

Hailey Urban Renewal Agency
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via Teams
Tuesday, July 16, 2024
11:00 AM

AMENDED AGENDA

THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.

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Meeting ID: 237 503 468 111

Passcode: q2iFwo

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[+1 469-206-8535,,324529467#](tel:+14692068535,324529467#) 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 15, 2024.**

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: 2024-010

1. CALL TO ORDER
2. **ACTION ITEM** – Consider Amending the Agenda. **ACTION ITEM**
3. **Consent Agenda:**
 - a. Motion to approve Meeting Minutes dated May and June 2024. **ACTION ITEM**
 - b. Motion to approve bills since June 2024. **ACTION ITEM**
4. **Presentation:**
 - a. Presentation from Eric Heringer, Piper Sandler on the updated Gateway District financial modeling. **ACTION ITEM**
5. **New Business:**
 - a. Tentative approval of the HURA FY 2025 Budget; selection of public hearing date of August 20, 2024 and authorization to publish the budget public hearing notice. **ACTION ITEM**
 - b. Resolution No. ____ to approve selection of firm to prepare the Transportation Master Plan for the Airport Way Project Area. **ACTION ITEM**

6. Executive Session:

- a. Executive Session under Idaho Code §74-206(1)(c) to acquire an interest in real property not owned by a public agency..... **ACTION ITEM**

7. Action Item:

- a. Discussion/decision regarding a Notice of Intent to acquire an interest in real property not owned by a public agency. **ACTION ITEM**

8. Staff Update:

- a. Update on URA Projects
- b. Financials
- c. Upcoming Meetings
 - i. August 20, 2024: FY25 Budget , Revision to Participation Policy to reflect increase from 50% to 75% reimbursement.

9. Adjourn

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 05/21/2024

District: Gateway and Airport Way Districts

STAFF: JP

SUBJECT: Approval of Meeting Minutes dated May and June 2024.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Meeting Minutes from May & June 2024.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve of Meeting Minutes dated May & June 2024.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

**Hailey Urban Renewal Agency
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via Teams
Tuesday, May 21, 2024
11:00 AM**

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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, May 20, 2024.**

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.

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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, Executive Director of HURA and City Administrator

Next Resolution Available: 2024-009

1. [11:02:09 AM](#) CALL TO ORDER
2. **CONSENT AGENDA:**
 - a. [11:02:06 AM](#) Approval of Bills unpaid since April, 2024.....
ACTION ITEM
 - b. [11:02:03 AM](#) Approval of meeting minutes dated April, 2024.....
ACTION ITEM
3. **New Business:**
 - a. [11:02:11 AM](#) Presentation of the annual financial statements for Fiscal Year Ending September 30, 2023 by Brady Workman, auditor, followed by acceptance and adoption of audited financial statements (Documents Pending)..... **ACTION ITEM**

Horowitz introduced audit and turned floor to Brady Workman. Workman presented FY23 Audit, highlighting changes made since board last saw report.

[11:07:35 AM](#) Viau expressed concern on capitalizing infrastructure cost.

- b. [11:15:50 AM](#) Consideration of contract for services with Lisa Enourato for assistance in administrative duties..... **ACTION ITEM**

[11:15:59 AM](#) Horowitz explained increase of workload and request for assistance. Horowitz introduced Lisa Enourato and summarized her history.

[11:17:11 AM](#) **Denekas moved to approve. Viau seconded. All in Favor.**

[11:17:34 AM](#) Schwarz requested to discuss increase of percentage on RPA before discussing old business. Board and staff discussed potential to increase percentage of RPA reimbursement in the Gateway District, referring to staff report summarizing funds in staff report and potential future projects to come. Board in agreement of increase and change will be up for consideration at next meeting.

4. Old Business:

- a. Consideration of Resolution 2024-007, a resolution adopting Reimbursement Participation Agreement with MID RVR Townhomes, LLC for MID RVR located at 317 North River Street (Lots 1-3, Block 54, Hailey Townsite located at 317 North River Street..... **ACTION ITEM**

Meghan Conrad confirmed approved at least meeting as amended and summarized changes made to agreement: increase on reimbursement percentage to 75%, reduction of \$13,000 in total estimate provided due to reduction in soft costs.

[11:41:45 AM](#) **Burke motioned to approve agreement as amended. Viau seconded. All in Favor.**

- b. Consideration of Resolution 2024-008, a resolution adopting Reimbursement Participation Agreement with CK Property Group, LLC for reimbursement of undergrounding existing powerlines adjacent to the MID RVR townhouse development..... **ACTION ITEM**

Horowitz and Conrad summarized approval from last hearing and changes requested from last meeting: language requiring Idaho Power processes to be completed prior to URA reimbursement. Approximately \$62,000 that would be committed by URA.

[11:44:51 AM](#) **Viau motioned to approve 2024-008 agreement as amended. Burke seconded. All in Favor.**

- c. Consideration of Resolution 2024-009, a resolution adopting Reimbursement Participation Agreement with McIntosh Holdings, LLC for Spruce Street Duplexes development located at 109 and 111 West Spruce Street, Units 1-4..... **ACTION ITEM**

Horowitz introduced this application. Yeager summarized meeting with Leonard McIntosh regarding cost estimate and changes determined during this meeting. Horowitz proposed changing estimate from email by attaching email with revised cost estimate.

[11:49:15 AM](#) **Denekas motioned to approve Resolution 2024-009, a resolution adopting Reimbursement Participation Agreement with McIntosh Holdings, LLC for Spruce Street Duplexes development located at 109 and 111 West Spruce Street, Units 1-4. Burke seconded All in Favor.**

5. Staff Update:

- a. Update on URA Projects: Horowitz briefly described potential projects that may come in front of URA. [11:54:37 AM](#) Yeager provided update on Spruce & River Corner; River Street & LHTAC project. [11:54:59 AM](#) Yeager proposed starting process for typical street section for Airport Way District. Horowitz stated would have Enourato bring back draft documents for typical street section for Airport Way. Board is in agreement.
- b. Financials: Board reviewed financial statements. Horowitz and Stokes will review whether need to bill Airport Way. Stokes summarized reports provided.
- c. Upcoming Meetings
 - i. June 18, 2024: Discuss whether to cancel or reschedule this meeting to a different date:

Board agreed to move to June 4, 2024.

- ii. Items to be discussed at next meeting: June - Airport Way Typical Street RFQ; Accepting Audit. July - Revision to Participation Policy to reflect increase from 50% to 75%;

6. Adjourn

[12:07:15 PM](#) **Viau motioned to adjourn. Burke seconded. All in Favor.**

**Hailey Urban Renewal Agency
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via Teams
Tuesday, June 4, 2024
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, Executive Director of HURA and City Administrator

Next Resolution Available: 2024-010

1. [11:01:15 AM](#) CALL TO ORDER
2. **New Business:**
 - a. [11:01:19 AM](#) Discussion of RFQ of Airport Way Transportation Master Plan. **ACTION ITEM**

Lisa H. introduced RFQ and asked board for questions. Open from June 5, 2024 – July 12, 2024.

[11:02:48 AM](#) Burke motioned to authorize staff to proceed with advertising of RFG. Brand seconded. All in Favor.

3. **Old Business:**
 - a. [11:02:56 AM](#) Discussion of the annual financial statements for Fiscal Year Ending September 30, 2023, prepared by Brady Workman, auditor, followed by acceptance and adoption of audited financial statements. **ACTION ITEM**

Lisa H. noted addition of footnote 8 on page 12.

Viau asked if Stokes had time to review infrastructure cost for Airport Way. Stokes will email Viau summary of what was in this category.

[11:05:31 AM](#) Viau motioned to adopt audit as presented. Burke seconded. All in Favor.

4. Staff Update:

- a. Update on URA Projects
- b. Upcoming Meetings
 - i. July 16, 2024: Eric Heringer Presentation, Revision to Participation Policy to reflect increase from 50% to 75% reimbursement.; RFQ.

Horowitz summarized upcoming meeting.

5. [11:06:24 AM](#) Executive Session

- a. Executive Session under Idaho Code §74-206(1)(c) to acquire an interest in real property not owned by a public agency..... **ACTION ITEM**

[11:06:46 AM](#) Burke moved to go into Executive Session under Idaho Code §74-206(1)(c) to acquire an interest in real property not owned by a public agency. Brand seconded. Roll Call: Brand Yes, Burke Yes, Viau Yes, Schwarz Yes.

[11:07:34 AM](#) Schwarz noted will adjourn after executive session.

6. Adjourn

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 7/16/2024

District: Gateway and Airport Way Districts

STAFF: JP/BS

SUBJECT: Approval of bills since May 2024.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Below is a summary of current bills due, all invoices are attached for details.

Bill Summary			
Company	Invoice Date	Invoice	Amount
Lisa Enourato	7-9-24	102	\$170.00
	6/3/24	101	\$595.00
Elam & Burke	4/30/24	207930	\$2,052.00

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve payment for bills since May 2024.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

Invoice 102 Detail

HURA

Date	Task	Time
3-Jun-24	LOI review, email review, RFQ respondents	0.5
4-Jun-24	URA meeting, RFQ distribution	1.5

TOTAL 2

Invoice 101 Detail

HURA

Date	Task	Time
21-May-24	Meeting with Leonard McIntosh , HURA Meeting	1.5
23-May-24	RFQ prep	0.5
24-May-24	RFQ	1.5
28-May-24	RFQ edits, AIS	1.5
29-May-24	RFQ edits, notice, land discussion, Meghan Conrad meeting	2

TOTAL 7

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



May 31, 2024

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

Invoice No. 208396
Client No. 887
Matter No. 1
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from May 15, 2024 through May 31, 2024.

RE: General

Total Professional Services	\$ 1,727.00
Total Costs Advanced	<u> \$.00</u>
TOTAL THIS INVOICE	\$ 1,727.00

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



May 31, 2024

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

Invoice No. 208397
Client No. 887
Matter No. 2
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from May 28, 2024 through May 31, 2024.

RE: Airport Way

Total Professional Services	\$ 325.00
Total Costs Advanced	<u> \$.00</u>
TOTAL THIS INVOICE	\$ 325.00

