:32 AM](#) **Burke motioned to accept the bound council engagement letter dated January 26, 2021 as set forth in the packet. Viau seconded. All in Favor.**

- b) [11:07:37 AM](#) *Consideration of Draft Annual Report, Resolution 2021-002.....*
ACTION ITEM

[11:07:44 AM](#) Horowitz explained combined 2019 and 2020. [11:08:22 AM](#) Viau asked if had meeting to discuss 2021 budget. Horowitz confirmed yes. Viau noted on page 3, second paragraph numbers listed for amount agency collected is not correct. Stokes will verify the correct amounts. [11:11:11 AM](#) Schwartz suggested replacing Kiki Trust to Silver River and simplifies Blaine agreements. Schwartz asked for clarification on section about “what can we do”. Schwartz and Horowitz agreed need to rearrange

order and place infrastructure items at top. Burke suggest to amend language to “leads too” in place of what can URA do. Schwartz noted on page 3, also have create jobs suggested to amend resulting in creation of jobs. Stokes and Schwartz suggested different photo for the car wash. Last page, B is listed twice, spacing is different down below. Schwartz explained G is not really applicable. Horowitz explained would be applicable to River Street. Horowitz and Schwartz discussed revised wording, “work towards”. No additional comments. Horowitz explained process for approval and that will see again at future date.

11:21:00 AM Kearns motioned to tentatively approve annual report and bring back on March 4, 2021. Burke seconded.

c) **11:21:27 AM** *Continued discussion of additional Urban Renewal Districts.....*
ACTION ITEM

11:21:31 AM Horowitz explained believes a good time to establish a new district, providing few examples of why now is good. Horowitz explained option to amend URA Plan one time in the life of the district. Horowitz discussed properties that could be an option for an amendment. Schwartz asked if the 10% value is per district or all districts combined. Conrad explained it is a combined base value analysis. Board and staff discussed limit the percentage of assessed value that can be included in the urban renewal district. **11:32:04 AM** Viau would like to see them improve something closer to town. Burke agrees with Viau, the proposed area near the airport is a good. Denekas stated he would like to see a modern looking car dealership on that corner. Kearns asked if they are moving. Horowitz stated the car dealership is undecided if moving or not. Kearns thinks both proposals could use it, but agrees with Burke and Viau. Viau asked if would have to create a second district or if could amend it. Schwartz said both are an option, noting if open a new district will allow for the full time frame. Denekas asked if there is a significant time difference between starting or amending a district. Conrad stated from a processing standpoint, an amendment goes through same steps as a new plan. Conrad stated from processing standpoint time would be about the same. Horowitz asked if possible to do a new district in 6 months since Kushlan has started some ground work already. Conrad explained why 6 months would be fast, but possible to do in less than 9 months. All in agreement with new airport district. Horowitz will follow up with Kushlan and bring back more information at the next meeting. Schwartz noted that if there are other areas should be considering within the City, should be thinking about those.

4. Staff Report

No additional reports from Horowitz. Stokes summarized current financial, noting ahead from last year’s numbers. No questions.

Conrad asked Horowitz to confirm had quorum during discussion and motion of Hawley Troxell. Schwartz confirmed we did.

5. 11:47:05 AM Adjourn

Return to Agenda

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

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

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

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

Email: Public comments may be shared with the Agency Board via email to Lisa Horowitz, lisa.horowitz@haileycityhall.org. Emails or other written testimony must be **received no later than 5:00 p.m. on Wednesday, March 31, 2021.**

Live Meeting Attendance: Members of the public wishing to attend the meeting may do so remotely through the GoToMeeting platform with a phone or a computer. Log-in information is located at the top of this agenda.

If there are any questions, contact Lisa Horowitz at lisa.horowitz@haileycityhall.org or (208) 788-9815 x 1.

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

Present

Board: Martha Burke, Walt Denekas, Sandi Viau, Don Keirn, Larry Schwartz

Staff: Lisa Horowitz, Jessica Parker, Heather Dawson, Phil Kushlan, Brian Yeager

Absent: Becky Stokes

1. [11:01:34 AM](#) Schwartz called to order.
2. [11:01:48 AM](#) CONSENT AGENDA **ACTION ITEM**
 - a) Approval of Bills since March 4, 2021..... **ACTION ITEM**

[11:03:28 AM](#) Viau motioned to approve bills. Burke seconded. All in Favor.

