

**Hailey Urban Renewal Agency
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via GoToMeeting
Tuesday, March 1, 2022
11:00 AM**

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

<https://meet.goto.com/156149565>

Via Teleconference: +1 (669) 224-3412 **Access Code:** 247-356-349

Via One-Touch Teleconference: <tel:+16692243412,,247356349#>

Email: Public comments may be shared with the Agency Board via email to Lisa Horowitz, lisa.horowitz@haileycityhall.org. Emails or other written testimony must be **received no later than 5:00 p.m. on Monday, February 28, 2022.**

Live Meeting Attendance: Members of the public wishing to attend the meeting may do so remotely through the GoToMeeting platform with a phone or a computer or in person. Log-in information is located at the top of this agenda. In person attendance will require a mask per Hailey Public Health Order 2021-07.

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

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

1. **CALL TO ORDER 11:00 am**
2. **CONSENT AGENDA ACTION ITEM**
 - a) Approval of Bills since January 4, 2022.
 - b) Approval of meeting minutes dated January 4, 2022.
 - c) Approval of meeting minutes dated February 8, 2022.
 - d) Approval of meeting minutes dated February 15, 2022.
3. **New Business:**
 - a) Public Comment: 2021 Annual Report..... **ACTION ITEM**
 - b) Consideration of Resolution 2022-001, a resolution adopting the 2021 Annual Report, authorizing filing and authorizing the post-filing notice for publication..... **ACTION ITEM**
4. **Staff Reports:**
 - a) Financial Reports
5. **Adjourn**

Return to Agenda

ELAM & BURKE
ATTORNEYS AT LAW

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

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

JANUARY 31, 2022

Invoice # 194402

Billing Atty - MSC

RE: General

CLIENT/MATTER: 00887-00001

JANUARY 31, 2022

Invoice # 194402

*** INVOICE SUMMARY PAGE ***

PROFESSIONAL FEES	630.00
COSTS ADVANCED	.00
TOTAL INVOICE	630.00

ELAM & BURKE
ATTORNEYS AT LAW

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Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

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

JANUARY 31, 2022

Invoice # 194403

Billing Atty - MSC

RE: Airport Way

CLIENT/MATTER: 00887-00002

JANUARY 31, 2022

Invoice # 194403

*** INVOICE SUMMARY PAGE ***

PROFESSIONAL FEES	25.00
COSTS ADVANCED	.00
TOTAL INVOICE	25.00

Need to pay 2nd half due in April.

Member Billing Contact:

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

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

Insurance Billing

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

Member:

Hailey Urban Renewal Agency
115 S Main
Hailey, ID 83333

Make Checks Payable to:

ICRMP
PO Box 15116
Boise, ID 83715

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

Write Amount Paid Here

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

WORKMAN AND COMPANY

Certified Public Accountants
 P.O. Box 2367
 2190 Village Park Ave., Suite 300
 Twin Falls, Idaho 83303-2367

Invoice

Date	Invoice #
12/16/2021	

Bill To
HAILEY URBAN RENEWAL AGENCY 115 MAIN STREET SOUTH, STE H HAILEY, IDAHO 83333

		Terms	Due Date	Account #
		Net 30	12/16/2021	
Date	Item	Description	Rate	Amount
12/16/2021	Balance Forward			0.00
		Audited Financial Statements as a component unit of the City of Hailey Idaho at September 30, 2021		450.00
			Total	\$450.00
			Payments/Credits	
Phone #	(208)733-1161			
Fax #	(208)733-6100			
			BALANCE DUE	\$450.00

Return to Agenda

**Hailey Urban Renewal Agency
Hailey City Hall
115 Main Street S
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Tuesday, January 4, 2022
11:00 AM**

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<https://global.gotomeeting.com/join/247356349>

Via Teleconference: +1 (669) 224-3412 **Access Code:** 247-356-349

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Email: Public comments may be shared with the Agency Board via email to Lisa Horowitz, lisa.horowitz@haileycityhall.org. Emails or other written testimony must be **received no later than 5:00 p.m. on Monday, January 3, 2022.**

Live Meeting Attendance: Members of the public wishing to attend the meeting may do so remotely through the GoToMeeting platform with a phone or a computer or in person. Log-in information is located at the top of this agenda. In person attendance will require a mask per Hailey Public Health Order 2021-07.