Return to Agenda

Hailey Urban Renewal Agency

Gateway District Financial Modeling

Eric Heringer

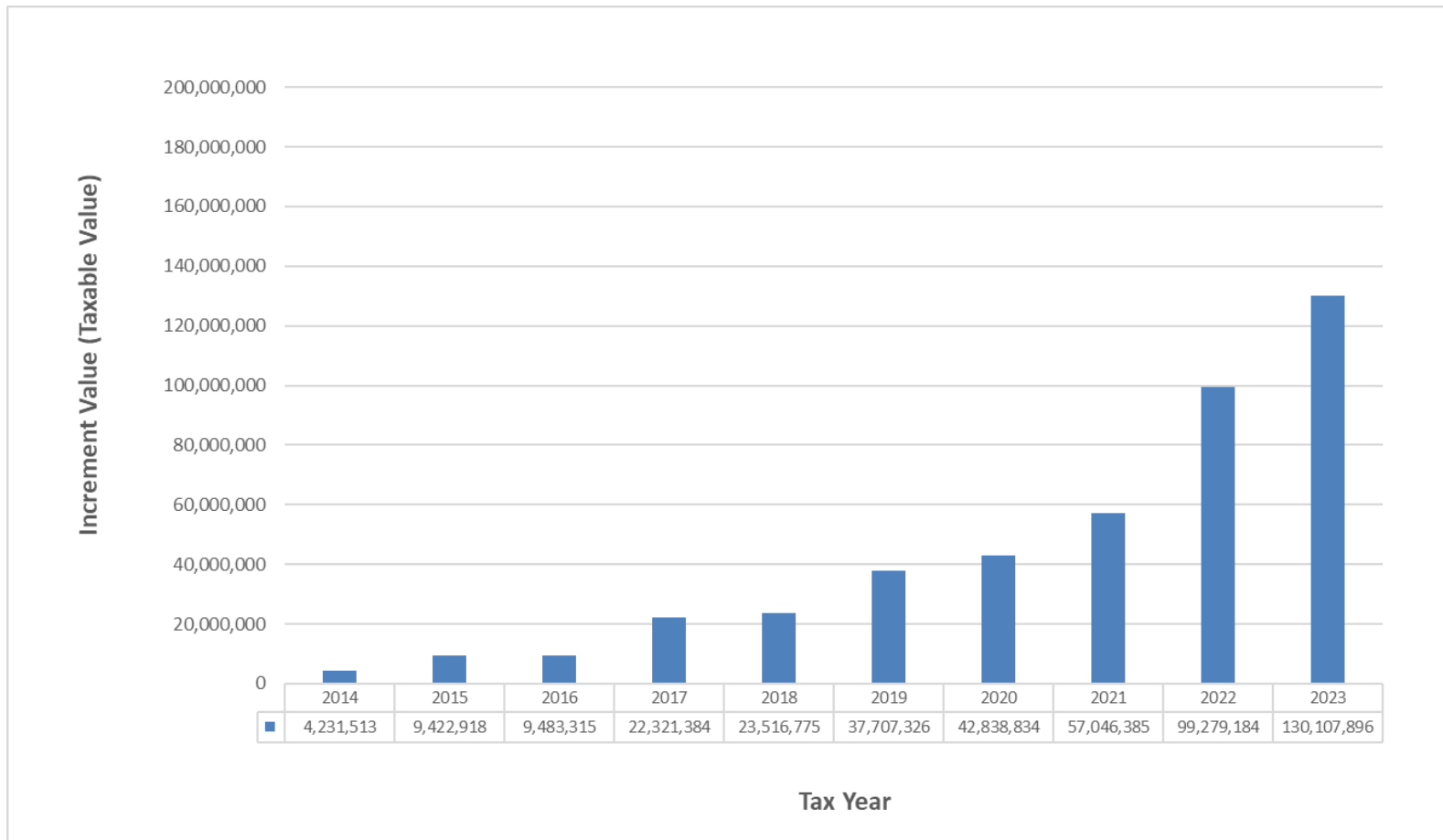
MANAGING DIRECTOR

Tel: +1 208 344-8561

Email: eric.heringer@psc.com

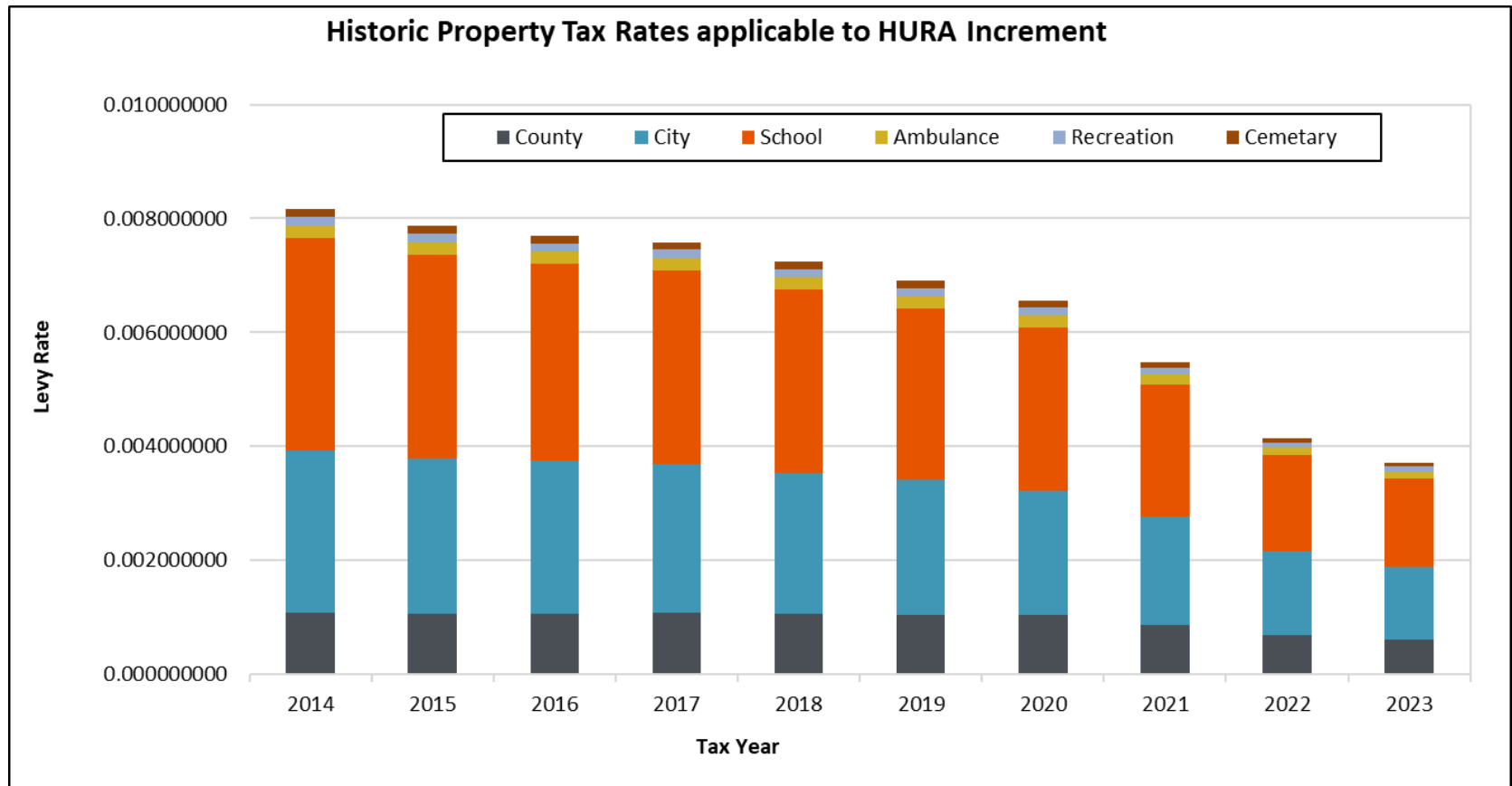
Tax Increment Value History - Update

- 46% compound annual growth rate since 2014.
- 31% increase for tax year 2023



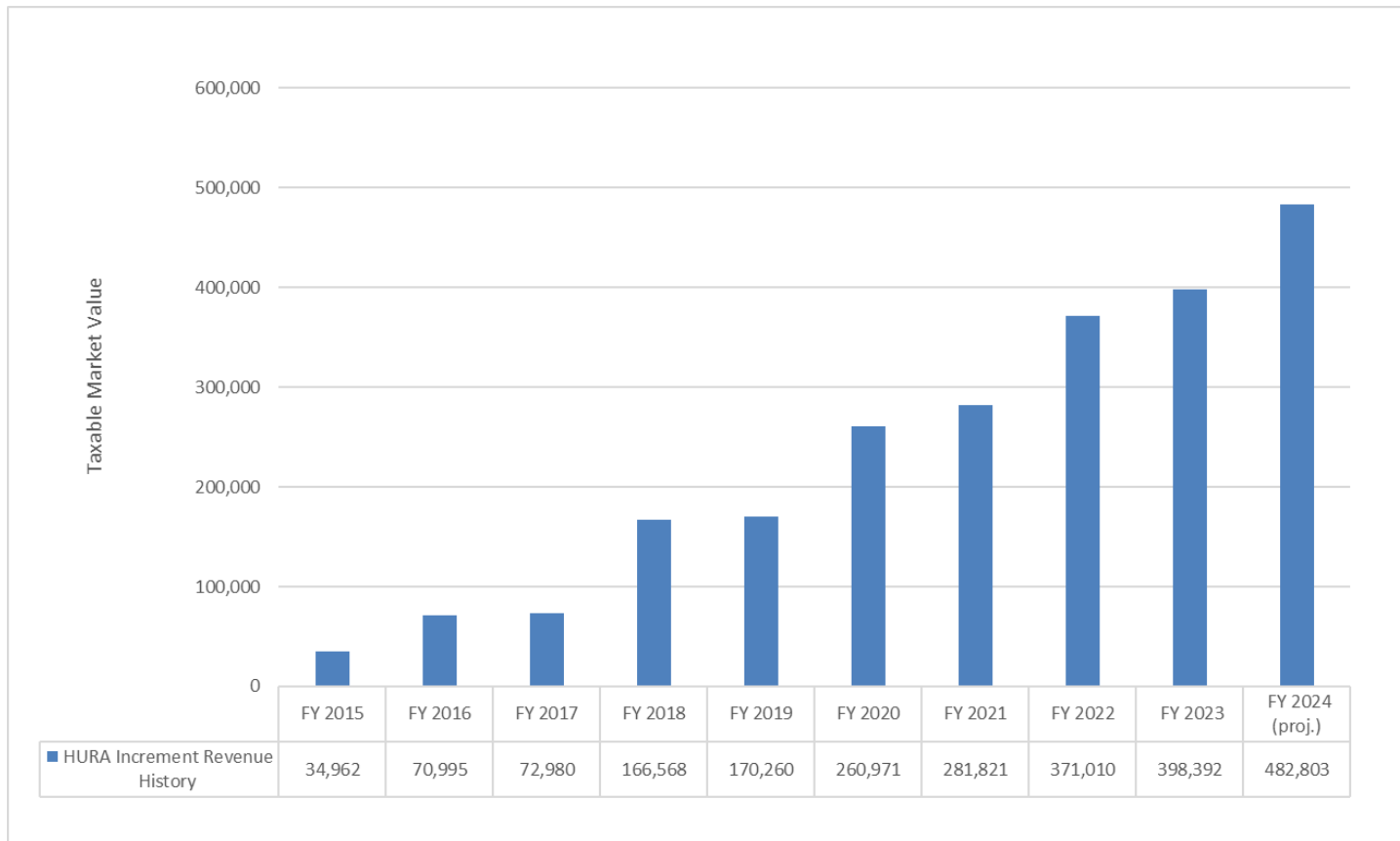
Tax Increment Levy Rate History

- 8.38% compound annual decline in total increment tax rate since 2014
- 10% decrease in the tax rate (for increment purposes) for tax year 2023



Tax Increment Revenue History

- 34% compound annual growth rate since FY 2015.
- 7% increase for tax year 2022 (FY 2023)
- 21% increase projected for tax year 2023 (FY 2024)



Borrowing Capacity – Bond Sizing Analysis

Borrow Year	2024
Tax Year For Sizing	2023
Increment Revenue for sizing	\$ 482,803
Annual Debt Service at 1.25x coverage	\$ 386,000
Years to Maturity	10
Borrowing Capacity @ 5.00%	\$2,980,590

Long Range Planning Assumptions

- Gateway URA Tax Increment Revenue received through FY 2034
- Increment revenue grows at 5.0% annually from \$482K amount expected for FY 2024
- Operating Expenses increase 3.5% annually from \$37,530 actual expenses allocated to Gateway in FY 23 (FY 24 budget includes \$29.8k for operating expenses).
- Analysis does not assume interest earnings because those are now being allocated to the HURA General Fund.
- Bond issued in FY 25 and sized to provide 1.25x coverage from gross revenues
- RPA reimbursements are based on \$60,000 budgeted for FY 24.
- Annual Capital Expenditures (CapEx) sized to maintain a minimum Net Position equal to one year of annual bond payments

Long-Range Financial Model

Increment Rev Growth Rate (FY 25-26)		5.0%						
Increment Rev Growth Rate (FY 27-34)		5.0%						
Expense annual escalation		3.5%						
		Audited	projected	projected	projected	projected	projected	projected
	Tax Year	2022	2023	2024	2025	2026	2027	2028
	Fiscal Year	2023	2024	2025	2026	2027	2028	2029
Total Revenues		398,392	482,803	506,943	532,290	558,905	586,850	616,193
Total Operating Expenses		37,530	38,844	40,203	41,610	43,067	44,574	46,134
Net Revenue before Debt Service, CapEx & OPA		<u>360,862</u>	<u>443,959</u>	<u>466,740</u>	<u>490,680</u>	<u>515,838</u>	<u>542,276</u>	<u>570,059</u>
Debt Service ⁽¹⁾				386,000	386,000	386,000	386,000	386,000
Debt Service Coverage (Gross Revs)				1.31	1.38	1.45	1.52	1.60
Debt Service Coverage (Net Revs)				1.21	1.27	1.34	1.40	1.48
RPA Reimbursement ⁽²⁾			60,000	60,000	60,000	60,000	60,000	60,000
Available for CapEx ⁽³⁾		<u>633,895</u>	<u>311,700</u>	<u>337,298</u>	<u>-</u>	<u>114,518</u>	<u>96,276</u>	<u>124,059</u>
Change in Net Position		(273,033)	72,259	(316,558)	44,680	(44,680)	0.00	0.00
Net Position Beginning of Year		<u>903,332</u>	<u>630,299</u>	<u>702,558</u>	<u>386,000</u>	<u>430,680</u>	<u>386,000</u>	<u>386,000</u>
Net Position End of Year		630,299	702,558	386,000	430,680	386,000	386,000	386,000
<p>(1) Annual debt service on \$2.98 million borrowed in FY 2025 (5.0% interest rate, 10 year amortization)</p> <p>(2) RPA reimbursement in FY 2024 and after based on FY 2024 proposed budget amount of \$60,000.</p> <p>(3) CapEx in FY 2025 and after is sized to maintain minimum net position equal to annual debt service</p>								

Long Range Planning Summary

The following is a summary of the long range financial projections of the Gateway URA, based on the planning assumptions summarized on slide 5:

- Borrow \$2.98 million in FY 2025 (1st quarter)
- Accumulate \$337k for CapEx in FY 2025
- Accumulate a total of \$1.8 million for CapEx in FY 2026-2034

Long Range Planning – low or no growth scenario after FY 2024

Lower Growth Scenario

2.5% annual revenue increase FY 2025-2034

- Borrow \$2.98 million in FY 2025
- Accumulate \$325k for CapEx in FY 2025
- Accumulate a total of \$990K for CapEx in FY 2026-2034.

No Growth Scenario

- Borrow \$2.98 million in FY 2025
- Accumulate \$313k million for CapEx in FY 2025
- No further revenues available to pay CapEx after 2025 or limit operating expenses.

Disclaimers

Certain statements included or incorporated by reference in this presentation constitute forward-looking statements. All statements, other than statements of historical fact, in this presentation (including statements that involve expectations, plans, projections or intentions relating to the Gateway RAA, projected financial or operating results of the Hailey Urban Renewal Agency, sources and uses of funds, and similar matters) are forward-looking statements. Forward-looking statements can generally be identified by terms such as “may,” “will,” “should,” “could,” “would,” “expect,” “plan,” “anticipate,” “intent,” “believe,” “estimate,” “project,” “projections”, “predict,” “potential” and other similar expressions. No assurance is given that actual results will meet the forecasts of the Hailey Urban Renewal Agency in any way, regardless of the level of optimism communicated in the information.

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE ISSUER DOES NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THOSE FORWARD-LOOKING STATEMENTS IF OR WHEN ANY OF ITS EXPECTATIONS, OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR.

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 07/16/2024

District: All Districts

STAFF: BS/LH/LE/JP

SUBJECT: Consideration of a request to adopt the preliminary budget amount of \$1,185,906.00 and schedule a public hearing to take place during the scheduled August 20, 2024 meeting to take public input.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Please see attached memo dated July 16, 2024.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to adopt preliminary budget amount of \$1,185,906 and schedule a public hearing to take place during the scheduled August 20, 2024 meeting to take public input.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

Hailey Urban Renewal Agency

115 MAIN STREET SOUTH (208) 788-9815

HAILEY, IDAHO 83333 Fax: (208) 788-2924

Date: July 16, 2024

To: Hailey Urban Renewal Agency

From: Lisa Horowitz, HURA Executive Director

Request:

Consideration of a request to adopt the preliminary FY 2025 budget amount of \$1,185,906 and schedule a public hearing to take place during the scheduled August 20, 2024, meeting to take public input.

Background:

General Fund (new budget category): Staff has added a budget category called “General Fund” to allow for professional, legal, administration and other services which span all of the URD Districts. Examples include preparation of budget; monthly packet preparation and minutes, etc. Staff has suggested for simplicity that expenditures such as legal services be divided as follows: 25% “General Fund”, 25% Gateway District, 25% Airport Way District, 25% South Hailey District. The South Gateway District is anticipated to be created in FY 2025 and will take professional and legal resources for the creation and launch, so it is also allocated 25% of legal/administrative expenditures. 25% across all Districts has been retained as a Reserve Fund, shown in Fund Balance.

Studies and Master Plans: A line item has been added for this in the Airport Way URD to reflect the anticipated cost of the Transportation Master Plan.

Gateway Urban Renewal District: The Gateway Urban Renewal District continues to experience revenues greater than estimated in the previous year’s budget. For FY25, fiscal consultant Eric Heringer anticipates a revenue of \$482,000, with revenues of \$384,913 as of June 30, 2024. Additional Owner Participation Agreements are also anticipated in this district. \$60,000 is recommended to cover reimbursement of the District’s portion of adopted Owner Participation Agreements. Staff has recommended a significant amount of funds be allocated towards capital (\$601,906). However, this expenditure is tied to the broader discussion of the desire to pursue a bond for more significant capital projects.

Airport Way Urban Renewal District: Revenues were estimated at \$75,000 for FY 2024, with actual revenues of \$117,706 as of June 30, 2024. Staff recommends \$100,000 be allocated towards the upcoming Transportation Master Plan. A modest amount of \$50,000 is earmarked towards capital projects. Significant capital projects will likely not commence until 2026.

Approval Process:

Today’s discussion is a review of the proposed budget. If the board requests further changes, staff will make those changes and publish the proposed budget, notifying the public and informing them when

they can give input to the board before adoption of the final budget. The Agency will hold a public hearing during the scheduled August meeting and consider a request to adopt the budget after that hearing.

Budget Impact:

Adoption of the preliminary budget and the scheduling of a public meeting begins the process of implementing a final budget for the agency's next fiscal year.

Regulatory Impact:

N/A

Conclusion:

We ask the board to adopt the preliminary budget amount of \$1,185,906 and have staff schedule a public hearing on the budget prior to adopting the final budget at the scheduled August meeting on August 20, 2024.

Attachments:

1. Draft Resolution
2. Draft Notice of Budget
3. FY2025 Urban Renewal Agency Budget

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 DEFRAID ALL EXPENSES AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, FOR ALL GENERAL, SPECIAL, AND CORPORATE PURPOSES; DIRECTING THE AGENCY ADMINISTRATOR TO SUBMIT SAID 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, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Hailey, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, the Agency, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, as amended and supplemented (“Law”);

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 an urban renewal agency pursuant to Chapter 20, Title 50, Idaho Code, 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, 50-2903(5), and 50-1002, Agency Administrator has prepared a budget, Exhibit A, and the Agency has tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2024, and ending September 30, 2025, by virtue of its action at the Agency’s Board meeting of July 16, 2024;

WHEREAS, Agency has previously published notice of a public hearing to be conducted on August 20, 2024, at 11:00 am at the City Council Chambers, Hailey, Idaho, a copy of which is attached hereto as Exhibit B and incorporated herein by reference;

WHEREAS, on August 20, 2024, pursuant to Sections 50-2006, 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 on services, expenditures, and revenues planned for Fiscal Year 2025;

WHEREAS, pursuant to Sections 50-2006, 50-2903(5), and 50-2006, Idaho Code, 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, 2024;

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 2025 Budget which was published on August 7, 2024 and August 14, 2024, 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, 2024 and ending September 30, 2025.

Section 3. That the Agency Administrator shall submit said budget to the City of Hailey on or before September 1, 2024.

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 the City of Hailey, Idaho, on August 20, 2024. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on August 20, 2024.