3. New Business:

- a) [11:03:42 AM](#) Consideration of the Draft Airport Way Urban Renewal District Eligibility Report...**ACTION ITEM**

Phil Kushlan explained request was to review the area west of the airport and determine if eligible for urban renewal. Kushlan summarized boundary lines reviewed and determined at the last meeting, using revised map to show proposed district. Kushlan explained the reviewed all parcels individually in the proposed area, physical conditions on the ground. Kushlan noted the area only has one access point to get in and out and that has critical infrastructure located in the area- St. Luke's, Public Safety Facility, Streets facility. Kushlan summarized report and how area meets the required criteria for an urban renewal district. [11:10:21 AM](#) Horowitz asked if Kushlan looked up what the base assessed value was when created the district, and curious of the changes over time. Kushlan has not, but can look at it. Schwartz confirmed vail is for commercial and residential. Kushlan confirmed. Horowitz asked if the city grows at a more rapid rate the base value will increase. Schwartz asked what happens if find themselves over the 10%, if the value grows rapidly. Kushlan explains this is a snapshot in time that will want the district value to grow and that there is not a penalty for that.

No action needed today. Megan Conrad stated the next step will be formal consideration by the board and that they would formally accept the findings and submit to City Council. All in Favor for this to go to the next agenda.

- b) [11:15:23 AM](#) Motion to approve funding not to exceed \$600,000 for the Phase 1 River Street Improvement Project and direct staff and legal counsel to prepare a City-Agency Construction Agreement..... **ACTION ITEM**

Horowitz stated Conrad has sent a draft over and City Staff will be reviewing today. No further questions.

[11:16:15 AM](#) Denekas Motion to approve funding not to exceed \$600,000 for the Phase 1 River Street Improvement Project and direct staff and legal counsel to prepare a City-Agency Construction Agreement. Burke seconded. All in Favor.

Horowitz stated agreement will be on the next meeting as well.

4. Staff Report

[11:16:53 AM](#) Horowitz provided update on meetings taking place with property owners regarding the River Street LTAC. Yeager provided brief update on project and funding. No further questions.

Schwartz will not be able to attend the April 20th meeting for River Street. Burke will attend. Horowitz stated will also let the board know when the agreement goes to City Council.

5. Adjourn

[11:19:35 AM](#) Keirn motion to adjourn. Viau seconded. All in Favor.

Return to Agenda

Hailey Urban Renewal Agency
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via GoToMeeting
Thursday, May 13, 2021
11:00 AM

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

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Email: Public comments may be shared with the Agency Board via email to Lisa Horowitz, lisa.horowitz@haileycityhall.org. Emails or other written testimony must be **received no later than 5:00 p.m. on Wednesday, May 12, 2021.**

Live Meeting Attendance: Members of the public wishing to attend the meeting may do so remotely through the GoToMeeting platform with a phone or a computer. Log-in information is located at the top of this agenda.

If there are any questions, contact Lisa Horowitz at lisa.horowitz@haileycityhall.org or (208) 788-9815 x 1.

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

Present

Commission: Larry Schwartz, Sandi Viau, Walk Denekas,

Staff: Becky Stokes, Lisa Horowitz, Jessica Parker, Brian Yeager

Absent: Don Keirn

1. Chair Schwartz CALL TO ORDER 11:00 am.
2. CONSENT AGENDA ACTION ITEM
 - a) Approval of Bills since April 1, 2021..... ACTION ITEM
 - b) Approval of Meeting Minutes dated April 1, 2021..... ACTION ITEM

11:02 AM Viau motioned to approve bills since April 1, 2021. Denekas seconded. All in Favor.

11:03 AM Viau motioned to approve minutes dated April 1, 2021. Denekas seconded. All in Favor.

3. New Business:

- a) Consideration of Resolution 2021-003, a Resolution approving the City-Agency Agreement for River Street Improvements..... ACTION ITEM

Horowitz introduced project and turned floor over to Meghan Conrad. Conrad summarized project and explained why should use City has project manager. Conrad explained reimbursements to City, contracts entered in will be between City and contractor. Conrad explained there are 2 segments along River St that are beneficial to include even though not included in project area. Conrad turned floor over to staff. [11:08:23 AM](#) Schwartz asked if would be worthwhile to expand district to include north section not included. Conrad explained had reviewed bringing in that area, it was drilled down that it was more comfortable offering use of funds in that right of way. [11:09:45 AM](#) Horowitz turned floor over to Yeager. Conrad suggested to include Exhibit A. [11:10:23 AM](#) Yeager provided drawing of intersection of Myrtle and River St, explaining looking at doing chipseal in August and to use that to cover existing stripping. Yeager explained reason planning to do chip seal in August is due to concrete work needed be done ahead of chipseal. Yeager noted several in sections in need of repair prior to chipseal. Yeager discussed design of parking and pathway, noting still working on design as goes through. Yeager noted project is scheduled to go in front of City Council on May 24th. Horowitz recommended any board members available should join the City Council meeting along with Conrad. Schwartz asked about parking at Black Owl. Yeager and Schwartz discussed parking and pathway location. Board and staff continued to discuss various areas along River Street that propose potential challenges.