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

Present

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

Absent: Walt Denekas

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

Other: Meghan Conrad

1. [11:01:21 AM](#) **CALL TO ORDER 11:00 am**

2. [11:01:23 AM](#) **CONSENT AGENDA**
ACTION ITEM
 - a) Approval of Bills unpaid since December 6, 2021..... **ACTION ITEM**

Viau confirmed keeping track of Airport expenses.

[11:02:09 AM](#) **Viau motioned to approve the bills. Burke seconded. All in Favor.**

3. New Business:

- a) [11:02:26 AM](#) HURA Board recommendation on prioritization of blocks for River Street LHTAC project..... **ACTION ITEM**

Horowitz explained this is a carryover from last meeting where Board took action on prioritization of blocks for the River Street project.

[11:02:52 AM](#) Burke Motion to approve Hailey Urban Renewal Agency Gateway District funding priority towards the LHTAC project on River Street to the first block south and first block north of the intersection of Bullion Street and River Street for a total of two blocks, both sides of River Street, as a funding priority. Brand seconded.

- b) [11:03:07 AM](#) Presentation by Eric Heringer of Piper Sandler & Co of the Gateway District Long-Term Financial Model..... **ACTION ITEM**

Heringer presented financial model including recent and historical data of increment revenues, also providing projections for future. Heringer discussed borrowing capacity based off increment revenue projections. Heringer stated what believes district could borrow. Schwartz asked if could do a second bond if have larger growth than expected. Heringer confirmed and summarized restrictions that could apply. Horowitz noted that if wait for LTAC to take place, would lower amount able to borrow. Heringer stated to wait on that and continued on with presentation. Heringer discussed long range planning assumptions and how he reached those. Heringer provided long range financial model breaking down revenues, expenditures, debit service, etc. Model is located on page 20 of packet. Schwartz confirmed instead of doing a second bond, could just accumulate those funds. Heringer confirmed. Horowitz summarized that can expect to borrow 2.19 million for bond, then in 2024 will have either 58,000 or another 2 million or range of somewhere within that range left available to use for remaining of district.

4. [11:34:52 AM](#) Executive Session pursuant to Idaho Code 74-206(1)(d).....ACTION ITEM

Meghan Conrad explained moving into executive session to review attorney client information that is not subject to disclosure.

- a) To approve participation in an executive session to review attorney-client privileged communication in accordance with Idaho Code Section 74-206(1)(d) to consider records that are exempt from disclosure as provided in [Chapter 1, Title 74](#), Idaho Code (“public records exempt from disclosure by federal or state law”).

[11:35:39 AM](#) Schwartz moved to go into executive session to review attorney-client privileged communication in accordance with Idaho Code Section 74-206(1)(d) to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code. Viau seconded. In Favor: Schwartz, Viau, Burke, Brand. Absent: Denekas. Naye: 0.

[11:58:27 AM](#) Board returned from executive session. Schwartz confirmed no action to be taken on next agenda item.

5. Consider conflict waiver.....ACTION ITEM

6. Adjourn

Horowitz suggested all think broadly about what could be accomplished on River Street that we have not discussed already – example would be to try to purchase the UPS property and possibly new district purchase area in new district to relocate UPS too. Schwartz agreed but cautions that 3million is not enough a lot of money and should discuss with Brian Yeager.

12:01:37 PM Burke motioned to adjourn. Viau seconded. All in Favor.

Return to Agenda

**Hailey Urban Renewal Agency
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Email: Public comments may be shared with the Agency Board via email to Lisa Horowitz, lisa.horowitz@haileycityhall.org. Emails or other written testimony must be **received no later than 5:00 p.m. on Monday, February 7, 2022.**

Live Meeting Attendance: Members of the public wishing to attend the meeting may do so remotely through the GoToMeeting platform with a phone or a computer or in person. Log-in information is located at the top of this agenda. In person attendance will require a mask per Hailey Public Health Order 2021-07.