HAILEY URBAN RENEWAL AGENCY

Chair

ATTEST:

By _____
Secretary

DRAFT

Exhibit A

Hailey Urban Renewal Agency - Proposed Budget for Fiscal Year 2025

	ACTUAL FY23	BUDGET FY24	PROPOSED FY25
REVENUE			
Tax Increment Revenue – Gateway	\$ 398,392.00	\$ 475,000.00	\$ 482,000.00
Tax Increment Revenue – Airport Way	\$ 116,294.00	\$ 75,000.00	\$ 150,000.00
Tax Increment Revenue – South District	\$ -	\$ 15,000.00	\$ 15,000.00
Other Revenue/Interest	\$ 42,030.00	\$ 40,000.00	\$ 40,000.00
TOTAL HAILEY URA REVENUE	\$ 556,716.00	\$ 605,000.00	\$ 687,000.00
EXPENDITURES – General Fund			
Professional and Legal	\$ 21,435.00		\$ 27,500.00
Administration & Insurance	\$ 1,497.00		\$ 30,000.00
Other Expenses	\$ 118.00		\$ 1,000.00
TOTAL GENERAL FUND EXPENDITURES	\$ 23,050.00	\$ -	\$ 58,500.00
EXPENDITURES – Gateway District			
Debt Service	\$ -		\$ 70,000.00
Professional and Legal		\$ 73,500.00	\$ 27,500.00
Administration & Insurance	\$ 37,411.00	\$ 27,300.00	\$ 30,000.00
Other Expenses	\$ 119.00	\$ 2,500.00	\$ 1,000.00
Participation Agreements		\$ 60,000.00	\$ 60,000.00
Capital Expenses	\$ 633,895.00	\$ 311,700.00	\$ 601,906.00
TOTAL GATEWAY EXPENDITURES	\$ 671,425.00	\$ 475,000.00	\$ 790,406.00
EXPENDITURES – Airport Way District			
Debt Service			
Professional and Legal		\$ 5,000.00	\$ 27,500.00
Studies and Master Plans			\$ 100,000.00
Administration & Insurance	\$ 959.00	\$ 25,000.00	\$ 30,000.00
Other Expenses	\$ 118.00		\$ 1,000.00
Participation Agreements			
Capital Expenses	\$ 10,309.00	\$ 45,000.00	\$ 50,000.00
TOTAL AIRPORT WAY EXPENDITURES	\$ 11,386.00	\$ 75,000.00	\$ 208,500.00
EXPENDITURES – South Urban District			
Debt Service		\$ 50,000.00	\$ 70,000.00
Professional and Legal		\$ 30,000.00	\$ 27,500.00
Administration & Insurance		\$ 20,000.00	\$ 30,000.00
Other Expenses			\$ 1,000.00
Participation Agreements			
Capital Expenses			
TOTAL SOUTH URBAN EXPENDITURES	\$ -	\$ 100,000.00	\$ 128,500.00
TOTAL EXPENDITURES	\$ 705,861.00	\$ 650,000.00	\$ 1,185,906.00
CHANGE IN FUND BALANCE	\$ (149,145.00)	\$ (45,000.00)	\$ (498,906.00)
FUND BALANCE BEGINNING	\$ 864,801.00	\$ 715,656.00	\$ 670,656.00
FUND BALANCE ENDING	\$ 715,656.00	\$ 670,656.00	\$ 171,750.00

Exhibit B

Notice of Public Hearing Hailey Urban Renewal Agency Proposed Budget for Fiscal Year 2025

A public hearing for consideration of the proposed Hailey Urban Renewal Agency budget for the fiscal year October 1, 2024 through September 30, 2025, will be held at the Hailey City Council Chambers, located at 115 Main St. S, Hailey, Idaho on August 20, 2024 at 11:00 AM, 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.

City Council Resolution No. 2010-02 adopted on January 25, 2010, authorized the establishment of the Urban Renewal Agency. The Agency has completed the urban renewal plan for the Gateway District, thereby establishing the baseline of assessed value according to 2013 values. The Agency established the new Airport Way District (Ordinance No. 1295), thereby establishing the baseline of assessed value according to the 2021 values. The Agency expenses will primarily include capital projects, insurance, legal expenses and other consulting expenses in FY25. Those activities will be funded through the projected tax increment revenue of \$482,000 (Gateway), \$150,000 (Airport Way) and \$15,000 (South Urban District).

The public hearing on the proposed budget is required for formal adoption of the FY25 budget, The City Council chambers are accessible to persons with disabilities.

	ACTUAL FY23	BUDGET FY24	PROPOSED FY25
REVENUE			
Tax Increment Revenue – Gateway	\$ 398,392.00	\$ 475,000.00	\$ 482,000.00
Tax Increment Revenue – Airport Way	\$ 116,294.00	\$ 75,000.00	\$ 150,000.00
Tax Increment Revenue – South District	\$ -	\$ 15,000.00	\$ 15,000.00
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EXPENDITURES – Airport Way District			
Debt Service			
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FUND BALANCE ENDING	\$ 715,656.00	\$ 670,656.00	\$ 171,750.00

The proposed expenditures and revenues for FY25 have been tentatively approved by the Urban Renewal Agency at the Board Meeting on July 16, 2024.

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

PUBLISH IDAHO MOUNTAIN EXPRESS *August 7 and August 14, 2024.*

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 06/04/2024

District: Airport Way District

STAFF: LH

SUBJECT: Update on Request for Qualifications to develop the Airport Way Transportation Master Plan.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

On May 21, 2024, staff recommended preparing a Request for Qualifications (RFQ) for a master plan targeting the revitalization of the three-year-old Airport Way District. The recommendation was made to ensure that the board could review and approve the RFQ at their next meeting.

On July 12, 2024 the advertisement period for the request for Qualifications (RFQ) for a master plan targeting the revitalization of the three-year-old Airport Way District ended. Staff will provide an update on all bids received during the July 16, 2024 meeting.

The goal of the master plan is to guide the district's redevelopment efforts, addressing current needs and future growth. The board discussed the importance of this step in moving forward with the district's revitalization, highlighting the need for a comprehensive and strategic approach to attract investment and enhance the area's economic vitality.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to adopt Resolution 2024-____, a resolution authorizing selection of GGLO as the lead design team on the Airport Way Transportation Master Plan.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

RESOLUTION NO. 2024-__

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 THE CITY OF HAILEY, IDAHO, APPROVING THE SELECTION OF A FIRM TO PREPARE A TRANSPORTATION MASTER PLAN FOR THE AIRPORT WAY DISTRICT, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING THE AGENCY CHAIR OR VICE-CHAIR TO TAKE ALL NECESSARY ACTION TO IMPLEMENT THE RESOLUTION; AUTHORIZING THE EXPENDITURE OF FUNDS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by 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, 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 Airport Way District Urban Renewal Project (the “Airport Plan”);

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 1295 on November 22, 2021, approving the Airport Way Plan, making certain findings, and establishing the Airport Way revenue allocation area (the “Airport Project Area”);

WHEREASs, the Act and the Plan provide for the Agency to retain and engage technical experts, professional services, and planning services;

WHEREASs, the Agency seeks a firm to prepare a Transportation Master Plan for the Airport Project Area to focus on comprehensive improvements to public infrastructure and other publicly owned assets throughout the Airport Project Area;

WHEREAS, the Agency published the Request for Qualifications for the Airport Way Master Plan in the *Idaho Mountain Express* newspaper on _____ and _____, 2024, inviting firms to submit responses;

WHEREAS, one (1) firm provided a response by the July 12, 2024, submission deadline: GGLO;

WHEREAS, the Agency examined the response first for compliance with the technical

requirements as prescribed in the Request for Qualifications, and, based on the information provided, found GGLO provided the required information;

WHEREAS, the Agency subsequently evaluated the response that complied with the technical requirements on the basis of the qualifications and demonstrated competence;

WHEREAS, Agency staff recommends that the Agency Board select GGLO to prepare the Transportation Master Plan for the Airport Project Area;

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

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

Section 2. That the Agency Board selects GGLO to prepare the Transportation Master Plan for the Airport Project Area, subject to final negotiation of fees and rates;

Section 3: That the Board Chair or Vice-Chair are hereby authorized to take all necessary action to implement this Resolution, including entering into an engagement letter with GGLO for the preparation of the Transportation Master Plan for the Airport Project Area, subject to final negotiation of fees and rates.

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

PASSED AND ADOPTED by the Hailey Urban Renewal Agency, on July 16, 2024. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on July 16, 2024.

APPROVED:

By _____
Chair of the Board

ATTEST:

By _____
Secretary

RESOLUTION NO. 2024-____

Exhibit A

Request for Qualifications

REQUEST FOR QUALIFICATIONS

Airport Way Master Plan

June 5, 2024

STATEMENT OF PURPOSE

The Hailey Urban Renewal Agency (HURA) is seeking qualifications from experienced and innovative firms to develop the Airport Way Transportation Master Plan. This pivotal project aims to transform an area of approximately 40 acres, located within the city limits in the southwestern part of Hailey, just west of the Friedman Memorial Airport. The Hailey City Council approved the Airport Way District Urban Renewal Project on November 22, 2021, establishing the Airport Way District revenue allocation area (the “Project Area”), marking a significant step towards revitalizing this key area. The boundary map for the Project Area is attached hereto as Exhibit A.

The proposed master plan will focus on comprehensive improvements to public infrastructure and other publicly owned assets throughout the project area. The vision is to create a thriving mixed-use zone, featuring light industrial, commercial and office with possible live-work residential units. This development will be designed with an emphasis on motorized and nonmotorized connectivity to the broader community, enhancing accessibility and integration with other public facilities.

Key components of the project include, but are not limited to:

- Streets and streetscapes, including streetlights and landscaping
- Open spaces
- Pedestrian and bike paths and trails
- Water, sewer, and storm drainage improvements
- Public parking facilities
- Public art installations

OVERVIEW

The Airport Way Urban Renewal District is in an older, unplanned section of Airport Way, generally bounded by State Highway 75 on the north, Airport Way and Aviation Drive on the east, south of Domier Way on the south, and Broadford Road on the west. The Project Area is a predominantly industrial area, as well as six (6) parcels under

ownership of public entities. Of the privately held parcels, approximately 15.05 acres is vacant property, none of which has been used for an agricultural operation or forestry purposes within the past three years. The URD includes mixed zoning for light industrial, limited manufacturing and research and design uses, public, commercial, office and limited residential uses. This area is underdeveloped, and current uses may not be wholly consistent with the City's vision set forth in the Comprehensive Plan. The Project Area is accessed by way of Airport Way from State Highway 75 and includes a number of intersecting low-volume streets. Airport Way/Highway 75 intersection can be considered one of the primary entrances to the City of Hailey, and in the long-term could function as a gateway entrance. Visitors arriving by plane, both via private aviation and Friedman Memorial Airport, travel through the URD to this intersection, creating a "first impression" that is now in great need of improvement.

Currently, Airport Way/Aviation Way provides the primary access to the URD, with limited secondary access from Broadford Road, which is located a substantial distance from the most developed part of the URD. This is significant due to the location of the Friedman Memorial Airport entrance within the URD and critical uses just south of the URD, including the City's Street Shop facilities, St Lukes Medical Clinic, and the Blaine County Public Safety Complex. Should the northern end of Airport Way be blocked for any reason, access to and from these critical community facilities would be severely hampered. When the Airport Way subdivision, which includes the above-mentioned projects, was annexed to the City in 2002 a future connection from Airport West to Broadford Road was contemplated but not implemented. This connection should be studied as part of this planning effort. Additionally, the intersections of Highway 75/Airport Way and Highway 75/Cedar Street should be studied for long-term circulation planning, safety, and aesthetics.

The URD area has not developed evenly and there are significant gaps in the area's public infrastructure. Many of the local streets within the Project Area do not have curb, gutter or sidewalks, or related streetscape improvements, such as regular street-lighting. Storm drainage facilities are also lacking in areas creating significant safety issues for all users of the roadway during periods where there is ponding of water from rain and snowmelt. This condition also creates short- and long-term maintenance issues to the roadway. Further, pedestrian and bicycle facilities are inconsistent throughout the URD, forcing multiple users into the roadway, which can create user conflict and presents safety concerns.

The adopted URD Plan proposes improvements to public infrastructure and other publicly-owned assets throughout the URD, creating the framework for the development of a thriving mixed-use light industrial, commercial, office, and limited associated residential area, with connectivity to the broader community, as well as other public facilities and public improvements, including but not limited to streets, streetscapes, water, sewer, and storm drainage improvements, public parking, public art, open space and pedestrian/bike paths and trails.

The primary objective for this phase of the Airport URD Improvement plan is to study the area with consideration for multimodal circulation, vehicular traffic, and frontage property access needs. The deliverable of the study should include recommended roadway typical sections for all roadways within the plan with specific concepts for:

- Airport Way
- Northern Aviation Drive
- Broadford Road.

Geometry should also be considered throughout, with specific concepts for the intersections of:

- Airport Way/SH-75
- Airport Way/Aviation Drive
- Aviation Drive/Broadford Road
- Broadford/Cedar/SH-75 intersection area

Additional considerations and recommendations include:

- Multimodal corridor locations & alignments
- Engineering Traffic projections and analysis at SH-75 intersections

The Airport Way District Plan can be viewed here: <https://haileycityhall.org/boards-and-commissions/hailey-urban-renewal-agency/hura-airport-way-district/>

SUBMITTAL DEADLINE

HURA will accept proposals at City Hall, 115 Main Street South, Hailey, Idaho 83333, or electronically to Lisa Horowitz at lisa.horowitz@haileycityhall.org until July 12, 2024 at 5:00 p.m. MST.

QUESTIONS AND CONTACTS

To establish a fair and transparent selection process where proposers have equal access to all information about the project, all questions or requests for information should be submitted via email to Lisa Horowitz at lisa.horowitz@haileycityhall.org.

Copies of the Request for Qualifications may be [obtained online](#) or by submitting an email request to lisa.horowitz@haileycityhall.org.

SCOPE OF WORK

Primary Goals:

1. **Public Outreach Coordination:** Engage with the community to gain input and insights: number of meetings to be scoped in advance for budgetary purposes.
2. **Concept Development:** Create up to three distinct concept typical section alternatives based on public input.
3. **Public Feedback:** Present these concepts to the public on one (1) public workshop, incorporating their feedback.
4. **Concept Selection:** Finalize and present concept selected by the public on or about October 2024.

TIMELINE AND TASKS

RFQ Timeline:

- June 5, 2024 – Notice published and RFQ issued
- July 5, 2024 – Proposals due to HURA
- July 2024 – Review of proposals by Hura
- August 2024 – Negotiation and Execution of Agreement

Task Timeline:

- **July:**
 - Contract awarded.
- **August:**
 - Kickoff meeting with HURA, City of Hailey and owner/business stakeholders.
 - Initial public outreach efforts begin, including survey.
- **August/September:**
 - Development of up to three preliminary typical section concepts based on the initial public input.
 - Mid-month presentation of concepts to HURA and the public for feedback.
- **September/October:**
 - Revisions and refinements to the concepts based on public feedback.
 - Final HURA and City Council public meeting to present the refined concepts.
- **October:**
 - Final presentation of the selected concept to the Hailey City Council and HURA for approval and next steps.

SUBMITTAL REQUIREMENTS

Interested firms should provide the following information in their submittals:

1. **Proposed Approach:** Outline the approach to achieve the primary goals and timeline of the project, remaining within parameters of number of public meetings specified.
2. **Team Composition:** List all team members with their qualifications and experience with similar projects.
3. **Qualifications and Experience:** Detailed descriptions of relevant past projects, emphasizing experience with similar scale and complexity.
4. **Hourly Rates and Initial Budget Estimate:** Provide hourly rates for all team members and an initial budget estimate. *(Note that this cost information will not be used in scoring or evaluating the proposals. A negotiation on costs and the contract will occur after the qualifications-based selection. The estimate is requested solely to evaluate feasibility within the City's budget.)*
5. **References:** Provide at least three references from previous similar projects, including contact information and a brief description of the projects.
6. **Release, Waiver and Indemnity Agreement:** Executed Release, Waiver and Indemnity Agreement in the form attached hereto as Exhibit B.

EVALUATION CRITERIA

Proposals will be evaluated based on the following criteria:

1. **Quality and Relevant Past Project Performance:** Demonstrated success in similar "typical section" projects.
2. **Positive Reference Feedback:** References should attest to the firm's capability and performance and ability to deliver within project budget once established.
3. **Experience and Availability of Team Members:** Each team member's qualifications and ability to commit to the project timeline.
4. **Demonstration of Clear Understanding of Project:** Clarity and comprehensiveness of the proposed approach.
5. **Ability to Meet Proposed Scope of Work and Timeline:** Feasibility and thoroughness of the plan to achieve project goals within the specified timeline and on a modest budget.

HURA reserves the right to reject any and all proposals or any part thereof, to waive any formalities or informalities, and further to award the services to the most responsive and responsible consultant, according to HURA's evaluation and as deemed to be in the best interest of the City. HURA may opt to conduct interviews at its own discretion following the proposal deadline.