- b) Consideration of an amendment with the Contract for Services with Eric Heringer, Piper Sandler, to undertake financial planning services related to financial modeling for the remaining life of the district **ACTION ITEM**

Eric Heringer summarized scope of the work included in the contract.

[11:29:15 AM](#) Denekas motioned to approve the Contract for Services with Eric Heringer, Piper Sandler. **Viau seconded. All in Favor.**

- c) [11:30:27 AM](#) Consideration of Resolution 2021-004, a Resolution approving the Eligibility Report for the Airport Way Urban Renewal District..... **ACTION ITEM**

Horowitz introduced item and explained this is the next formal step in creating a new district. Phil Kushlan explained this document is virtually same as what the board has seen before. Kushlan summarized report and Conrad summarized what the Resolution entails. Denekas asked if there is anything additional to this report or does it memorialize what was discussed at the last meeting Kushlan confirmed. Denekas verified steps. Conrad confirmed.

[11:34:55 AM](#) Denekas motioned to approve. **Viau seconded. All in Favor.**

Board and staff discussed City Council potential thoughts regarding improvements along River Street.

- 4. **Staff Report.** No new staff reports from Horowitz. Stokes summarized current financial statements.
- 5. **Adjourn**

Viau motioned to adjourn. Denekas seconded. All in favor.

Return to Agenda

Hailey Urban Renewal Agency
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via GoToMeeting
Tuesday, July 20, 2021
11:00 AM

AMENDED AGENDA

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

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Email: Public comments may be shared with the Agency Board via email to Lisa Horowitz, lisa.horowitz@haileycityhall.org. Emails or other written testimony must be received no later than 5:00 p.m. on Monday, July 19, 2021.

Live Meeting Attendance: Members of the public wishing to attend the meeting may do so remotely through the GoToMeeting platform with a phone or a computer. Log-in information is located at the top of this agenda.

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

Present

Member: Larry Schwartz, Sandi Viau, Martha Burke

Staff: Lisa Horowitz, Becky Stokes, Brian Yeager, Jessica Parker

1. [11:00:20 AM](#) CALL TO ORDER 11:00 am
2. [11:00:24 AM](#) CONSENT AGENDA
ACTION ITEM
 - a) Approval of Bills since May 13, 2021..... **ACTION ITEM**

[11:00:28 AM](#) Viau motioned to approve bills. Burke seconded. All in Favor.

3. New Business:

- a) [11:00:49 AM](#) Tentative approval of the FY 2022 Budget; selection of public hearing date of August 17th and authorization to publish the budget public hearing notice..... **ACTION ITEM**

Horowitz summarized changes to line items. Stokes stated added approximately 10% as do not know what the July checks will be.

Viau asked about wording on actual budget 20. Staff confirmed to make the needed changes to the number. Viau noted error on tentative date approval.

Viau asked for update on financials up to today. Stokes provided status update through June, summarizing up 171,000.00. Viau asked about expenses incurred for South Woodside district, does URA just incur those expenses. Viau asked if loaning the Airport District the funds. Horowitz explained yes if choose to explore a district but not proceed with district but that could review the district again in the future.

[11:07:42 AM](#) Burke motioned tentatively approve the FY2022 budget and authorize staff to publish the budget public hearing notice. Viau seconded. All in Favor.

4. Staff Report

[11:08:12 AM](#) Brian Yeager provided update on River Street project – project has gone out to bid, received 2 bids. 1 bid was 246,000 and other was 184,000. Yeager explained why bids did not seem appropriate and that requested Council t reject bids. Yeager explained now holding off on chip seal project, and redirecting city employees to do some of work that was going to have a contractor. Yeager explained intention is to run chip seal along that section and paint it for early summer next year.

Burke asked about work on Main Street. Yeager confirmed and that has an update that will be providing to City Council. Yeager stated ITD and Knife are hoping to start the asphalt next week.

5. Adjourn

[11:15:22 AM](#) Burke motioned to adjourn. Viau seconded. All in Favor.

Return to Agenda

**Hailey Urban Renewal Agency
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via GoToMeeting
Tuesday, August 17, 2021
11:00 AM**

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Email: Public comments may be shared with the Agency Board via email to Lisa Horowitz, lisa.horowitz@haileycityhall.org. Emails or other written testimony must be **received no later than 5:00 p.m. on Monday, August 16, 2021.**

Live Meeting Attendance: Members of the public wishing to attend the meeting may do so remotely through the GoToMeeting platform with a phone or a computer. Log-in information is located at the top of this agenda.

If there are any questions, contact Lisa Horowitz at lisa.horowitz@haileycityhall.org or (208) 788-9815 x 1.