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

Present

Board:

Staff: Becky Stokes, Lisa Horowitz, Jessica Parker

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

2. **CONSENT AGENDA ACTION ITEM**
 - a) Approval of meeting minutes dated February 11, 2021.
 - b) Approval of meeting minutes dated April 1, 2021.
 - c) Approval of meeting minutes dated May 13, 2021.
 - d) Approval of meeting minutes dated July 20, 2021.
 - e) Approval of meeting minutes dated August 17, 2021.
 - f) Approval of meeting minutes dated September 14, 2021.
 - g) Approval of meeting minutes dated December 7, 2021.

Viau noted typo on February 11, 2021 – Don Keirn was in attendance. Burke noted typo on February 11, 2021 she motioned accept bond council letter.

[11:01:23 AM](#) Burke motioned to approve consent agenda. Brand seconded. All in favor.

3. **New Business:**
 - a) Presentation and request from River Street Townhomes for Reimbursement Partnership Agreement..... **ACTION ITEM**

[11:03:00 AM](#) Kevin Cabilk described project location and summarized project including 12 residential units providing a color rendering. Cabilk stated has been approved by planning and zoning completed infrastructure preconstruction meeting and in building permit phase now, estimates majority of ROW work to be in place by end of 2022. [11:05:53 AM](#) Horowitz clarified for board with Cabilk regarding a different program, but Cabilk has since decided the current program would work for his team. Cabilk confirmed, it seemed to make sense for them to stay

with the standard RPA program. [11:07:25 AM](#) Schwartz confirmed these are for sale units, not rentals. Cabilk confirmed. [11:08:03 AM](#) Horowitz explained had a short call this morning with applicant, Cabilk will be getting the necessary documentation and staff will bring back to URA for review. Horowitz explained that she and Meghan Conrad are exploring options that would allow for the remaining north section of this blocks sidewalk/pathway to be completed as it would be 2/3's completed with this project. [11:09:59 AM](#) Schwartz stated this fits within the URA box as is and does not need to create new programs. [11:10:22 AM](#) Brand asked for details on the two restricted units to be sold. Horowitz provided brief of summary of project layout, going on to explain how two units will be sold at a restricted price with first offer to be to City of Hailey or city employees. Brand asked how would be chosen. Horowitz explained it would be income based, and would need to apply. [11:12:58 AM](#) Brand asked if had estimated price points. Cabilk is unsure as pricing seems to vary, thinking starting price may be \$500,000.

[11:14:40 AM](#) *Consider Approval of Conflict Waiver.....***ACTION ITEM**

[11:15:15 AM](#) Meghan Conrad summarized conflict waiver letter, that when these situations happen she is obligated to advise the client. Conrad does believe her ability to advise the agency is unaffected, explaining why. Conrad asked if there were any questions. Schwartz is fine, and only concern he had has been addressed. No further comments.

[11:18:55 AM](#) **Burke motioned to approve the conflict waiver and direct the chair to sign. Viau seconded. All in favor.**

[11:23:03 AM](#) *Consider tentative approval of the draft 2021 Annual Report, select public meeting date to take comment from the public, and direct publication of notice* **ACTION ITEM**

Horowitz explained a special meeting to finalize this to meet state deadlines. Horowitz thanked new hire Emily Williams for her assistance in the draft annual report. Horowitz summarized each page of the annual report.

4. Staff Report:

- a) Update on staff time spent on Gateway District and Airport Way District

Parker updated board that Horowitz has 19 hours and Parker has 29.5 hours in for Airport Way District. Viau requested break down of all expenses associated with creating the new district. Horowitz confirmed will have available at next meeting.