The RFQ process is guided by Idaho law for professional services, which are selected on a qualifications-based selection (QBS) process versus the lowest bid. HURA looks forward to reviewing your qualifications and working together to bring the Airport Way District Project to fruition.

HURA Discretion and Authority; Disclaimers

HURA reserves the right to act in the public best interest and in furtherance of the purposes of the Idaho Code Title 50, Chapter 20 (Idaho Urban Renewal Law) and Idaho Code Title 50, Chapter 29 (Local Economic Development Act). HURA reserves the right to waive any formalities or defects as to form, procedure, or content with respect to this RFQ and any irregularities in the proposals received, to request additional data and information from any and all Respondents, to reject any submissions based on real or apparent conflict of interest, to reject any submissions containing inaccurate or misleading information, and to accept the proposal or proposals that are in the best interest of HURA and the public. The issuance of this RFQ and the receipt and evaluation of proposals does not obligate HURA to select a company nor award a contract. HURA may in its discretion cancel, postpone, or amend this RFQ at any time without liability.

Public Nature of RFQ Submissions

HURA is a public agency. All documents in its possession are public records subject to inspection and copying under the Idaho Public Records Act, Idaho Code §§ 74-101 through 74-126. The Public Records Act contains certain exemptions – including an exemption for trade secrets. Trade secrets include a formula, pattern, compilation, program, computer program, device, method, technique, or process that derives economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by other persons and is subject to the efforts that are reasonable under the circumstances to maintain its secrecy. Prices quoted in a proposal are not trade secrets.

If any Respondent claims any part of a proposal is exempt from disclosure under the Idaho Public Records Act, the Respondent must: 1.) Indicate by marking the pertinent document “CONFIDENTIAL”; and, 2.) Include the specific basis for the position that it be treated as exempt from disclosure. Marking the entire proposal as “Confidential” is not in accordance with Idaho Public Records Act and will not be honored.

HURA, to the extent allowed by law and in accordance with these Instructions, will honor a nondisclosure designation. By claiming material to be exempt from disclosure under the Idaho Public Records Act, Respondent expressly agrees to defend, indemnify, and hold HURA harmless from any claim or suit arising from HURA’s refusal to disclose such materials pursuant to the Respondent’s designation. Any questions regarding the applicability of the Public Records Act shall be addressed to your own legal counsel prior to submission.

ADDITIONAL INFORMATION

1. Any and all costs associated with the preparation of a response to this RFQ are the responsibility of the respondents. HURA will not reimburse any parties responding to this RFQ for any costs incurred prior to award.
2. HURA reserves the right to reject any or all offers and to negotiate final terms and conditions of the proposal and resulting agreement.
3. HURA shall not be bound by oral explanations or instructions given at any time during the competitive process or after the award.
4. Only information which is received in response to this RFQ will be evaluated. Reference to information previously submitted shall not be evaluated.
5. All responses, inquiries or correspondence relating to or in reference to the RFQ, and all other reports, charts, displays, schedules, exhibits, and other documentation submitted by the parties responding to this RFQ shall become the property of HURA when received.
6. Parties responding to this RFQ are cautioned that this is a Request for Qualifications. It is not a request to contract, and HURA reserves the right to reject any and all offers when it is deemed to be in the best interest of the City.

Exhibit B

Release, Waiver and Indemnity Agreement

RELEASE, WAIVER AND INDEMNITY AGREEMENT

The undersigned has read and fully accepts the discretion and non-liability of Hailey Urban Renewal Agency (HURA), City of Hailey, Idaho (hereinafter "City") as stipulated herein.

A. Discretion of City and HURA

HURA reserves the right in its sole discretion and judgment for whatever reasons it deems appropriate to, at any time:

1. Modify or suspend any and all aspects of the process for the Request for Qualifications (hereinafter "RFQ").
2. Obtain further information from any person, entity, or group, including, but not limited to, any person, entity, or group responding to HURA's RFQ (any such person, entity, or group so responding is, for convenience, hereinafter referred to as "Respondent");
3. Waive any formalities or defects as to form, procedure, or content with respect to its RFQ and any responses by any Respondent thereto;
4. Accept or reject any proposal or statement of interest received in response to the RFQ including any proposal or statement of interest submitted by the undersigned, or select one Respondent over another;
5. Accept or reject all or any part of any materials, drawings, plans, implementation programs, schedules, phasings, and proposals or statements, including, but not limited to, the nature and type of development.

B. Non-Liability of City and HURA

The undersigned agrees: (1) that neither City nor HURA shall have any liability whatsoever of any kind or character, directly or indirectly, by reason of all or any of the following; and (2) that the undersigned has not obtained and shall not obtain at any time, whether before or after acceptance or rejection of any statement of interest or proposal, any claim or claims against City, HURA, or any of them, or against City property (all as hereinafter defined) or HURA, directly or indirectly, by reason of all or any of the following:

1. Any aspect of the RFQ, including any information or material set forth therein or referred to therein;
2. Any modification or suspension of the RFQ for informalities or defects therein;
3. Any modification of or criteria or selection or defects in the selection procedure or any act or omission of HURA with respect thereto, including, but not limited to,

- obtaining information from any Respondent contacts or consultations with Respondents who have submitted statements of interest or proposals as to any matters or any release or dissemination of any information submitted to HURA;
4. The rejection of any statement of interest or proposal, including any statement of interest or proposal by the undersigned, or the selection of one Respondent over another;
 5. The acceptance by HURA of any statement of interest or proposal;
 6. Entering into and thereafter engaging in exclusive negotiations;
 7. The expiration of exclusive negotiations;
 8. Entering into any development agreement, other agreement or lease, relating to the statement of interest or proposal, or as a result thereof;
 9. Any statement, representations, acts, or omissions of HURA in connection with all or any of the foregoing;
 10. The exercise of HURA discretion and judgment set forth herein or with respect to all or any of the foregoing; and
 11. Any and all other matters arising out of or directly or indirectly connected with all or any of the foregoing.

The undersigned further, by its execution of this Release, expressly and absolutely waives any and all claim or claims against HURA and HURA property, or City and City property, directly or indirectly, arising out of or in any way connected with all or any of the foregoing.

For purposes of this section, the terms "HURA," and "City" include their respective commissioners, appointed and elected officials, members, officers, employees, agents, selection committee, volunteers, successors, and assigns; the terms "HURA property" or "City property" include property which is the subject of the RFQ and all other property of HURA and City, real, personal, or of any other kind or character; the terms "claim or claims" include any and all protests, rights, remedies, interest, objections, claims, demands, actions, or causes of actions, of every kind or character whatsoever, in law or equity, for money or otherwise including, but not limited to, claims for injury, loss, expense, or damage, claims to property, real or personal, or rights or interests therein, and claims to contract or development rights or development interests of any kind or character, in any HURA and/or City property, or claims which might be asserted against to cloud title to HURA or City property. The words "Respondent or Respondents" shall include any person, entity, or group responding to HURA's RFQ.

C. Hold Harmless and Indemnity

The undersigned shall defend, hold harmless, and indemnify HURA and City, and each of them, from and against any and all claims, directly or indirectly, arising out of the Undersigned's responses to the RFQ, including, but not limited to, claims, if any, made by Undersigned or by

anyone connected or associated with Undersigned or by anyone claiming directly or indirectly through Undersigned.

Interested Respondent
BY: _____
Its: _____

Date: _____

ACKNOWLEDGMENT

STATE OF IDAHO)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2024, before me, _____,
a Notary Public in and for said State, personally appeared _____,
known or identified to me (or proved to me on the oath of _____) to be the
_____ of _____, an _____,
the entity that executed the instrument or the person who executed the instrument on behalf of
said entity and acknowledged to me that such entity executed the same.

Notary Public for the State of Idaho
My commission expires _____

Exhibit B

GGLO Response

HAILEY URBAN RENEWAL AGENCY

AIRPORT WAY MASTER PLAN PROPOSAL

July 12, 2024

GGLO

Boise | Los Angeles | Seattle



July 12, 2024

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

Dear Selection Committee,

It has been our privilege to work with the City of Hailey and Urban Renewal Agency on several ongoing, impactful community projects planning for thoughtful and intentional growth over the coming decade. We have honed our public engagement process and understanding of city-wide priorities through our work with you on the *Downtown Master Plan*, *Hop Porter Park & Bullion Street Promenade Master Plan*, *Myrtle Street & Quigley Multi-Use Pathways*, and current *Comp Plan Update* visioning process. We recognize that Hailey is a place where the stakes are high — there is much to lose and much to gain as we grow and evolve into the future.

Hailey’s friendly culture, small mountain town character, and beautiful setting offer an incredible place to live, work, and play. We want to ensure these things continue as the town welcomes new residents and visitors. Toward that end, we are hopeful for the future we can envision together through the *Airport Way Master Plan* and the advances we can make towards embodying the City’s updated Vision Statement:

“We balance our actions today with the needs of our future, so the Hailey we know and love can be enjoyed for generations.”

Regarding our qualifications for the work, GGLO has nearly 40 years of experience in the design, planning, and implementation of award-winning streetscapes, parks, trails, plazas, town centers, and mixed-use projects throughout the Mountain West and West Coast. We design urban spaces that bring people together and connect them to the primal beauty and restorative qualities of nature. Throughout our work, we strive to create people-centric urban environments that balance the needs of drivers, walkers, bikers, and the environment. We see each project as an opportunity to transform our surroundings in ways that enhance beauty and support the well-being of people and planet. We are excited to embed these principles in our planning efforts for the Airport Way District.

For this effort, we have strategically teamed with Hales Engineering and Opal Engineering to deliver a complete scope of services inclusive of urban design, landscape architecture, public engagement, and transportation and civil engineering. You have our assurances that our team brings sufficient resources in personnel, equipment, software, and time to commit to this project and its successful completion.

We look forward to working with you on this impactful project.

Sincerely,



Mark Sindell, ASLA, RLA, CLARB, LEED Legacy
Principal-in-Charge, GGLO
206.902.5672 | msindell@gglo.com





Existing Airport Way District — Hailey, ID

1 PROPOSED APPROACH

PROPOSED APPROACH

The Airport Way Master Plan presents a significant opportunity to shape the future of Hailey with intentional, thoughtful growth in an area that is prime for redevelopment. Through the comprehensive planning process, we have had the privilege of working with the community of Hailey to think critically about how to preserve the character and feel of this small mountain town while also addressing labor, housing, and affordability issues. This master planning project for the Airport Way District will provide direct answers to those questions, allowing the town of Hailey to densify in underutilized areas within the core while preserving precious open space on the perimeter. We are passionate about seeing Idaho communities and landscapes thrive and are thrilled to have the chance to work towards both of those goals in this planning effort.

GGLO will lead the project as urban designers and landscape architects, supported by Hales Engineering and Opal Engineering, bringing expertise in transportation and civil engineering at both the planning and implementation scale of projects. We have developed a familiarity with the town – both its people and its places - from years of being embedded in the community and experience working on projects throughout Hailey. Our familiarity should result in the quick and efficient ramp-up necessary to meet your timeline and goals.

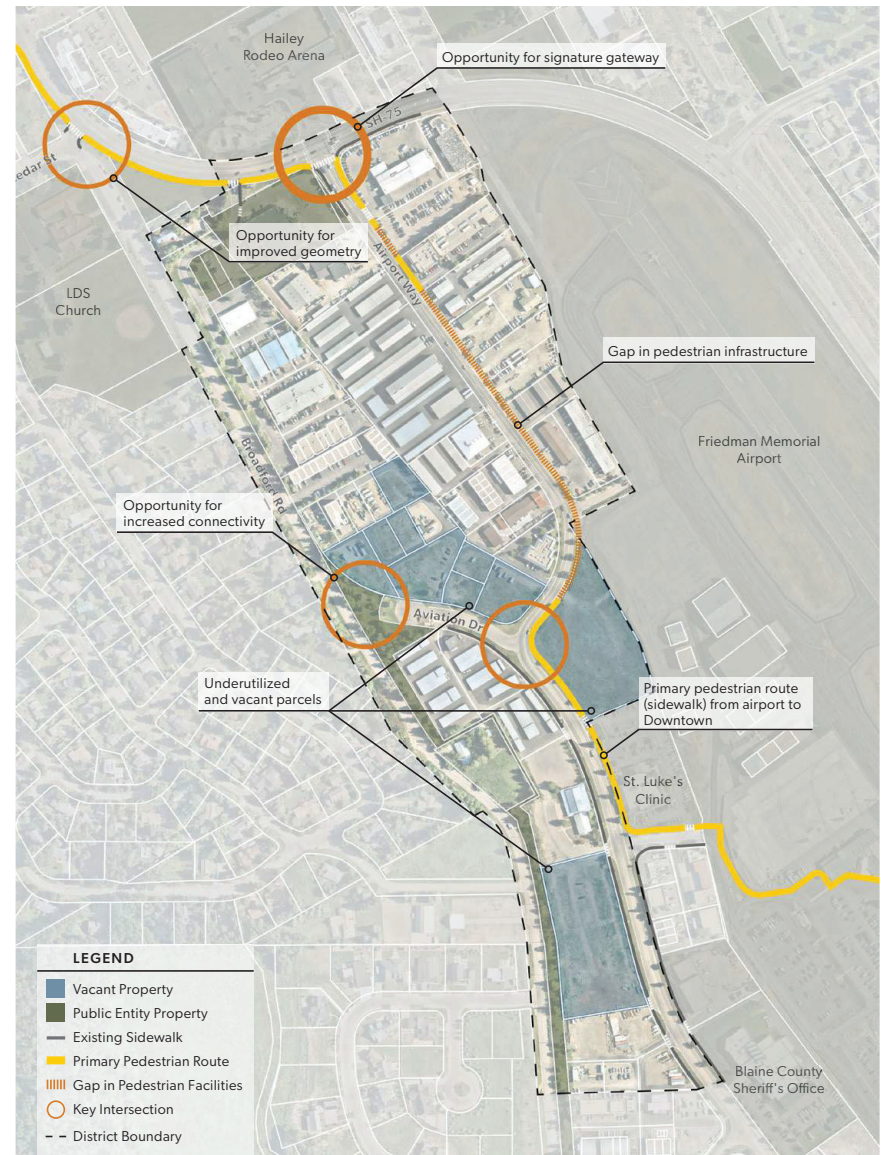
To structure the work and provide appropriate times for public review, we have divided the project into four phases: **Discovery**, **Draft Master Plan**, **Final Master Plan**, and **Adoption**.

The **Discovery** phase will begin with a detailed review of existing plans and conditions, including the 2021 Urban Renewal Plan for the Airport Way District. Site visits to assess current conditions will be easy to accommodate from our teams nearby local and regional offices. Pre-planning work can begin as soon as a contract is awarded, initiated with Project Team Meetings including key personnel at regular intervals. Our goal is to prepare materials and draft a public engagement plan with initial public survey for review during the kickoff week in mid-August, and workshops with HURA, City Council, and a targeted stakeholder group. We propose a public workshop and (3) 1:1 interviews with major stakeholders in the area.

In addition to gathering information through public outreach, we will use this time to study traffic patterns and confirm connectivity issues, paying special attention to the key intersections outlined in the RFQ. Hales Engineering will plan to analyze the following intersections during morning and evening peak hours:

- Airport Way / SH-75
- Airport Way / Aviation Drive
- Aviation Drive / Broadford Road
- Broadford Road & Cedar Street / SH-75
- River Street & Queen of the Hills Drive / Cedar Street

Each intersection will be analyzed for operation and safety performance to determine appropriate geometry. Hales Engineering will perform trip generation for future land uses



in the area and analyze an existing and a future scenario. As an alternative future analysis, we will also evaluate the impact of potential connections to the airport area. Existing sewer and water infrastructure will also be assessed to determine what improvements are needed.

