

Hailey Urban Renewal Agency – Special Meeting
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via Teams
Monday, July 22, 2024
4:00 PM to 5:00 PM

THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 237 503 468 111

Passcode: q2iFwo

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

Phone Conference ID: 324 529 467#

Email: Public comments may be shared with the Agency Board via email to Lisa Horowitz, lisa.horowitz@haileycityhall.org. Emails or other written testimony must be **received no later than 5:00 p.m. on Friday, July 18, 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: 2024-011

1. CALL TO ORDER
2. Consent Agenda:
 - a. Motion to approve bills since June 2024. **ACTION ITEM**
3. 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**
4. Adjourn

AGENDA ITEM SUMMARY

DATE: 7/22/2024

District: Gateway and Airport Way Districts

STAFF: JP/BS

SUBJECT: Approval of bills since June 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
Elam & Burke	4/30/24	207930	\$650.00
Idaho Mountain Express	6/30/24		\$221.60

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve payment for bills since June 2024.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

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



June 30, 2024

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

Invoice No. 209312
Client No. 887
Matter No. 1
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from June 5, 2024 through June 30, 2024.

RE: **General**

Total Professional Services	\$ 625.00
Total Costs Advanced	<u> \$.00</u>
TOTAL THIS INVOICE	\$ 625.00

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



June 30, 2024

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

Invoice No. 209313
Client No. 887
Matter No. 2
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from June 4, 2024 through June 30, 2024.

RE: Airport Way

Total Professional Services	\$ 25.00
Total Costs Advanced	<u> \$.00</u>
TOTAL THIS INVOICE	\$ 25.00

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 07/22/2024

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 DEFRAY 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
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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.*

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