

**Hailey Urban Renewal Agency – Special Meeting
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via Teams
Thursday, July 25, 2024
8:00 AM**

THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.

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Meeting ID: 237 503 468 111

Passcode: q2iFwo

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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 Wednesday, July 24, 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. **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**
3. **Old Business:**
 - a. Updated memo from May 21, 2024 regarding pending River Street Projects. **ACTION ITEM**
4. **Adjourn**

AGENDA ITEM SUMMARY

DATE: 07/25/2024

District: All Districts

STAFF: BS/LH/LE/JP

SUBJECT: Consideration of a request to adopt the preliminary budget amount of \$4,085,906 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 updated memo dated July 25, 2024.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to adopt preliminary budget amount of \$4,085,906 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 25, 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 \$4,085,906 and schedule a public hearing to take place during the scheduled August 20, 2024, meeting to take public input.

Background:

The Board discussed the draft budget on July 22, 2024 and directed staff to make a number of changes, including:

1. Remove General Fund (new budget category): The Board discussed adding a new 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. The Board determined that this category should not be created, and that these expenses should simply be allocated to each separate District. These costs in the revised proposed budget have been distributed equally between the Districts.
2. Add upcoming possible bond in the amount of \$2.9 million. The Board requested that a possible bond in the amount of \$2.9 million be added to the FY 2025 budget, which has been presented to the Board, and will be examined in greater detail in terms of scope and schedule with financial consultant Eric Heringer.
3. Clarify "loan" from the Gateway District to the South Urban Renewal District related to startup costs: The Board was concerned with the term "debt" and suggested removing the line item of \$70,000 (estimated cost to create the new District). Meghan Conrad suggests keeping this item as a separate line item but renaming it.
4. Revenue estimate for South Urban Renewal District. While not discussed by the Board, Meghan Conrad has advised that a new District created in 2025 will not start collecting revenue until 2026. Therefore, the revenue estimate of \$15,000 for the new South Urban District has been deleted.

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 during 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 \$4,085,906 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 25, 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

RESOLUTION NO. HURA 2024-_____
Adopted: August 20, 2024

Complete Budget

DRAFT

EXHIBIT B

RESOLUTION NO. HURA 2024-____
Adopted: August 20, 2024

	ACTUAL FY23	BUDGET FY24	PROPOSED FY25
REVENUE			
Tax Increment Revenue – Gateway	\$398,392	\$475,000	\$482,000
Interest - Gateway	\$42,030	\$40,000	\$34,684
Potential Bond Revenue – Gateway			\$2,900,000
Tax Increment Revenue – Airport Way	\$116,294	\$75,000	\$150,000
Interest - Airport Way			\$5,316
Tax Increment Revenue – South District	\$0	\$15,000	
TOTAL HAILEY URA REVENUE	\$556,716	\$605,000	\$3,572,000
EXPENDITURES – General Fund			
Professional and Legal	\$21,435		
Administration & Insurance	\$1,497		
Other Expenses	\$118		
TOTAL GENERAL FUND EXPENDITURES	\$23,050	\$0	\$0
EXPENDITURES – Gateway District			
Debt Service	\$0		\$456,000
Professional and Legal		\$73,500	\$36,700
Administration & Insurance	\$37,411	\$27,300	\$40,000
Other Expenses	\$119	\$2,500	\$1,300
Participation Agreements		\$60,000	\$60,000
Capital Expenses	\$633,895	\$311,700	\$3,115,906
TOTAL GATEWAY EXPENDITURES	\$671,425	\$475,000	\$3,709,906
EXPENDITURES – Airport Way District			
Debt Service			
Professional and Legal		\$5,000	\$36,700
Studies and Master Plans			\$100,000
Administration & Insurance	\$959	\$25,000	\$40,000
Other Expenses	\$118		\$1,300
Participation Agreements			
Capital Expenses	\$10,309	\$45,000	\$50,000
TOTAL AIRPORT WAY EXPENDITURES	\$11,386	\$75,000	\$228,000
EXPENDITURES – South Urban District			
Loan from Gateway			\$70,000
Debt Service		\$50,000	
Professional and Legal		\$30,000	\$36,700
Administration & Insurance		\$20,000	\$40,000
Other Expenses			\$1,300
Participation Agreements			
Capital Expenses			
TOTAL SOUTH URBAN EXPENDITURES	\$0	\$100,000	\$148,000
TOTAL EXPENDITURES	\$705,861	\$650,000	\$4,085,906
CHANGE IN FUND BALANCE	-\$149,145	-\$45,000	-\$513,906
FUND BALANCE BEGINNING	\$864,801	\$715,656	\$670,656
FUND BALANCE ENDING	\$715,656	\$670,656	\$156,750

Published Notice

DRAFT

**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 proposed \$2,900,000 bond and the projected tax increment revenue of \$482,000 (Gateway), and \$150,000 (Airport Way).