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

Present

Board: Larry Schwartz, Bob Brand, Martha Burke, Sandi Viau

Staff: Lisa Horowitz, Heather Dawson, Becky Stokes, Jessica Parker

Absent: Walt Denekas

1. [11:01:19 AM](#) **CALL TO ORDER 11:00 am**

2. [11:01:28 AM](#) **CONSENT AGENDA**

ACTION ITEM

a) Approval of Bills since July 20, 2021..... **ACTION ITEM**

[11:01:35 AM](#) motioned to approve consent agenda, seconded. All in Favor.

3. New Business:

a) Public Hearing to consider adoption of the FY 2022 budget, a budget not to exceed \$664,500.00..... **ACTION ITEM**

b) Consideration of Resolution 2021-005, a resolution approving the FY2022 Budget... **ACTION ITEM**

[11:02:55 AM](#) Burke motioned to approve Resolution 2021-005, seconded. All in Favor.

3. Old Business:

- a) [11:03:02 AM](#) Consideration of Airport Way District: Review of assumptions supporting Airport Way URD Revenue Estimates..... **ACTION ITEM**

Larry provided a summarized history for Airport Way District. Phil Kushlan provided a summary of the process of creating a new URA District.

[11:09:44 AM](#) Kushlan moved on to discuss the assumptions listed within his memo, starting with Assumption #1 and #2. [11:11:24 AM](#) Schwartz asked what Hailey has been the past 10-20 years. Kushlan stated only has this year's history. Horowitz stated staff can request that information, asking how far back should go. All agreed at least commercial, but would prefer both commercial and residential broken out for last 10 years. Brand believes may see more mixed units than expecting. Schwartz explained Kushlan's point is to provide middle information to make decision on whether to do this or not. That these other points Schwartz and Brand are thinking of are additional benefits if occurs. [11:19:25 AM](#) Kushlan explained Assumption #3 is reference to the potential redevelopment of the car dealership. Horowitz noted a potential another project that is under discussion, continuing to discuss potential other potential developments on vacant parcels. Kushlan continued to discuss the assumptions listed in his report. Kushlan stated values he has been working with are 2020 numbers as does not have certified 2021 numbers at this time. Kushlan stated big issue see is the unknown of what is going to happen to the tax rate. Kushlan explained may not know actual values until November and would need to have this adopted by December 31, 2021 in order to capture the 2021 rates. [11:27:58 AM](#) Horowitz asked Meghan Conrad to make a timeline of the steps needed. Conrad confirmed will get that to Horowitz. Kushlan explained in order to adopt, the URA recommends to Council who will send to PZ to confirm complies with the Comp Plan, concurrently public comment period needs to be published. Once all this is done, then City Council can have the hearing. [11:33:56 AM](#) Horowitz asked Kushlan to discuss things other districts doing that we are not doing such as arts and parking. Kushlan stated this area is commercial, fairly industrial going to want to have sidewalks, storm drain improvements, way finding, street lighting. Kushlan suggested at some point make a definition of what street improvements include – such as curb and gutter. Kushlan recommends a second access point to Airport West. Horowitz noted area where could connect into Broadford Rd. Schwartz asked if could also create an access to the southern access as well. Burke believes the bike path access is also critical. [11:39:51 AM](#) Kushlan discussed homeowners exemptions, noting this should be something to consider. Burke wants to keep art as an option as well.

[11:42:29 AM](#) Kushlan stated property acquisition is important, believes greatest power is the ability to own property.

[11:45:30 AM](#) **Burke motioned to accept the memorandum presented today with the assumptions supporting the Airport Way URA and to move forward in the process, Viau seconded. All in Favor.**

4. **Staff Report** - No staff reports.

Viau suggested to keep track of expenses for Airport Way District, and budget. Horowitz asked when in the process they start to formalize the loan between the districts. Conrad will work on it, believes it is set forth in a resolution. Schwartz suggested to set up as a line of credit – to pull funds as needed with a not to exceed limit of \$50,000.00.

5. **Adjourn**

[11:48:27 AM](#) **Burke motioned to adjourn, Viau seconded. All in Favor.**

Return to Agenda

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11:00 AM**

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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

Present

Board: Larry Schwartz, Sandi Viau, Bob Brand,

Staff: Lisa Horowitz, Jessica Davis

1. [10:59:28 AM](#) Schwartz called to order.
2. **CONSENT AGENDA** **ACTION**
ITEM
 - a) Approval of Bills since August 17, 2021..... **ACTION**
ITEM

Horowitz pulled ICRMP Bill per Stokes recommendation, and Elam and Burke and Kushlan invoice due to

[11:00:13 AM](#) Viau motioned to approve consent agenda as modified. Brand seconded. All in Favor.

3. **New Business:**
 - a) [11:01:13 AM](#) Consideration of Resolution 2021-006, a resolution recommending and adopting the Urban Renewal Plan for Airport Way District..... **ACTION ITEM**

Horowitz confirmed waiting on legal description and map. Schwartz requested general oversight review.