Once a foundational understanding of the district and project parameters has been established, we will begin developing the **Draft Master Plan**. Observations and public input gathered during the Discovery Phase will inform the development of typical street sections, infrastructure solutions, key intersection concepts, and land use recommendations. As each of these are developed, the overall master plan will take shape, addressing multimodal connectivity, streetscape hierarchy, land uses, parking, public art/gateways, and infrastructure and utilities. Regular meetings with the Project Team will keep the project on-track and ensure proposed concepts are meeting goals and expectations. As concepts are approved for consideration, they will be communicated in a graphic format that can be easily understood by the public and a follow-up online survey will be drafted to gather the public's feedback on the proposed concepts. Additionally, a joint HURA-City Council workshop will take place in mid-September to gather input on the draft concepts. This feedback will be compiled and used to guide the final refinement to occur in late September and early October.

During the **Final Master Plan** phase, design concepts will be refined and finalized per the community's feedback and compiled into a final master plan document. This will be a complete master plan document narrated and graphically illustrated to clearly communicate the Master Plan to a broad audience. In addition to an overall plan, there will be specific plans addressing the proposed street network, pedestrian and bicycle connectivity, land use, parking, public art and gateways, typical street sections, specific section concepts, intersection concepts, and infrastructure and utilities. The final deliverable will provide HURA with a comprehensive roadmap for public improvements in the district that will help it to become a thriving, mixed-use neighborhood.

Our initial reading of the area shows that there is a lack of access into and through the district. This can be improved with the introduction of a more regular street grid, improving the ease of traversing the district on wheels or foot and inviting a greater mix of uses than the current industrial focus. The surrounding industrial zoning district poses both functional and aesthetic challenges. To create an inviting space, our team will recommend vehicular and multi-modal transportation facilities which both complement the character and functionality of the standard River Street section while meeting the needs of existing and future surrounding uses. The addition of pedestrian and cyclist facilities will improve the livability



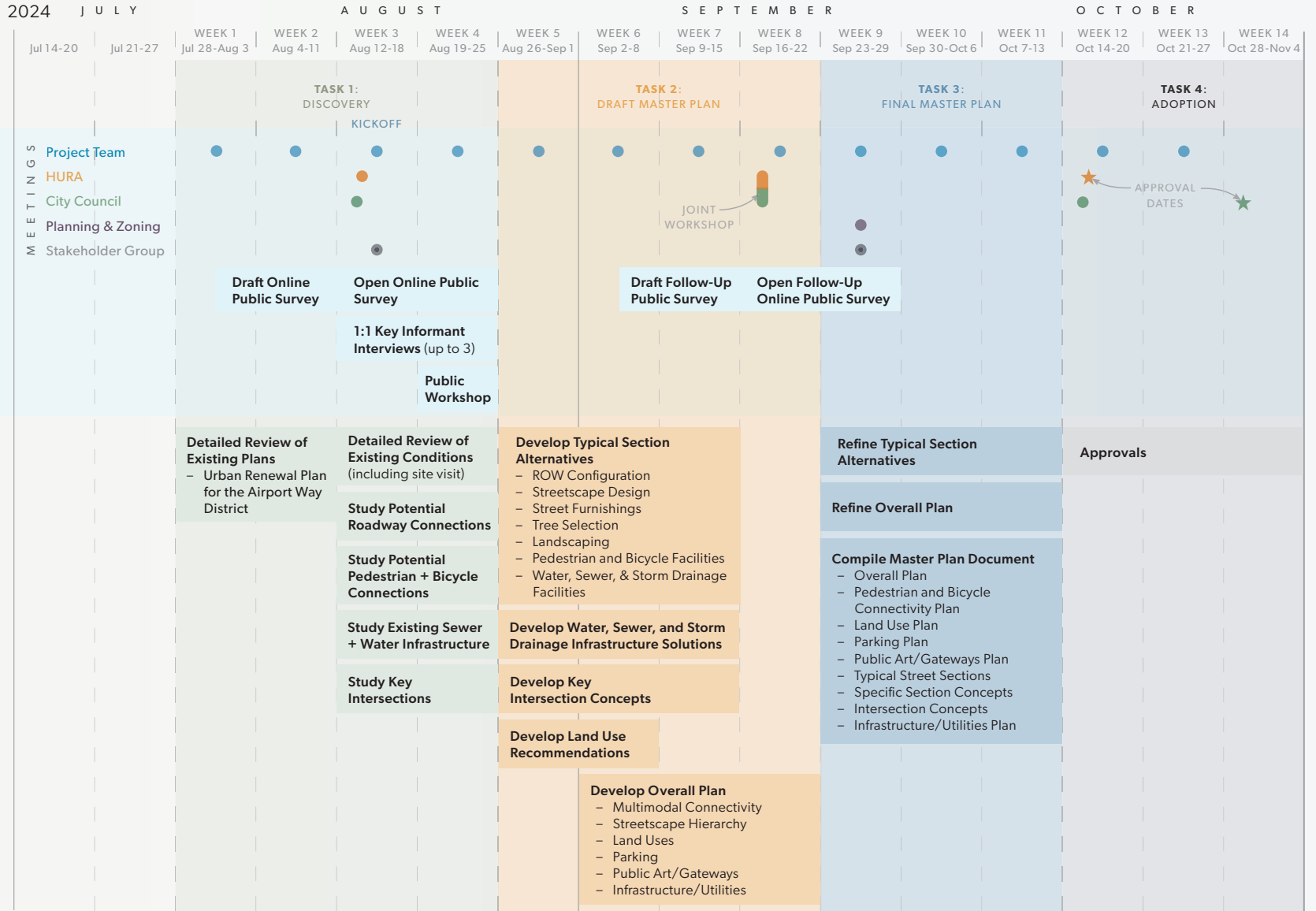
and connectivity of the corridor. As we develop street sections for the district, we will work to create an equitable distribution of the right-of-way that supports a range of mobility modes, including driving, transit, walking, and biking. A clear and safe walking route from the airport to Downtown is needed, as is a signature gateway welcoming visitors arriving to Hailey by air.

Our team understands the high expectations the city has for multi-use paths with the recent development on River Street, Myrtle Street, Croy Street, and Quigley Road. Our team aims to develop creative circulation and design solutions which provide balance between the city's desire for more multi-modal transportation infrastructure and existing property uses. Existing vehicular and pedestrian facilities blend together on Airport Way, especially along Friedman Park Subdivision. Our plan will focus on better defining different uses within the right-of-way while improving the aesthetics

of the airport gateway to Hailey. Through the specification of street furnishings, landscaping, and paving selections, we will work to create a distinctive character unique to Airport Way that remains compatible with Hailey's overall look and feel. We will also look for opportunities to create spaces for public gathering with public art, providing physical and visual access to the landscapes that define Hailey – our surrounding rivers, mountains and plant communities.

The Airport Way District can provide an exciting new venue to build out Hailey's reputation as an authentic, livable community that is home to people from a range of cultural and socioeconomic backgrounds. We look forward to working with the community to lay the groundwork for this vision, and to ensuring Hailey's growth and progress doesn't come at the cost of losing its small mountain town character.

PROPOSED SCHEDULE





Cherie Buckner-Webb Park — Boise, ID

2 TEAM COMPOSITION

FIRM PROFILES

GGLO

URBAN DESIGN

Founded in 1986, GGLO is an award-winning design firm creating distinct places where communities thrive. We are a 100+ person firm from various practice backgrounds working together to provide research, urban design, architecture, landscape architecture, and interior design with an established reputation throughout the West.

GGLO has been working in the Wood River, Magic, and Treasure Valleys of Idaho on projects ranging from downtown master plans, streetscapes, and parks to urban infill and mixed-use housing for over 15 years. We focus on principles of smart growth and perpetuating culture, identity, and environment through responsible city building.

Specializing in understanding of the contextual fabric of our clients' proposals, we orchestrate the planning, design and delivery expertise across multiple services—assuring projects are thoughtful in design, details, documentation and construction.

GGLO will lead the project and bring an internal team of urban designers/planners, landscape architects, and architects to develop the Master Plan. This GGLO team has completed master plans and implementation projects throughout state of Idaho in cities including Hailey, Twin Falls, Ketchum, Sandpoint, Caldwell, and Boise.

HALES ENGINEERING

TRANSPORTATION ENGINEERING

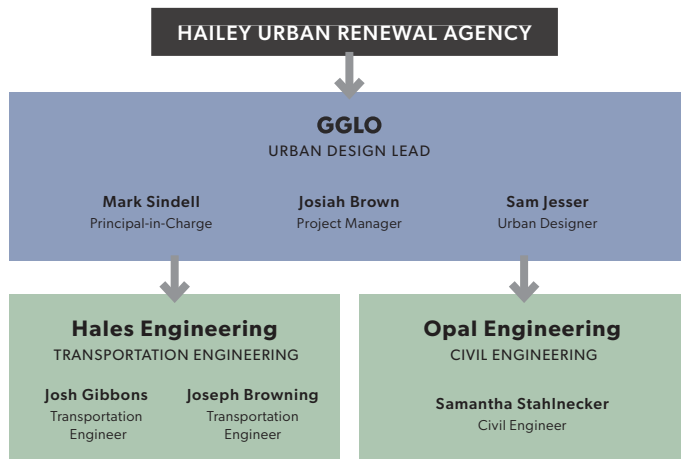
Hales Engineering specializes in providing transportation planning and traffic engineering services to clients in the public and private sectors. Over the last 27 years, the professional staff have developed a considerable reputation in the transportation planning and traffic engineering field. We are known for developing creative, cost-effective, and technically sound solutions to planning and design problems associated with all modes of transportation. Typical projects range from framework master plans to regional multi-modal transportation plans, corridor studies and parking evaluation/studies, to traffic engineering, bicycle and pedestrian planning projects.



CIVIL ENGINEERING

Opal Engineering is a Civil Engineering firm located in Hailey, Idaho and established by Samantha Stahlnecker in 2022 which provides project management, civil engineering, and construction management services. Opal Engineering has extensive local experience in commercial, residential, industrial, and subdivision design, and has strong relationships with local municipalities, organizations, and community members. Within a majority of our design work located in Hailey, Opal Engineering has both developed and designed road sections in new subdivisions and implement standard road sections in all zoning districts.

PROJECT TEAM



GGLO



Mark Sindell PLA, ASLA, LEED AP BD+C, LFA
PRINCIPAL-IN-CHARGE, LANDSCAPE ARCHITECT

Mark's empathy for nature and past studies in Europe inspire his passion for landscape architecture as well as his focus on sustainable design. The village greens, town squares, and community gardens he and his Landscape Architecture team design contribute to walkable, sustainable, mixed-use neighborhoods that spark connection and express beauty. A landscape architect with his hands in a variety of project types, Mark splits time between GGLO's Boise and Seattle offices.

Education

Washington State University
Bachelor of Landscape Architecture
University of Macerata, Italy
Study Abroad Program for Landscape Architecture

Relevant Experience

Hailey URA Downtown Master Plan
Hailey, ID
Twin Falls URA Downtown Master Plan
Twin Falls, ID
Sandpoint Downtown & Waterfront Master Plan
Sandpoint, ID
Hop Porter Park & Bullion Street Master Plan
Hailey, ID
Ketchum Main Street
Ketchum, ID
Indian Creek Plaza
Caldwell, ID
CCDC Linen Blocks on Grove Street
Boise, ID
CCDC Cherie Buckner Webb Park
Boise, ID
The Heights District Master Plan
Vancouver, WA

GGLO



Josiah Brown AIA, NCARB
PROJECT MANAGER, URBAN DESIGNER

Josiah is an interdisciplinary designer with backgrounds in architecture, landscape architecture, and urban design. Beginning his career as an architect in northwestern Montana, Josiah grew a deep appreciation for wild places while also recognizing the risk uncoordinated development places on wild lands. Motivated to find sustainable forms of human settlement, Josiah went on to study urban design and landscape architecture. Josiah brings this training to the Mountain West to ensure the region's rapid growth doesn't compromise the landscapes known and loved by so many.

Education

Harvard Graduate School of Design
Master of Landscape Architecture, with Distinction
Washington University in St. Louis
Master of Urban Design
Auburn University
Bachelor of Architecture

Relevant Experience

Hailey URA Downtown Master Plan
Hailey, ID
Twin Falls URA Downtown Master Plan
Twin Falls, ID
Sandpoint Downtown & Waterfront Master Plan
Sandpoint, ID
Hop Porter Park & Bullion Street Master Plan
Hailey, ID
BCRD Sports & Recreation Infrastructure Assessment
Blaine County, ID
WRLT Colorado Gulch Master Plan
Hailey, ID
Flying Hat Ranch Master Plan
Hailey & Bellevue, ID



Samantha Jesser
URBAN DESIGNER

Born and raised in Idaho, Samantha is passionate about the natural environment. After earning her Masters of Architecture from the University of Idaho, Boise, Samantha decided to stay in Boise and become part of its growth and booming downtown developments. In addition to her work as an urban designer, she also serves as a part-time adjunct professor for the University of Idaho architecture program. Samantha is passionate about urban design and the connection between people, quality spaces, and nature. She believes urban design is most successful when used to shape communities in a sustainable and sensitive way.

Education

University of Idaho, Boise
Master of Architecture

University of Idaho, Moscow
Bachelor of Architecture

Relevant Experience

Hailey URA Downtown Master Plan
Hailey, ID

Twin Falls URA Downtown Master Plan
Twin Falls, ID

Sandpoint Downtown & Waterfront Master Plan
Sandpoint, ID

Ketchum Main Street
Ketchum, ID

Ketchum Town Square
Ketchum, ID

Downtown Lewiston Main Street Renovation
Lewiston, ID

The Benson Portland, Curio Collection by Hilton
Portland, OR

The Heath Mixed-Use
Boise, ID



Josh Gibbons PE, PTOE, RSP1
TRANSPORTATION ENGINEER

Josh manages the efforts at Hales Engineering to review all UDOT traffic studies. He also leads efforts for transportation master plans and traffic studies at Hales Engineering. Josh has worked on and supervised the completion of numerous traffic impact studies, parking studies, transportation master plans, corridor studies, and intersection studies across the Wasatch Front and beyond. Josh has completed several studies for mixed-use and transit-oriented developments such as The Point (Draper), Thanksgiving Station (Lehi), and Utah City (Vineyard). He has worked on traffic and parking planning efforts for large event venues such as America First Field (Sandy), the Salt Palace Convention Center (Salt Lake City), and Tuacahn (St. George). Josh has taught as an adjunct professor at Utah Valley University, Brigham Young University, and the University of Utah.

Education

Brigham Young University, Provo
Master of Science in Civil Engineering

Brigham Young University, Provo
Bachelor of Science in Civil Engineering

Relevant Experience

Transportation Master Plan
Lehi, UT

Transportation Master Plan
Twin Falls, ID

Transportation Master Plan
South Jordan, UT

Thanksgiving Station Mixed-Use Traffic Study
Lehi, UT

Tuacahn Traffic and Parking Analysis
St. George, UT

Utah City Traffic Impact Study
Vineyard, UT



Joseph Browning PE, PTOE
TRANSPORTATION ENGINEER

Joseph is a transportation engineer at Hales Engineering. Joseph has worked extensively on traffic impact studies for multiple projects, including large developments in Lehi, Farmington, Grantsville, and Eagle Mountain. Joseph has also done extensive safety analysis for the Blaine County Safety Action Plan. He has also done analysis, modeling, and report writing for multiple transportation master plans. Joseph is registered as a professional engineer in Idaho.

Education

Brigham Young University, Provo
Master of Science in Civil Engineering

Brigham Young University, Provo
Bachelor of Science in Civil Engineering

Relevant Experience

Transportation Master Plan
Lehi, UT

Transportation Master Plan
Kanab, UT

Transportation Master Plan
Tooele, UT

Nephi Sub-Area Transportation Master Plan
Nephi, UT

Provo Air Park Traffic Impact Study
Provo, UT

Saratoga Springs Town Center Traffic Impact Study
Saratoga Springs, UT

Rockwell Ranch Traffic Impact Study
American Fork, UT

Foothill Village Shopping Center Traffic Impact Study
Salt Lake City, UT

Nine Springs Mountain Resort Traffic Impact Study
Morgan County, UT



Samantha Stahlnecker PE
CIVIL ENGINEER

Samantha Stahlnecker is the Owner, Project Manager and Civil Engineer and Designer of Opal Engineering, a Civil Engineering firm located in Hailey, Idaho. She has extensive local experience in commercial, residential, industrial, and subdivision design, and has strong relationships with local municipalities, organizations, and community members. Within a majority of design work located in Hailey, She has both developed and designed road sections in new subdivisions and implement standard road sections in all zoning districts.