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	\$475,000	\$482,000
Interest - Gateway	\$42,030	\$40,000	\$34,684
Potential Bond Revenue – Gateway	-	-	\$2,900,000
Tax Increment Revenue – Airport Way	\$116,294	\$75,000	\$150,000
Interest - Airport Way	-	-	\$5,316
Tax Increment Revenue – South District	-	\$15,000	-
TOTAL HAILEY URA REVENUE	\$56,716	\$605,000	\$3,572,000
TOTAL GENERAL FUND EXPENDITURES	\$23,050	-	-
TOTAL GATEWAY EXPENDITURES	\$671,425	\$475,000	\$3,709,906
TOTAL AIRPORT WAY EXPENDITURES	\$11,386	\$75,000	\$228,000
TOTAL SOUTH URBAN EXPENDITURES	-	\$100,000	\$148,000
TOTAL EXPENDITURES	\$705,861	\$650,000	\$4,085,906

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: 05/21/2024 and 6/25/2024

District: Gateway District

STAFF: LH

SUBJECT: Staff Reports

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

A) Committed Funds:

Active

Resolution	District	Applicant	Status	Amount Committed	Approximate Annual Payment
2019-002 / 2021-001	Gateway	Marriott Hotel	Active	\$369,623.00	\$10,559.14
2020-002	Gateway	Silver River	Active	\$216,267.50	\$4,082.00
2020-004	Gateway	Blaine Manor Senior	Active	\$55,260.73	\$9,968.44
2020-005	Gateway	Blaine Manor Family	Active	\$55,260.72	\$7,840.45
2022-002	Gateway	River Street Townhomes	Active	\$297,390.00	\$1,315.19
	Gateway	Spruce / River	Active	\$300,000.00	\$
					\$33,765.22

Pending RPA's

Resolution	District	Applicant	Status	Amount Committed	Approximate Annual Payment
2020-007	Gateway	Broyles, LLC	Pending Applicant	\$68,134.70	\$7,290.00*
2024-007	Gateway	MID River	Pending	\$281,542.39	\$15,356.37*
2024-008	Gateway	MID River - Power	Pending	\$62,722.50	\$62,722.50**
	Gateway	Spruce Street Duplexes	Pending	\$196,380.00	\$1,109.78*
2024-001	Gateway	River Lane	Pending	\$1,282,739.99	\$30,521.86*

*Estimated costs to be paid to applicant.

** Estimated one-time payment.

Other expenses

In 2021, URA reimbursed City of Hailey \$14,740.00; in 2022 reimbursed \$9,245.00; and in 2023 reimbursed \$32,152.50 for staff time. The average of reimbursement for City Staff Time over last three years is \$18,712.50.

Potential Upcoming Projects

Proposed Project	Estimated Amount to be Requested	Timeline 2025	Future Projects	Notes
LHTAC Tree Wells	\$75,000.00	Fall 2025		necessary
Other Misc Tree Wells	\$25,000.00	FY 2025, but not as time-sensitive		Equals approx. 8 trees; these are extra for

				infill projects as needed
LHTAC Elec Underground	\$600,000.00	Fall 2025		necessary
LHTAC Street Light	\$160,000.00	In FY 2025, could be later than fall		necessary
Carbonate / River Corner	\$300,000.00	FY 2025 or FY 2026	FY 2025 or FY 2026	High Desert Sports. Optional project subject to Board discussion
Summary Cost of FY 2025 Projects		\$835,000-\$1,160,000		Subject to Board discussion
Future Projects				
Bullion Curb & Gutter	\$75,000.00		Future	Optional
Well Head Park	TBD	No timeline	Future	Adjacent MF project appears to be on hold, so not time sensitive
Bullion Promenade				
Bullion, one block either side of Main Street	TBD			
S River Street bike path	TBD			
Downtown Master Plan side street improvements	TBD			
Main Street crossings	TBD			
Main Street Improvements	TBD			
Croy Festival Street	TBD			
Croy Street Improvements	TBD			

B) Reimbursement Participation Agreement Tracking: See attached sheet.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Confirm 2025 budget line items

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

Resolution	District	Applicant	Status	Amount Committed	Approx Annual Payment	Future Projects
2019-002 / 2021-001	Gateway	Marriott Hotel	Active	\$369,623.00	\$10,559.14	
2019-004	Gateway	River Street Downtown	Closed	\$250,000.00		
2020-002	Gateway	Silver River	Active	\$216,267.50	\$4,082.00	
2020-003	Gateway	Blaine Manor Infrastructure	Closed	\$84,600.00		
2020-004	Gateway	Blaine Manor Senior	Active	\$55,260.73	\$9,968.44	
2020-005	Gateway	Blaine Manor Family	Active	\$55,260.72	\$7,840.45	
2020-007	Gateway	Broyles, LLC	Pending Applic	\$68,134.70		
2021-002	Gateway	River Street Construction	Closed	\$600,000.00		
2022-002	Gateway	River Street Townhomes	Active	\$297,390.00	\$1,315.19	
2023-006	Gateway	River Street LHTAC	Closed	\$303,096.40		
	Gateway	Spruce / River	Active	\$300,000.00		
	Gateway	LHTAC Tree Wells	Potential			\$75,000.00
	Gateway	Other Misc Tree Wells	Potential			\$25,000.00
	Gateway	LHTAC Elec Underground?	Potential			\$600,000.00
	Gateway	LHTAC Street Light?	Potential			\$160,000.00
	Gateway	Carbonate / River Corner?	Potential			\$300,000.00
	Gateway	Bullion Curb & Gutter?	Potential			\$75,000.00
	Gateway	Well Head Park	Potential			TBD

Proposed Project	Estimated Amount to be Requested
LHTAC Tree Wells	\$75,000.00
Other Misc Tree Wells	\$25,000.00
LHTAC Elec Underground?	\$600,000.00
LHTAC Street Light?	\$160,000.00
Carbonate / River Corner?	\$300,000.00
Bullion Curb & Gutter?	\$75,000.00
Well Head Park	TBD

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