[11:02:08 AM](#) Meghan Conrad noted it is important to remember URA Plan is not a contact but Conrad summarized what happens if amend the plan and the few exceptions permitted. Conrad noted some opportunity for some increased residential density. Conrad stated do feel identification of project in Attachment 5, is the heart of the planning document, the plan itself is the narrative. Conrad touched on tax impacts and limitations per state code. Conrad stated the base year will be January 2021 and termination date will be December 2041, but that agency could receive funds in 2042. Conrad summarized estimated costs and revenues. [11:08:36 AM](#) Schwartz and Conrad discussed budgets and permitted projects. Schwartz asked if go from 250 to 750 would not be an issued. Conrad stated it is more of a problem if have not identified project. Staff and Board confirmed created general list with Phil Kushlan to ensure did not forget any projects.

[11:10:37 AM](#) No comments or questions from Viau, or Brand. Horowitz confirmed Conrad and her have a schedule in place to allow for adoption by end of year.

[11:11:34 AM](#) **Brand motioned to adopt 2021-006 with necessary inserts needed. Viau seconded. Viau – Yes, Brand-Yes, Schwartz- Yes. All in Favor.**

Schwartz asked if need to readopt with inserts. Conrad confirmed does not need to come back to board.

3. Staff Report

- a) ICRMP update

Horowitz summarized ICRMP no longer has an agent in valley, but will work with them directly.

4. Adjourn

[11:15:21 AM](#) **Brand motioned to adjourn. Viau seconded. All in Favor.**

Return to Agenda

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Email: Public comments may be shared with the Agency Board via email to Lisa Horowitz, lisa.horowitz@haileycityhall.org. Emails or other written testimony must be **received no later than 5:00 p.m. on Monday, 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

Present

Board: Larry Schwartz, Bob Brand, Walt Denekas, Martha Burke, Sandi Viau

Staff: Lisa Horowitz, Brian Yeager, Becky Stokes, Jessie Parker, Heather Dawson

1. [11:02:05 AM](#) CALL TO ORDER 11:00 am

2. [11:02:08 AM](#) CONSENT AGENDA
ACTION ITEM
 - a) Approval of Bills unpaid since August 17, 2021..... **ACTION ITEM**

Viau asked for clarification on engineering fees on City of Hailey bill. Stokes explained engineering fees associated for engineering work for River Street. Horowitz confirmed tracking differently for Gateway and Airport Way.

Stokes explained correction to Elam and Burke causing it to be \$400.00 lower than shown.

[11:05:35 AM](#) Viau motioned to approve bills. Burke seconded. All in Favor.

3. New Business:

a) Update and Discussion on River Street progress

[11:05:52 AM](#) Yeager summarized LTAC project- middle four projects along River Street. LTAC is a grant and is different than the River Street project the URA is funding at 100%. Yeager provided spreadsheet breaking down each line item for the LTAC project. Yeager noted URA is interested in the Summary, explaining cost increase from previous conversation and that start time is estimated in 2026 now. Yeager explained now estimating approximately \$1,000,000.00 that would be needed from the URA, \$2,000,000.00 for the 3 blocks. Brand asked why the project is 5 years out, Yeager explained process due to grant. Yeager summarized key numbers bringing today, a 2 blocks cost \$3 million – unfunded by \$1million, 3 blocks would cost and 4 blocks would increase unfunded balance to approximately 4 million plus the 30% estimate of cost increase over the next 5 years. Schwartz confirmed the blocks vary in cost. [11:16:40 AM](#) Horowitz stated staff has been discussing these matters, explaining Eric Heringer will be back to provide estimate of what the district will provide at the next hearing. Schwartz believes have to do 1 block south of bullion and both north blocks. Yeager stated would need approximately 3 million to do that. Yeager stated Stanley Consultants are ready to finalize the design that they need to know what blocks we are going to build and a funding commitment from the URA. Yeager stated that Stanley's Consultants contract ends in May 2022, so needs to have an answer prior to that. Schwartz stated need to discuss funding with Eric Heringer. Yeager stated could let the LTAC funds work for the inner two blocks and the URA focus elsewhere on River St. Staff and Commission discussed using LTAC funds on north & south block of Bullion and the URA project proceeding from there north and south. Dawson asked about drainage, Yeager confirmed URA project does anticipate doing drainage in concerned areas along River Street. Viau asked if LTAC money is for any block. Yeager explained the LTAC money is for whichever blocks the URA would like to help fund two blocks north or south of Bullion St. Horowitz summarized picking 2 of 4 blocks and the URA would add a 1million. Yeager clarified the trail/pathway from Bullion to Hop Porter, the numbers for that are included in the estimated monies. All in agreement to proceed with the suggested plan, as this is not an action item staff will bring back for vote on the January 4th hearing.