Education

Gonzaga University
Bachelor of Civil Engineering, Minor in Mathematics

Relevant Experience

Sunbeam Subdivision
Hailey, ID

Silver River Apartments
Hailey, ID

River Street Townhomes
Hailey, ID

Saddle Lofts
Hailey, ID

Maple Street Apartments
Hailey, ID



3 QUALIFICATIONS & EXPERIENCE

Hailey Downtown Master Plan

Hailey, ID

A plan to create a new civic center and create an attractive, walkable, mixed-use Downtown that goes beyond historic Main Street.

Firm:
GGLO + Jacobs

Client:
Hailey Urban Renewal Agency

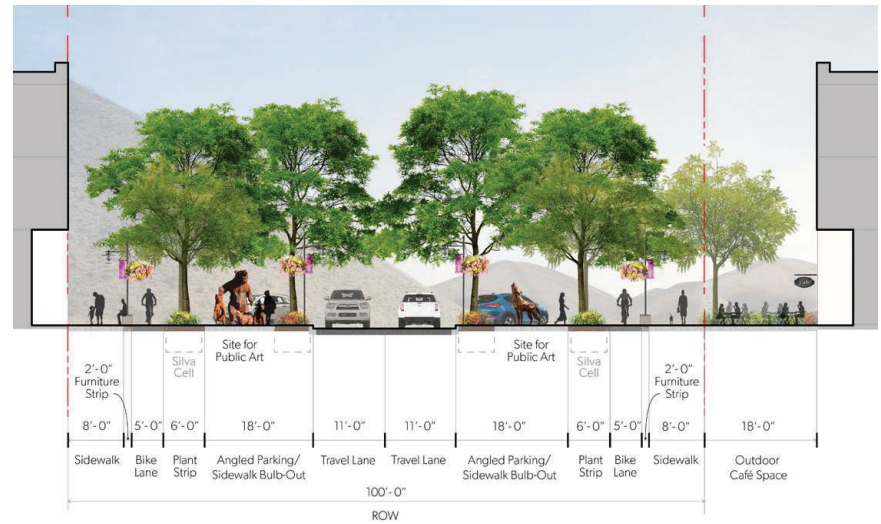
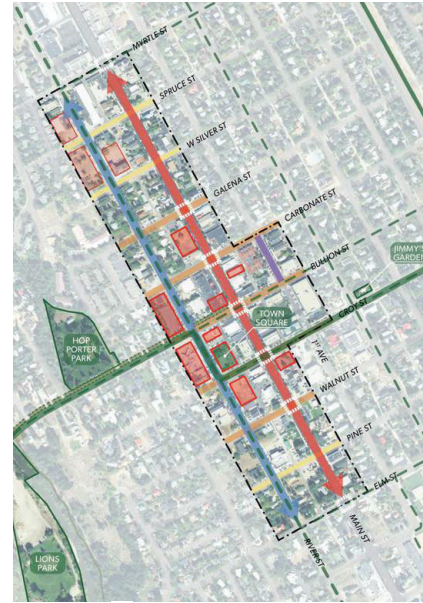
Statistics:
20 city blocks
Adopted 2024

Services:
Urban Design and Planning
Landscape Architecture
Public Engagement
Infrastructure Assessment
Recreational Uses
Demand Analysis
Programming
Sustainability Consulting



The Hailey Downtown Master Plan synthesizes planning and development efforts in Downtown Hailey with the goal of creating a safe, connected, sustainable, and vibrant Downtown. Uniquely positioned in the center of the Wood River Valley, Hailey is a historic western community surrounded by wild mountain scenery and abundant recreational opportunities. As the area experiences ongoing growth, strategic planning is necessary to ensure the best of Hailey is preserved and enhanced for all to enjoy in the decades to come. This Master Plan was developed in partnership with the City of Hailey and the Hailey Urban Renewal Agency, with input and involvement from the community.

The intent of this scope of work is to develop an overall Master Plan and Guiding Vision for Downtown Hailey to guide growth, development, and public improvements for the remaining duration of the Gateway Urban Renewal District. Significant improvements to the Downtown streetscapes are complemented by the creation of a new Town Center which will become a new central gathering place for the community of Hailey. Supporting the Town Center are an expanded civic building, enhanced festival street at Croy, and key development sites for future mixed use projects, bringing additional housing and retail to the Downtown core.



Twin Falls Downtown Master Plan

Twin Falls, ID

A plan to add housing, bridge the railroad, and transform a forgotten canyon into a valuable recreational asset for Downtown.

Firm:
GGLO

Client:
Twin Falls Urban Renewal Agency

Statistics:
550 acres; 100 city blocks
Adopted 2023

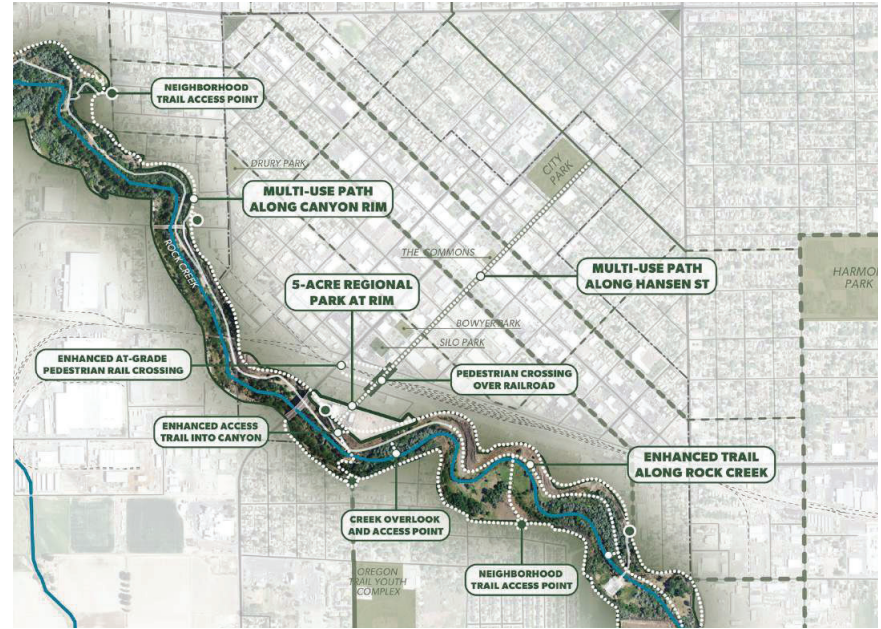
Services:
Urban Design and Planning
Landscape Architecture
Public Engagement
Infrastructure Assessment
Recreational Uses
Demand Analysis
Programming
Sustainability



Downtown Twin Falls historically served as the center of the community. The Downtown area experienced a period of decline in the late 1900s as car-centric commercial activity stretched northwards along Blue Lakes Boulevard and drained activity from the once active Main Street. Today, as communities rediscover the value of a vibrant, walkable center, Downtown Twin Falls is reemerging as the focal point of the community. This Downtown Master Plan sets out to capitalize on that momentum by providing a forward-thinking and community-generated vision for Downtown Twin Falls.

An extensive Discovery Phase gathered community input through one-on-one interviews, public surveys, and group working sessions, allowing the central tenets of the Downtown Master Plan to emerge. Hansen Street was identified as a major north-

south connector to complement Main Avenue and provide a park-like connection from City Park all the way to Rock Creek at Downtown's southern edge. Restoring Rock Creek Canyon was identified as a significant opportunity to establish a one-of-a-kind urban amenity. Streetscape enhancements and key development opportunities strengthen the character of existing neighborhoods like the Warehouse District, while new suggestions such as the Innovation District provide places for making, eating, working, recreating, and living in Downtown.



Sandpoint Downtown Waterfront Master Plan

Sandpoint, ID

A prize-winning plan for a connected and rewilded downtown that artfully displays the area's natural and cultural history.

Firm:

GGLO

Client:

City of Sandpoint

Statistics:

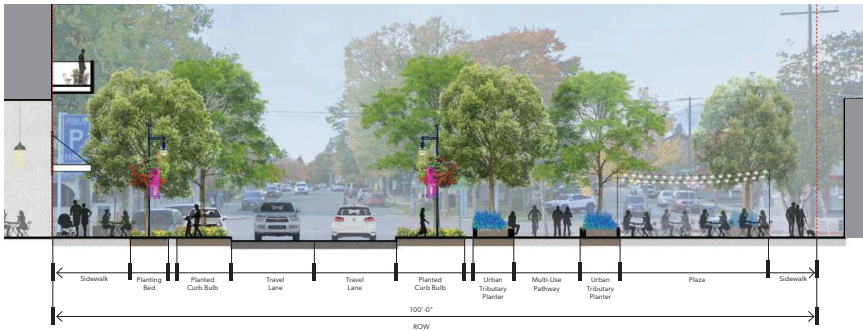
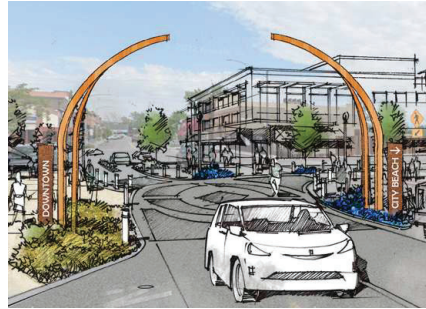
200-acre Master Plan
Adopted 2023

Services:

Urban Design and Planning
Landscape Architecture
Streetscape Design
Habitat Restoration

Awards:

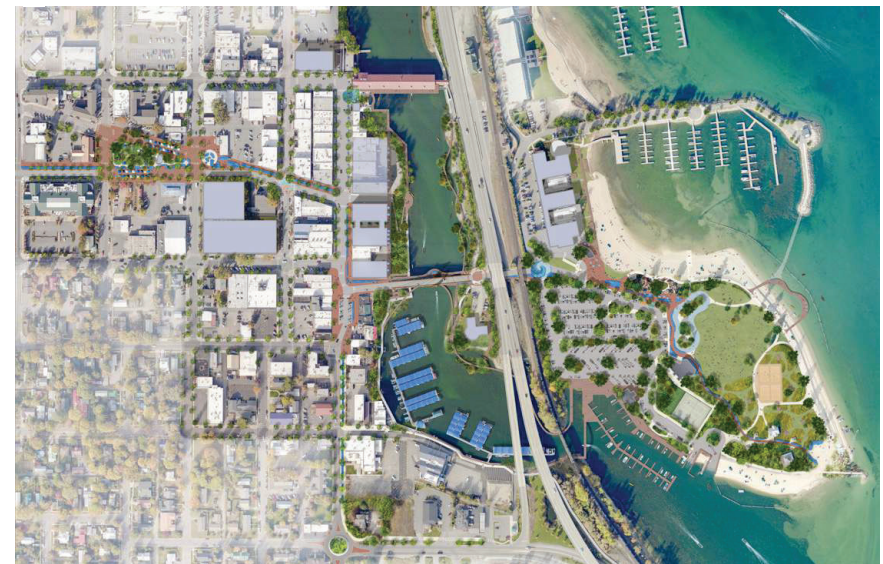
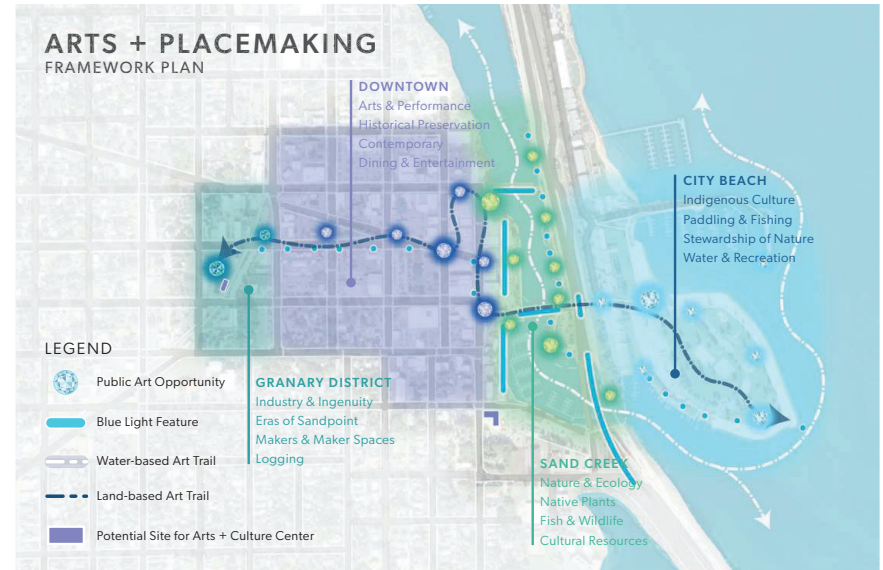
First Prize in *Envisioning Place Design Competition*



The Sandpoint Downtown Waterfront Master Plan proposes a united vision that seamlessly connects the historic Downtown core with the waterfront of Sand Creek and Lake Pend Oreille while strengthening the community's vibrant character and identity. Comprehensive updates to streetscapes, parks, and design guidelines within the Downtown work together with rewilding initiatives along the waterfront to create an urban landscape where both people and the environment can thrive. With an interdisciplinary team of designers, engineers, artists, and ecologists, our approach was to amplify and enhance the existing qualities that define Sandpoint rather than force an alternate vision of what it should be. This plan was conceptualized as "The Blue

Necklace," a unifying thread that ties together the many jewels of Sandpoint and polishes them so they shine even clearer. The Blue Necklace manifests itself as an art- and nature-filled path that links together the Downtown, winding from the Granary District in the west to the tip of City Beach on Lake Pend Oreille. A flowing trail of sky-blue camas flowers and native meadow grasses punctuated by carefully considered artworks and interpretive displays guides users on their journey through Sandpoint.

This Master Plan proposal was selected as the winner following three stages of design in an international design competition.



The Heights District Master Plan

Vancouver, WA

A plan to convert the site of a dormant shopping mall into a "20-minute neighborhood" that forefronts sustainable mobility modes.

Firm:
GGLO

Client:
City of Vancouver

Services:
Urban Design and Planning
Landscape Architecture

Statistics:
205 acres overall
63 acres core redevelopment area
Completed June 2021

Awards:
WASLA Merit Award
Governor's Smart Vision Award



The Heights District is recognized by locals as an area with quiet character where exceptionally friendly people have lived for many generations. The site of the former Tower Mall, which had long lain dormant, is the centerpiece of development opportunities in the expanded and improved Heights District.

Through rigorous stakeholder engagement, the future Heights District is envisioned as a vibrant, connected neighborhood center that will reflect the community values of health, wellness, and a shared identity. The plan encompasses 63 acres in the Tower Mall area within the 205-acre Heights District, with a mix of residential, commercial, office—connected to downtown Vancouver by public transit.

The master plan was based on key placemaking strategies to define urban form, a mix of uses, and streetscape typologies that represent the character and feel of the district. This neighborhood is unique in its application of "20-minute neighborhood" principles—allowing residents to access a broad mix of services and amenities within a 20-minute walk. Other transportation strategies include complete streets coordinated with bicycle improvements, bus rapid transit (BRT) stations, and pedestrian-centric primary streets.



Cherie Buckner-Webb Park

Boise, ID

A beloved new landmark for the city and an interactive gathering spot in Boise's growing Westside district.