[11:28:06 AM](#) All agreed to meet next Tuesday, February 15th at 11:00 am for a special meeting. Board prefers 2nd 1st page, update photos for Airport Way, Viau will make recommendation of photo for budget. Conrad verified intent is to tentatively approve on 2/15. Schwartz confirmed. Conrad explained there will need some type of public outreach done to allow public comment for the tentative annual report.

[11:36:09 AM](#) Stokes provided update on financial reports.

5. Adjourn

[11:38:02 AM](#) **Burke motioned to adjourn. Viau seconded. All in Favor.**

Return to Agenda

**Hailey Urban Renewal Agency
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via GoToMeeting
Tuesday, February 15, 2022
11:00 AM**

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

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Email: Public comments may be shared with the Agency Board via email to Lisa Horowitz, lisa.horowitz@haileycityhall.org. Emails or other written testimony must be **received no later than 5:00 p.m. on Monday, February 14, 2022.**

Live Meeting Attendance: Members of the public wishing to attend the meeting may do so remotely through the GoToMeeting platform with a phone or a computer or in person. Log-in information is located at the top of this agenda. In person attendance will require a mask per Hailey Public Health Order 2022-01.

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

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

Present

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

Staff: Lisa Horowitz, Becky Stokes, Jessica Parker

1. [11:05:34 AM](#) **CALL TO ORDER 11:00 am**

2. **New Business:**
 - a) [11:05:56 AM](#) *Consideration and tentative approval of the 2021 Annual Report, and direct staff to notice the draft Annual Report for public comment (Documents will be brought to the meeting)... **ACTION ITEM***

Viau page 3, recommends replacing blocks with sections and in 1st paragraph does not make sense requests to remove the paragraph entirely. Schwartz requested better photos of Airport Way District.

[11:10:47 AM](#) Burke motioned to tentatively approve 2021 annual report and direct staff to notice the draft Annual Report for public comment. Viau seconded. All in Favor.

3. Adjourn

[11:11:07 AM](#) Viau motioned to adjourn. Burke seconded. All in Favor.

Return to Agenda

RESOLUTION NO. 2022-001

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF HAILEY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HAILEY URBAN RENEWAL AGENCY, TO BE TERMED THE “ANNUAL REPORT RESOLUTION,” APPROVING THE ANNUAL REPORT OF THE URBAN RENEWAL AGENCY, FOR CALENDAR YEAR 2021; APPROVING THE NOTICE OF FILING THE ANNUAL REPORT WITH THE CITY AND IDAHO STATE CONTROLLER; DIRECTING THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO FILE SAID REPORT; 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”), a duly created and functioning urban renewal agency for Hailey, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, 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 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 Section 20-2006(5)(c), the Agency is required to prepare an annual report and file the annual report with the City and the Idaho State Controller, on or before March 31 of each year;

WHEREAS, pursuant to Idaho Code Section 50-2006(5)(c), the Executive Director prepared the annual report of the Agency’s activities for calendar year 2021, a copy of which report is attached hereto as Exhibit A and incorporated herein by reference;

WHEREAS, the Agency Board reviewed and tentatively approved the draft annual report at the February 15, 2022, Agency Board meeting and directed that the report be made available and notice of availability be posted;

WHEREAS, the Executive Director took steps to provide a copy of the report for public review and comment;

WHEREAS, on March 1, 2022, pursuant to Idaho Code Section 50-2006(5)(c), the Agency held an open public meeting, properly noticed, to report these findings in the annual report and to take comments from the public at Hailey City Hall, Council Chambers, 115 Main Street S, Hailey, Idaho, on the proposed annual report.

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 annual report attached hereto as “**EXHIBIT A**” and the notice of filing the annual report attached hereto as “**EXHIBIT B**” are hereby approved and adopted by the Agency Board.

Section 3: That the Board Chair, Vice-Chair, or Executive Director shall submit said annual report to the city of Hailey, Idaho, and the Idaho State Controller, as directed by the Idaho State Controller’s staff, on or before March 31, 2022.

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 March 1, 2022.
Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on March 1, 2022.