[11:40:51 AM](#) Yeager summarized builds completed this year for the URA project – primary focus was Spruce St north and fill in the gaps of curb & gutter & missing asphalt. Yeager explained progress on these focuses and the challenges faced. Yeager stated project is partially complete and intend to finish the Spruce St north in spring of 2022. Yeager stated can continue to do in house or contract the work out. Yeager is content to continue using in house staff for training purposes. Yeager went on to provide detailed explanation of progress completed, items to be corrected and remaining items to be completed. Yeager provided rough estimate of timeline for the various work to be completed in 2022. Yeager stated city cost for pieces the city has completed is estimated at \$40-\$50,000.

Horowitz confirmed next meeting will be on January 4, 2022 and will have the LTAC as an action item to be voted on. Horowitz summarized potential new projects that may be coming through that effect River Street.

b) Update on Urban Renewal District: Airport Way

[11:54:55 AM](#) Horowitz confirmed close to the end, project is effective. Board asked about Broadford connect to Airport Way. Staff stated no further update. Board believes it should be a primary item.

3. Staff Report

a) 2022 Calendar..... **ACTION ITEM**

[11:58:06 AM](#) Burke motioned to adopt 2022 calendar. Brand seconded. All in Favor.

4. Adjourn

[11:58:16 AM](#) Burke motioned to adjourn. Brand seconded. All in Favor.

Return to Agenda



Hailey Urban Renewal Agency
115 South Main Street | Hailey, ID 83333

February 8, 2022

Chairman and Commissioners Hailey
Urban Renewal Agency Hailey,
Idaho

Chairman and HURA Commissioners:

**Discussion of River Street Townhomes for Funding
Partnership**

Introduction/History

In 2017 the HURA discussed establishing a process and Application for Funding Requests to partner in infrastructure funding for development projects that stimulate revenue within the district. Amendments were made in 2020 clarifying the Bords policy (Resolution 2020-001), attached to this report. To date, the Agency has five (5) partnership agreements

Current Report

Attached is the application and request from the Kevin Cablik of the River Street Townhomes development team for HURA participation in infrastructure. The applicant has estimated that the project will be valued at \$5,000,000 at buildout. At the current tax rate of .009122627, the project would generate approximately \$45,613 per year in tax increment revenues. The applicant has not yet provided an estimated cost of construction for the improvements; this will be discussed at the meeting.

The applicant would like to discuss Board consideration of a new type of policy, one that would mirror a policy of the Capital City Development Corporation (CCDC) In Boise. CCDC has a policy within their Participation Program Handbook in which they will provide one-time assistance for infrastructure projects within the public right of way based on certain criteria. This includes:

Participation in either the One-Time Reimbursement or the Owner Participation Program (similar to the current HURA program) but not both.

- Request must advance goals of the Agency
- CCDC will provide up to \$200,000 per project based on matching funds provided by the developer based on the table found on page 11 of the attachment. Staff would note that the CCDC Agency budget is much larger, so one-time requests, if of

interest to the Board, would be developed in alignment with the HURA budget.

Kevin will be present at the meeting to explain his request.

The Board can discuss this request, and, if comfortable, make a motion to direct staff to prepare either an Owner Participation Agreement as per Resolution 2020-001 or a new Policy drafted along guidelines similar to the CCDC program for consideration at the next meeting.



January 21, 2022

Hailey Urban Renewal Agency
115 S Main Street
Hailey, ID 83333

RE: River Street Townhomes & River St/Spruce St Improvements
HURA Application dated 1/21/2022

Dear HURA Board:

It is with great excitement that River Street Townhomes, LLC submits this application for a partnership and participation with Hailey Urban Renewal Agency. Our project, the River Street Townhomes, falls within the agency area of impact and we are excited to be a part of the Gateway Urban Renewal Plan.

Our site is located at 410 N River St and we have approx. 120ft of street frontage along River Street. Our project will provide public benefits in the form of:

- Street and infrastructure improvements necessary for economic revitalization and property investment
- Parking facilities—both vehicles and bikes
- Pedestrian paths, sidewalks, and bike facilities
- Landscape areas
- Two (2ea) qualified Affordable Homes for the community
- Increased property tax base
- Infill development that does not burden but rather increase the utilization of existing City services, infrastructure, parks and amenities

In addition to our site-specific street frontage, River Street Townhomes, LLC is offering the HURA that we partner to perform the additional improvements remaining on this block and complete the River Street Improvements from our parcel north along River Street and then east up Spruce St to the alley.

Our project team is submitting for Building Permits now and we estimate that **start of construction will be April 1, 2022**. It is our goal that we work together on some form of partnership and participation prior to April 1st so that we can maximize efficiencies and take advantage of captive subcontractors and suppliers.