Firm:
GGLO

Client:
Capitol City Development Corporation

Statistics:
.5 acres
Completed 2021

Services:
Urban Design
Landscape Architecture
Public Engagement
Sustainability Consulting

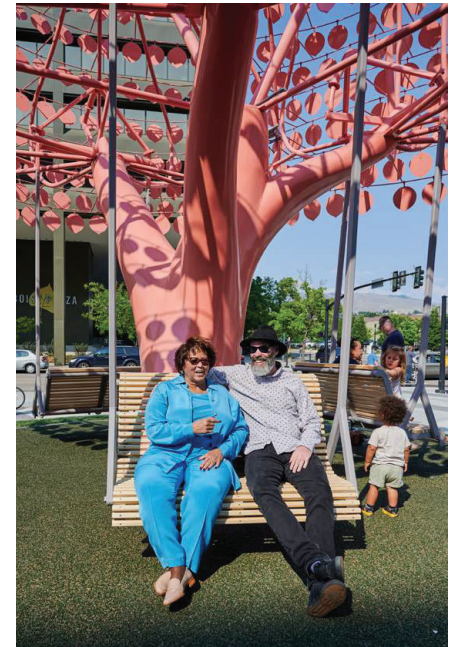
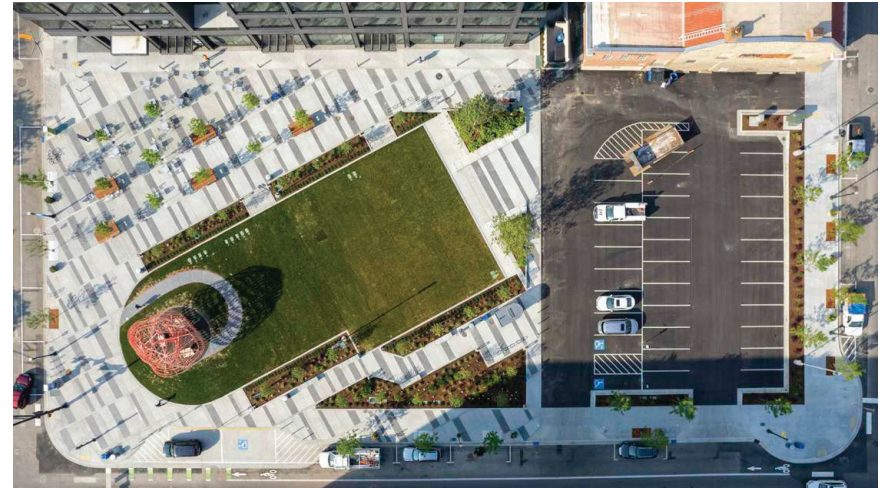
Awards:
ID/MT ASLA Honor Award
Finalist in *Idaho Business Review's* Top Projects Awards



Westside Downtown Boise is an evolving neighborhood that has lacked adequate public space amenities for the growing population of residents and businesses. The Cherie Buckner-Webb Park provides a place for people to connect with the outdoors on a daily basis, serve as a hub for community events, and enhance the urban lifestyle of downtown employees, residents, shoppers and visitors.

The park site is surrounded by surface parking lots that detract from downtown's vibrancy, walkability and economic vitality. Making this public investment will catalyze private investment in housing, dining, office, and neighborhood services next to and near the public park.

Situated along a bicycle corridor to and from downtown, the park will provide amenities that enhance the downtown pedestrian and cycling experience with streetscape improvements and key features including: a large, tree-lined green space, public art, shaded seating, new streetscapes along all three street frontages, pedestrian alley with limited auto access, public restrooms, and places to store bikes.



Boise City Hall Plaza

Boise, ID

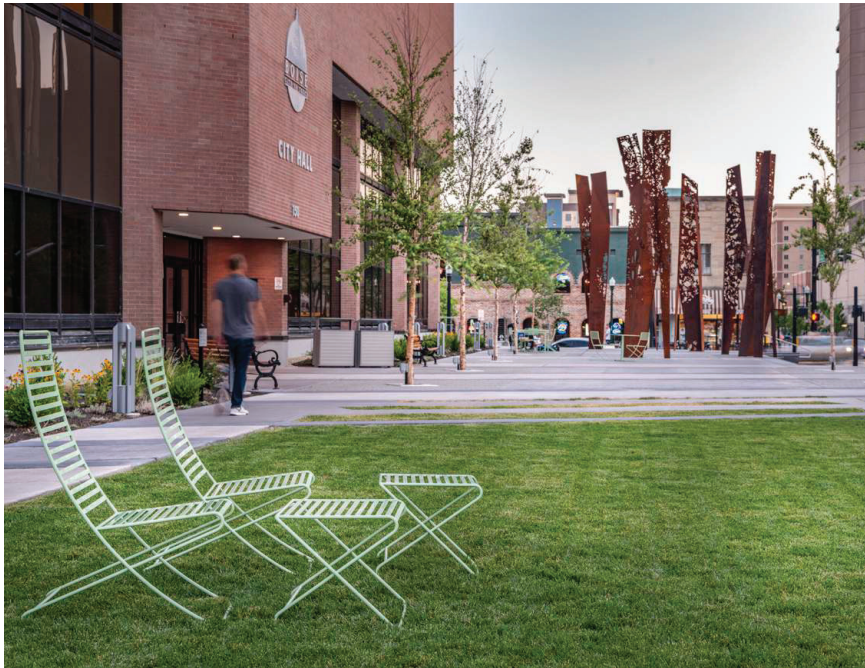
A welcoming front porch for City Hall and a durable and easy-to-maintain design showcasing native plantings and the work of local artists.

Firm:
GGLO + Jacobs

Client:
City of Boise

Statistics:
1 acre
Completed 2018

Services:
Urban Design
Landscape Architecture
Public Engagement
Sustainability Consulting



The city of Boise has undergone rapid transformation over the past several years through an ambitious initiative to become the “most livable city in the country.” When it became clear that the existing city hall and plaza did not align with the overall goals for the city’s development, the city partnered with GGLO to design a solution that signals a vibrant, livable future for Boise.

The design team combined the feedback about hopes for the vision of the new Civic Square with their own expertise and created a concept plan for a communal space that demonstrates a commitment to sustainability and promotes healthy living through active design.

An elevated event plaza, broad sitting steps, and an artfully designed civic lawn promote community gathering and daily use. An interactive

water feature, integrated lighting, and natural landscaping create a welcoming and beautiful space that encourages use and supports physical distancing when needed. A series of metal sculptures cast shadows on the surroundings that resemble sunlight dancing through the filter of tree leaves. 100% stormwater infiltration is achieved through the combination of permeable pavement and modular suspended pavement systems.



Indian Creek Plaza

Caldwell, ID

A new central gathering place for the community of Caldwell, and a catalyst for the town's dramatic revitalization.

Firm:
GGLO

Client:
City of Caldwell

Statistics:
1.7 acres
Completed 2018

Services:
Urban Design
Landscape Architecture
Streetscape Design

Awards:
ENR Mountain States Best Projects
Award of Merit for Landscape/
Urban Development

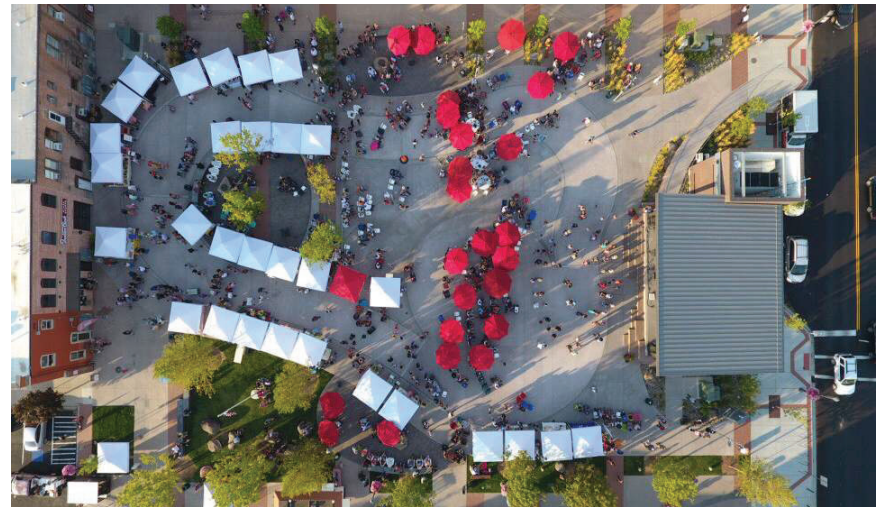
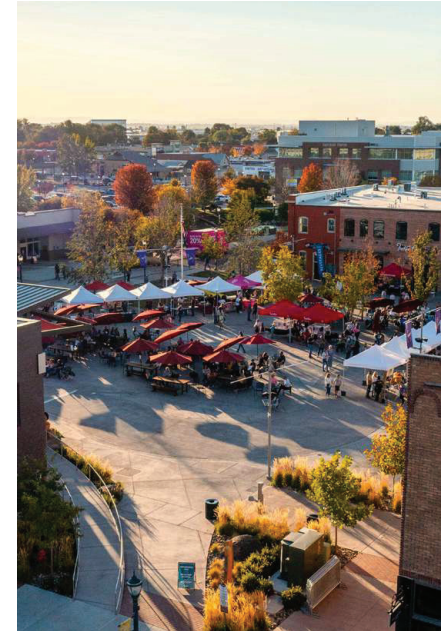


Caldwell, Idaho was once a town people drove through on the way to wine country. In 2013, city planners set out to create a downtown that is full of life and activity. During a comprehensive process interviewing residents on ways to improve the city, one key theme arose—to transform downtown and create a destination. The resulting Indian Creek Plaza does just this, creating a “living room” where residents and visitors alike feel welcome to gather, relax, and play.

The Plaza is organized around the guiding theme of Palimpsest, layering the past with the future. The site is carefully designed to honor the rich history of downtown Caldwell, showcasing the architectural and agricultural significance of the area. Design of

the Plaza provides space for year-round activities that draw visitors including concerts and farmers market in warmer months and an ice-skating ribbon surrounded by fire pits and seating in the winter.

Indian Creek Plaza has served as a strong catalyst for revitalization of the Downtown region, directly inspiring the creation of new businesses and establishing a destination at the heart of Caldwell. Expectations for the number of visitors and the business it would bring to the community have been consistently surpassed, such that Indian Creek Plaza is now considered a rousing success and a popular family destination.



Ketchum Main Street

Ketchum, ID

New surfacing, refreshed street furnishings, and a robust tree canopy create an updated and accessible design for Ketchum's iconic Main Street.

Firm:
GGLO + Jacobs

Client:
City of Ketchum

Statistics:
1.7 acres
Completed 2018

Services:
Streetscape Design
Urban Design and Planning
Landscape Architecture



Ketchum, Idaho, is undergoing a revitalization of Main Street, enhancing pedestrian amenities from River Street to 10th Street. The redesigned streetscape aims to offer a unified, accessible, and enhanced experience for pedestrians. Key features include a cohesive street tree canopy, carefully selected site furnishings, pedestrian lighting, and upgraded paver sidewalks. Throughout this process, new streetscape standards have been developed to guide future enhancements and developments along Main Street. The design team collaborated closely with the City of Ketchum, the Ketchum Urban Renewal Agency, and the Idaho Transportation Department throughout the project.

Burien Town Square

Burien, WA

A mixed-use development with residential, commercial, and civic program centered around a new community gathering space.

Firm:
GGLO + Jacobs

Client:
City of Burien

Statistics:
7 acres
97,800 SF open space
Completed 2018

Services:
Landscape Architecture
Urban Design
Public Engagement
Infrastructure Assessment
Demand Analysis
Programming
Sustainability



GGLO led the design and implementation of Burien Town Square, which includes a large open space, pedestrian-friendly street network, City Hall and County Library, and mixed-use residential with street-level retail. The Park is the result of a community-driven planning and visioning process to define a space reflective of the values, history, and future of Burien. The Park is designed to connect residents of diverse ages, cultures, and interests through a common space. Primary features of the Park include civic plaza with stage, open lawn amphitheater, interactive water features, demonstration gardens, and integrated art.

The Town Square has transformed Burien into a thriving, vibrant and active gathering place for families and visitors. Year-round events include the Farmer's Market, B-Town Beat Music and Art Walk, and Burien After Hours.

Broadford, Cedar, & SH-75 Intersection Study

Hailey, ID

A study identifying safe crossing locations and potential crossing enhancements to aid in planning a multi-use trail.

Firm:
Hales Engineering

Services:
Traffic Analysis
Transportation Engineering

Client:
City of Hailey

Hales Engineering contracted with the City of Hailey to create concept alternatives for a proposed multi-use trail along Broadford Road and Cedar Street. The purpose of this study was to identify safe crossing locations and potential crossing enhancements to aid in planning the trail. Multiple alternatives were identified, including connecting to and upgrading the existing crossing at SH-75 and a potential new crossing farther west on Cedar Street.



Nephi City Interchange Emerging Area Plan

Nephi, UT

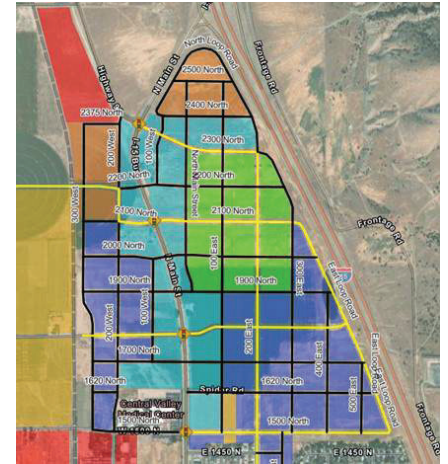
Traffic analysis and roadway modeling to generate a future-ready transportation plan for a growing area south of Salt Lake.

Firm:
Hales Engineering

Services:
Traffic Analysis
Transportation Engineering

Client:
City of Nephi

Hales Engineering partnered with another firm to create a transportation plan for the northern area of Nephi, Utah. This involved estimating trip generation from future development and modeling the roadway network to determine needed improvements at existing and proposed intersections.



Blaine County Safety Action Plan

Blaine County, ID

A county-wide safety action plan designed to reduce fatal and serious injury crashes and improve transportation safety

Firm:
Hales Engineering
Opal Engineering

Services:
Traffic Analysis
Transportation Engineering
Civil Engineering

Client:
Blaine County

Hales Engineering is in the process of developing a county-wide safety action plan designed to reduce fatal and serious injury crashes. Hales Engineering worked with municipalities and residents to identify locations where transportation safety could be improved. This also involves identifying trends from crash data and coordinating with local jurisdictions to put together a list of potential safety improvements to qualify for federal funding.



Sunbeam Subdivision

Hailey, ID

New public infrastructure provides connectivity and balances multi-modal access, vehicular circulation, and on-street parking needs.

Firm:
Opal Engineering

Services:
Civil Engineering Design

Client:
City of Hailey

Opal Engineering provided civil engineering design services for a two-phase, 147-unit subdivision. New public infrastructure in the subdivision includes new multi-use pathways providing north-south and east-west connectivity and thoughtful road sections to balance multi-modal access (pedestrian, bicycle, bus) vehicular circulation, and on-street parking.



River Street Projects

Hailey, ID

Civil engineering design services for numerous projects on River Street.

Firm:
Opal Engineering

Services:
Civil Engineering Design

Client:
City of Hailey

Opal Engineering provided civil engineering design services for numerous projects on River Street including Silver River Apartments, River Street Townhomes, Saddle Lofts, and Maple Street Apartments. After implementing this standardized road section on unique sites, Opal Engineering understands the importance of defining flexible and inflexible components of a standard road section.