APPROVED:

By _____
Chair of the Board

ATTEST:

By _____
Secretary

ANNUAL REPORT 2021



**Hailey Urban
Renewal Agency**

**TETON HOUSE MEDIA,
REAL ESTATE PHOTOGRAPHY**

2021 YEAR IN REVIEW

EXECUTIVE SUMMARY

HURA met nine times in 2021

ACCOMPLISHMENTS:

- Adoption of NEW URA District, Airport Way District
- Marriott Amendment -change from 7 years to life of district
- Received the completion paper for Marriott RPA to start receiving disbursements
- River Street Construction Agreement 21-003

BACKGROUND ON HAILEY URBAN RENEWAL AGENCY

Based on a need established in 2010, the Hailey Urban Renewal Agency (HURA) was established in 2013. HURA is a key redevelopment organization for the town of Hailey and a catalyst for economic revitalization. Urban renewal agencies operate via a tool known as Tax Increment Financing. Tax Increment Financing is a public financing method whereby tax revenues are directed towards a managing agency for a set number of years- 20 years in the case of the HURA.

HURA currently has two active districts, The Gateway District adopted in 2013 and set to sunset in 2033 and the Airport Way District adopted in 2021 and set to sunset in 2041.

BOARD MEMBERS

Sandi Viau, Walk Denekas, Bob Brand, Mayor Martha Burke, Larry Schwartz

CITY STAFF

Lisa Horowitz, Becky Stokes, Jessica Parker



2021 ACCOMPLISHMENTS

CREATION OF AN ENTRY CORRIDOR NEW URBAN RENEWAL DISTRICT: THE AIRPORT WAY DISTRICT

This second urban renewal district in Hailey will address deterioration and blight in a highly visible corridor from the regional airport into Hailey. Plan improvements include much needed pedestrian and nonmotorized improvements, drainage, street trees, improved parking and lighting. The Plan also includes a second connection from the Airport West neighborhood out to Broadford Road, which was stubbed in by Hailey when the area was originally planned in the early 1990's.

“This is one of the most poorly developed areas of infrastructure in all of Hailey, coupled with the first thing visitors from out-of-area see upon driving into Hailey. We are eager to begin accruing urban renewal revenues to tackle much-needed street and road improvements in this area. These improvements will spur private investment in our newest urban renewal district.”

— Board Chair Larry Schwartz



RIVER STREET UPGRADES

In 2021, the Agency committed the majority of their cash-on-hand towards the Gateway Urban Renewal Districts cornerstone project, River Street. The \$600,000 contributed by the agency will fill missing sections where private development has initiated a full streetscape overhaul.

MARRIOTT HOTEL BLOCK

Hailey Urban Renewal agreed to extend their partnership agreement with the Marriott development team to provide reimbursement costs for almost an entire city block in Hailey. These streetscape improvements are adding to the success of Hailey's newest hospitality project. The agency begins partnership fund disbursements in 2022.