Sincerely,

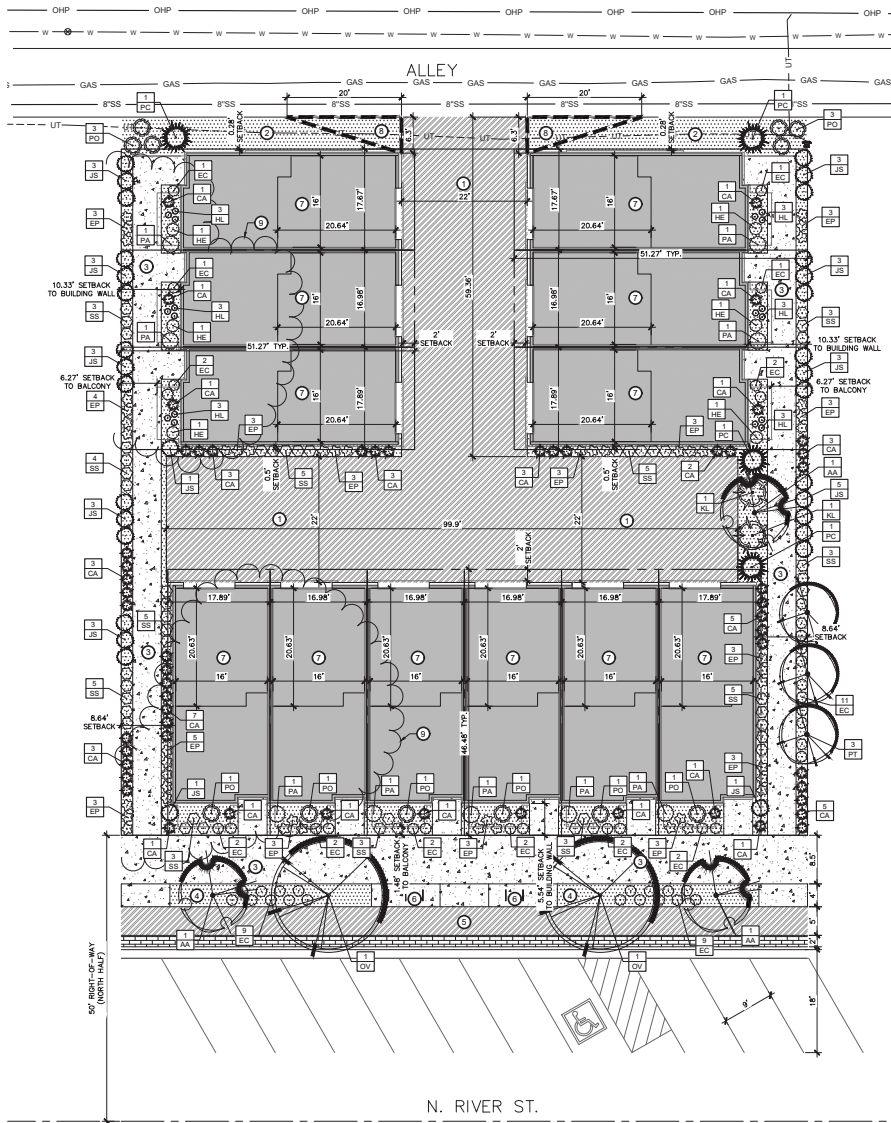
A handwritten signature in blue ink, appearing to read 'Kevin Cablik', written over a white background.

Kevin Cablik
Managing Partner
CK Property Group, LLC/ River Street Townhomes, LLC

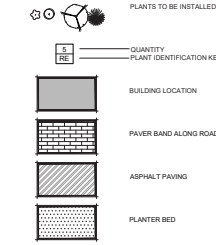
River Street Townhomes

410 N. River St.





LANDSCAPE LEGEND



CALLOUT NOTES

- PROPOSED SHARED ACCESS DRIVE
- PROPOSED TRASH CART PICKUP LOCATION
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PLANTER STRIP
- PROPOSED ASPHALT BIKE LANE
- PROPOSED BIKE RACKS (B)
- TOWNHOME UNIT
- VISION TRIANGLE
- EXISTING ON-SITE VEGETATION TO BE REMOVED (WEEDS AND VOLUNTARY TREES/SHRUBS OF NO LANDSCAPE VALUE)