River Street Townhomes, Hailey, ID

Project Experience Summary

Project	Public Engagement	Streets & Streetscapes	Open Spaces	Pedestrian & Bike Paths	Utilities & Storm Improvements	Public Parking Facilities	Public Art
Hailey Downtown Master Plan HAILEY, ID	✓	✓	✓	✓	✓	✓	✓
Twin Falls Downtown Master Plan TWIN FALLS, ID	✓	✓	✓	✓	✓	✓	✓
Sandpoint Downtown & Waterfront Master Plan SANDPOINT, ID	✓	✓	✓	✓	✓	✓	✓
The Heights District Master Plan VANCOUVER, WA	✓	✓	✓	✓	✓	✓	✓
Cherie Buckner-Webb Park BOISE, ID	✓		✓	✓	✓	✓	✓
Boise City Hall Plaza BOISE, ID	✓		✓	✓	✓	✓	✓
Indian Creek Plaza CALDWELL, ID	✓	✓	✓		✓		✓
Ketchum Main Street KETCHUM, ID	✓	✓		✓	✓	✓	✓
Burien Town Square BURIEN, WA	✓	✓	✓	✓	✓	✓	✓



River Lane — Hailey, ID



Hop Porter Park and Bullion Street Promenade — Hailey, ID

4

HOURLY RATES & INITIAL BUDGET ESTIMATE

HOURLY BILLING RATES

GGLO

Principal II \$310
 Principal I \$265
 Senior Landscape Architect II \$215
 Senior Landscape Architect I \$195
 Landscape Architect II \$180
 Landscape Architect I \$165
 Landscape Designer II \$155
 Landscape Designer I \$140
 Urban Designer III \$175
 Urban Designer II \$155
 Urban Designer I \$140
 Intern \$120

Hales Engineering

Josh Gibbons \$180
 Joseph Browning \$170
 Professional Engineer \$160

Opal Engineering

Principal \$180
 Principal, Public Hearing Representation after 5 PM \$200
 Senior Designer \$170
 Engineering Technician \$110

INITIAL BUDGET ESTIMATE

Task	Team							
	GGLO		Hales		Opal		TOTAL	
	Hours	Fee	Hours	Fee	Hours	Fee	Hours	Fee
Task 1: Discovery	75 hrs	\$15,000	24 hrs	\$4,000	24 hrs	\$4,000	123 hrs	\$23,000
Task 2: Draft Master Plan	125 hrs	\$25,000	40 hrs	\$6,800	40 hrs	\$6,800	205 hrs	\$38,600
Task 3: Final Master Plan	85 hrs	\$17,000	12 hrs	\$2,000	12 hrs	\$2,000	109 hrs	\$21,000
Task 4: Adoption	25 hrs	\$5,000	4 hrs	\$700	4 hrs	\$700	33 hrs	\$6,400
Reimbursables	—	\$3,000	—	\$1,500	—	\$1,500	—	\$6,000
TOTAL	310 hrs	\$65,000	80 hrs	\$15,000	80 hrs	\$15,000	470 hrs	\$95,000



The Perry — Ketchum, ID



Boise City Hall Plaza — Boise, ID

5 REFERENCES

References

GGLO

City of Twin Falls

SHAWN BARRIGAR, Economic Development Director and URA Executive Director
208.735.7240, trothweiler@tfd.org

City of Sandpoint

HEATHER UPTON, Art and Historic Preservation Officer
208.946.2705, hupton@sandpointidaho.gov

City of Ketchum

JADE RILEY, City Administrator
208.727.5084, jriley@ketchumidaho.org

Capitol City Development Corporation

DOUG WOODRUFF, Capital Improvements Project Manager
208.384.4264, dwoodruff@ccdcboise.com

Hales Engineering

Blaine County

ANDREW MENTZER, Director
208.277.7964, amentzer@co.blaine.id.us

Opal Engineering

ARCH Community Housing Trust, Inc.

MICHELLE GRIFFITH, Executive Director
208.721.7949





Greenbridge Community — White Center, WA

6

RELEASE, WAIVER, & INDEMNITY AGREEMENT

RELEASE, WAIVER AND INDEMNITY AGREEMENT

The undersigned has read and fully accepts the discretion and non-liability of Hailey Urban Renewal Agency (HURA), City of Hailey, Idaho (hereinafter "City") as stipulated herein.

A. Discretion of City and HURA

HURA reserves the right in its sole discretion and judgment for whatever reasons it deems appropriate to, at any time:

1. Modify or suspend any and all aspects of the process for the Request for Qualifications (hereinafter "RFQ").
2. Obtain further information from any person, entity, or group, including, but not limited to, any person, entity, or group responding to HURA's RFQ (any such person, entity, or group so responding is, for convenience, hereinafter referred to as "Respondent");
3. Waive any formalities or defects as to form, procedure, or content with respect to its RFQ and any responses by any Respondent thereto;
4. Accept or reject any proposal or statement of interest received in response to the RFQ including any proposal or statement of interest submitted by the undersigned, or select one Respondent over another;
5. Accept or reject all or any part of any materials, drawings, plans, implementation programs, schedules, phasings, and proposals or statements, including, but not limited to, the nature and type of development.

B. Non-Liability of City and HURA

The undersigned agrees: (1) that neither City nor HURA shall have any liability whatsoever of any kind or character, directly or indirectly, by reason of all or any of the following; and (2) that the undersigned has not obtained and shall not obtain at any time, whether before or after acceptance or rejection of any statement of interest or proposal, any claim or claims against City, HURA, or any of them, or against City property (all as hereinafter defined) or HURA, directly or indirectly, by reason of all or any of the following:

1. Any aspect of the RFQ, including any information or material set forth therein or referred to therein;
2. Any modification or suspension of the RFQ for informalities or defects therein;
3. Any modification of or criteria or selection or defects in the selection procedure or any act or omission of HURA with respect thereto, including, but not limited to,

obtaining information from any Respondent contacts or consultations with Respondents who have submitted statements of interest or proposals as to any matters or any release or dissemination of any information submitted to HURA;

4. The rejection of any statement of interest or proposal, including any statement of interest or proposal by the undersigned, or the selection of one Respondent over another;
5. The acceptance by HURA of any statement of interest or proposal;
6. Entering into and thereafter engaging in exclusive negotiations;
7. The expiration of exclusive negotiations;
8. Entering into any development agreement, other agreement or lease, relating to the statement of interest or proposal, or as a result thereof;
9. Any statement, representations, acts, or omissions of HURA in connection with all or any of the foregoing;
10. The exercise of HURA discretion and judgment set forth herein or with respect to all or any of the foregoing; and
11. Any and all other matters arising out of or directly or indirectly connected with all or any of the foregoing.

The undersigned further, by its execution of this Release, expressly and absolutely waives any and all claim or claims against HURA and HURA property, or City and City property, directly or indirectly, arising out of or in any way connected with all or any of the foregoing.

For purposes of this section, the terms "HURA," and "City" include their respective commissioners, appointed and elected officials, members, officers, employees, agents, selection committee, volunteers, successors, and assigns; the terms "HURA property" or "City property" include property which is the subject of the RFQ and all other property of HURA and City, real, personal, or of any other kind or character; the terms "claim or claims" include any and all protests, rights, remedies, interest, objections, claims, demands, actions, or causes of actions, of every kind or character whatsoever, in law or equity, for money or otherwise including, but not limited to, claims for injury, loss, expense, or damage, claims to property, real or personal, or rights or interests therein, and claims to contract or development rights or development interests of any kind or character, in any HURA and/or City property, or claims which might be asserted against to cloud title to HURA or City property. The words "Respondent or Respondents" shall include any person, entity, or group responding to HURA's RFQ.

C. Hold Harmless and Indemnity

The undersigned shall defend, hold harmless, and indemnify HURA and City, and each of them, from and against any and all claims, directly or indirectly, arising out of the Undersigned's responses to the RFQ, including, but not limited to, claims, if any, made by Undersigned or by

anyone connected or associated with Undersigned or by anyone claiming directly or indirectly through Undersigned.

MSMM

Interested Respondent
BY: Mark Sindell
Its: Owner

Date: 7/12/2024

ACKNOWLEDGMENT

STATE OF IDAHO)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2024, before me, _____,
a Notary Public in and for said State, personally appeared _____,
known or identified to me (or proved to me on the oath of _____) to be the
_____ of _____, an _____,
the entity that executed the instrument or the person who executed the instrument on behalf of
said entity and acknowledged to me that such entity executed the same.

Notary Public for the State of Idaho
My commission expires _____

4811-0011-0642, v. 1



Airport Drive — Hailey, ID

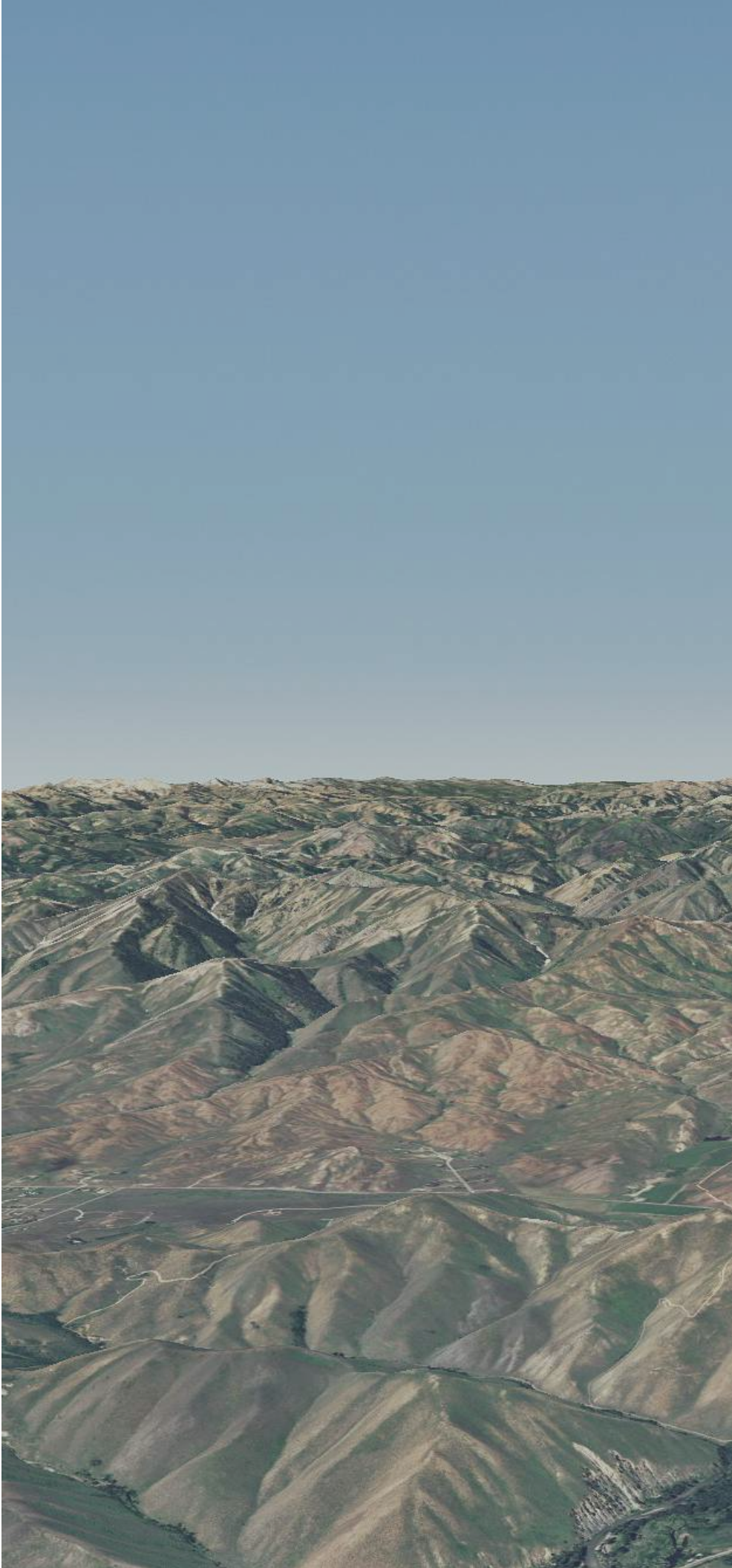
GGLO

BOISE

113 S Fifth Street, Suite 200
Boise, ID 83702

208.953.7227

gglo.com



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Hailey Urban Renewal Agency
Balance Sheet Prev Year Comparison
As of June 30, 2024

	Jun 30, 24	Jun 30, 23	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
LGIP - AIRPORT WAY	176,999.35	19,207.39	157,791.96	821.5%
LGIP - GATEWAY	955,244.17	1,120,849.88	-165,605.71	-14.8%
Mountain West Bank	63,049.67	60,732.57	2,317.10	3.8%
Total Checking/Savings	1,195,293.19	1,200,789.84	-5,496.65	-0.5%
Other Current Assets				
Property Taxes Receivable	10,772.70	21,070.00	-10,297.30	-48.9%
Total Other Current Assets	10,772.70	21,070.00	-10,297.30	-48.9%
Total Current Assets	1,206,065.89	1,221,859.84	-15,793.95	-1.3%
TOTAL ASSETS	1,206,065.89	1,221,859.84	-15,793.95	-1.3%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	0.00	1,753.39	-1,753.39	-100.0%
Total Accounts Payable	0.00	1,753.39	-1,753.39	-100.0%
Total Current Liabilities	0.00	1,753.39	-1,753.39	-100.0%
Total Liabilities	0.00	1,753.39	-1,753.39	-100.0%
Equity				
Unrestricted Net Assets	715,655.45	864,265.04	-148,609.59	-17.2%
Net Income	490,410.44	355,841.41	134,569.03	37.8%
Total Equity	1,206,065.89	1,220,106.45	-14,040.56	-1.2%
TOTAL LIABILITIES & EQUITY	1,206,065.89	1,221,859.84	-15,793.95	-1.3%

Hailey Urban Renewal Agency
Profit & Loss Budget Performance
June 2024

	Jun 24	Budget	Oct '23 - Jun 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Interest Income	4,955.15	3,333.33	36,956.66	30,000.01	40,000.00
Tax Increment Revenue-AIRPORT W	9,755.92	6,250.00	117,706.09	56,250.00	75,000.00
Tax Increment Revenue-GATEWAY	24,360.17	39,583.33	384,913.56	356,250.01	475,000.00
Tax Increment Revenue-South URD	0.00	1,250.00	0.00	11,250.00	15,000.00
Total Income	39,071.24	50,416.66	539,576.31	453,750.02	605,000.00
Expense					
Administrative Expense	0.00	6,025.00	2,298.99	54,225.00	72,300.00
Capital Expenses	0.00	29,725.00	0.00	267,525.00	356,700.00
Insurance	0.00		1,947.50		
Interest / Debt Service Expense	0.00	4,166.67	0.00	37,499.99	50,000.00
Other Expenses	0.00	208.33	0.00	1,875.01	2,500.00
PARTICIPATION AGREEMENT	0.00	5,000.00	0.00	45,000.00	60,000.00
Professional and Legal Services	0.00	9,041.67	44,919.38	81,374.99	108,500.00
Total Expense	0.00	54,166.67	49,165.87	487,499.99	650,000.00
Net Ordinary Income	39,071.24	-3,750.01	490,410.44	-33,749.97	-45,000.00
Net Income	39,071.24	-3,750.01	490,410.44	-33,749.97	-45,000.00

Hailey Urban Renewal Agency
Profit & Loss by Job
October 2023 through June 2024

	Airport Way	Blaine County	Gateway District	General	South URD	TOTAL
Ordinary Income/Expense						
Income						
Interest Income	2,593.12	0.00	19,567.92	0.00	0.00	22,161.04
Tax Increment Revenue-AIRPORT W	0.00	117,062.76	0.00	0.00	0.00	117,062.76
Tax Increment Revenue-GATEWAY	0.00	384,913.56	0.00	0.00	0.00	384,913.56
Total Income	2,593.12	501,976.32	19,567.92	0.00	0.00	524,137.36
Expense						
Administrative Expense	0.00	0.00	0.00	2,298.99	0.00	2,298.99
Insurance	0.00	0.00	0.00	1,947.50	0.00	1,947.50
Professional and Legal Services	436.00	0.00	17,343.75	9,264.74	17,874.89	44,919.38
Total Expense	436.00	0.00	17,343.75	13,511.23	17,874.89	49,165.87
Net Ordinary Income	2,157.12	501,976.32	2,224.17	-13,511.23	-17,874.89	474,971.49
Net Income	2,157.12	501,976.32	2,224.17	-13,511.23	-17,874.89	474,971.49

Hailey Urban Renewal Agency
Profit & Loss Prev Year Comparison
October 2023 through June 2024

	Oct '23 - Jun 24	Oct '22 - Jun 23	\$ Change	% Change
Ordinary Income/Expense				
Income				
Interest Income	36,956.66	27,387.56	9,569.10	34.9%
Tax Increment Revenue-AIRPORT W	117,706.09	53,132.24	64,573.85	121.5%
Tax Increment Revenue-GATEWAY	384,913.56	342,015.14	42,898.42	12.5%
Total Income	539,576.31	422,534.94	117,041.37	27.7%
Expense				
Administrative Expense	2,298.99	1,184.95	1,114.04	94.0%
Insurance	1,947.50	1,693.00	254.50	15.0%
Other Expenses	0.00	16.56	-16.56	-100.0%
PARTICIPATION AGREEMENT	0.00	27,547.88	-27,547.88	-100.0%
Professional and Legal Services	44,919.38	36,251.14	8,668.24	23.9%
Total Expense	49,165.87	66,693.53	-17,527.66	-26.3%
Net Ordinary Income	490,410.44	355,841.41	134,569.03	37.8%
Net Income	490,410.44	355,841.41	134,569.03	37.8%

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