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
3	AA	Acer rubrum 'Armstrong Gold'	Armstrong Gold Red Maple	2.5' CAL. BAB	Class II - 35H x 12W
2	DV	Osyris virginiana	American Nightshade	2.5' CAL. BAB	Class II - 40H x 20W
3	PT	Populus tremula 'Trotter'	Columnar Swedish Aspen	2.5' CAL. BAB	Class II - 40H x 10W
CONIFEROUS TREES					
4	PC	Pinus abies 'Depressa'	Columnar Norway Spruce	6-7' HGT. BAB	20H x 6W
32	JB	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	4-7' HGT. BAB	15H x 3W
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES					
55	CA	Calamagrostis x acutiflora 'El Dorado'	El Dorado Feather Reed Grass	#2	4H x 2W
53	EC	Erica carnea 'Springwood White'	Springwood White Winter Heather	#1	1H x 2W
48	EP	Echinacea purpurea 'Knox Snow High'	Knox Snow High Purple Coneflower	#1	1.2H x 1.5W
6	HE	Hosta sieboldiana 'Elegans'	Elegans Hosta	#1	2H x 3W
18	HL	Heuchera 'Lime Rickey'	Lime Rickey Coral Bell	#1	1H x 1W
2	HL	Salix integra 'Doronic Flae'	Doronic Flae Mountain Laurel	#5	3H x 3W
9	PA	Pinus abies 'Little Gem'	Little Gem Norway Spruce	#5	2H x 3W
12	PO	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	#5	3H x 3W
47	SS	Salvia x sylvestris 'May Night'	May Night Salvia	#1	1.5H x 1.5W

LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULED QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEES SHALL BE COVERED WITH A MINIMUM OF 2" DEPTH OF 1/2" RIVER COBBLE MULCH. SUBMIT SAMPLES FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 8 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEES SHALL HAVE A MINIMUM 1" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS.
- RESUE EXISTING TOPSOIL STOCKPILES ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOxious WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL, AND A HAVE A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - PROVIDE APPROVED IMPORTED TOPSOIL, OR
 - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
 - OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINAGE SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 8 INCHES.
 - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ADDITIONAL ALKALINITY RANGE - PH. 5.5 TO 7.0.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- SEWAGE BEES AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BED AREAS ARE TO HAVE SEPARATE HYDRO-ZONES, BASED ON EXPOSURE.
- ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUNOFF
 - POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.

RIVER STREET TOWNHOMES

410 N. RIVER ST., HAILEY, ID 83333
RE+P JOB # 21066



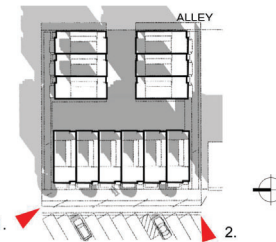
08.13.2021



VIEW 2. CONCEPT VIEW LOOKING EAST TO PROPOSED PROJECT



VIEW 1. CONCEPT VIEW LOOKING SOUTH EAST TO RIVER ST. ELEVATION



KEYPLAN

CONCEPT PERSPECTIVE VIEWS

RIVER STREET TOWNHOMES

410 N. RIVER ST., HAILEY, ID 83333
 PNa JOB # 21-0XX

Type 1: One Time Assistance

Objective: This program Type will provide resources of up to \$200,000 for public improvements and is intended to assist smaller projects on their own schedule, often triggered by a tenant improvement. The funding is based on a dollar for dollar match with the private developer's investment. Applicants are encouraged to review and implement the applicable urban design guidelines found in the Participation Program Scorecard.

Eligible Expenses: The Type 1 (T1) allows assistance for public improvements in the right-of-way or easement area. See page 6 for a list of Eligible Expenses.

Timing: T1 applications can be submitted anytime throughout the year and are processed based on available resources set forth in the budget and Capital Improvement Plan. The applicant should submit before building permits have been obtained. T1 agreements will generally be considered for approval by the CCDC Board after approval of a design review or relevant development application that includes the proposed improvements. The project is typically seen by the CCDC Board twice. First, as an opportunity to introduce the project to the board and request project "designation" as eligible for CCDC funding. The second time is generally to approve the T1 Participation Agreement.

Reimbursement: T1 projects are paid after project completion. The reimbursement for Eligible Expenses are defined in the Type 1 Agreement, and is based on actual costs as documented after project completion. Actual Eligible Expenses must be verified and approved by CCDC and will include only reasonably incurred costs. All costs must be verified through invoice documentation and a schedule of values.

The reimbursement will not exceed \$200,000 and will be based upon matching funds invested by the private developer. For instance:

Example	Private Improvement	Public Improvements	Total Budget	CCDC Reimbursement
New Construction Housing Project	\$1.2 million	\$300,000	\$1.5 million	\$200,000
Exterior Remodel (includes awnings and streetscapes)	\$800,000	\$150,000	\$950,000	\$150,000 (can only reimburse for public improvements)
Public Improvements Only (i.e. Awnings)	\$0	\$150,000	\$150,000	\$75,000
Awnings and Exterior Paint	\$50,000	\$150,000	\$200,000	\$100,000

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