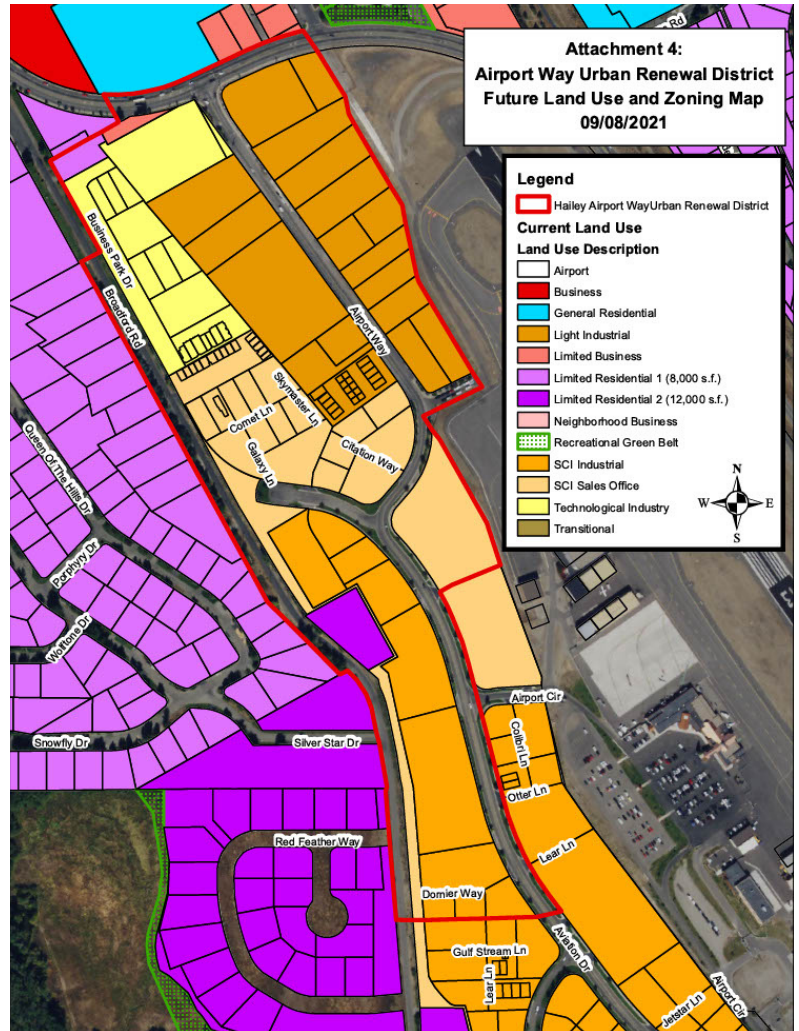
AIRPORT DISTRICT

HAILEY USHERS IN NEW AIRPORT WAY RENEWAL DISTRICT

For majority of 2021, HURA and staff worked on a new Urban Renewal District, the Airport Way Urban Renewal District. This District will gain increment to implement much-needed drainage, pedestrian, streetscape and circulation improvements in a busy part of Hailey which serves as the visitor entrance from the Airport into town.

In April 2021, HURA retained Kushlan Associates to determine whether deteriorated conditions were present in the area to warrant an urban renewal project pursuant to chapters 20 and 29, title 50, Idaho Code. On May 6, 2021, HURA accepted the Airport Way Eligibility Report prepared by Kushlan which outlines a variety of deficiencies in the area. HURA transmitted the Report to the City Council, who then directed the Agency to prepare an urban renewal plan for the Airport Way Area.

Following several HURA meetings discussing the proposed projects within the Plan area, on September 14, 2021, HURA adopted the Urban Renewal Plan for the Airport Way District Urban Renewal Project, which was subsequently adopted by the City on November 20, 2021. The Plan and Project Area have a 20-year duration with a termination date of December 31, 2041.



AIRPORT DISTRICT CONTINUED

The Project Area is approximately 56 acres and is located in the south westerly part of the city, providing the only access to Friedman Memorial Airport. One of the projects within the Plan area would be to complete a secondary road access to Broadford Road, which was stubbed in by the City as part of the development of the Airport West light industrial area. Other objectives of this new plan include improvements to sidewalks, lighting, signage, landscaping, storm water management infrastructure, water and sewer distribution systems. The estimated cost of the proposed public improvements within the Project Area is \$4,090,000. The anticipated revenue allocation proceeds over the life of the district due to new development is estimated to be \$4,708,202.



MARRIOTT BLOCK

MARRIOTT BLOCK POISED TO BEGIN REVENUE REIMBURSEMENT

The Fairfield Inn and Suites, a Marriott property, occupies a key location in downtown Hailey. The new hotel faces Main Street, with



five well-appointed condominiums units facing River Street. In 2019, HURA entered into a Reimbursement Participation Agreement with Marriott owners, agreeing to reimburse up to \$369,623 based on actual tax increment revenues received by HURA, with a 2021 amendment allowing for reimbursement to continue until the expenditures are paid off, or until the district sunsets.

HURA begins reimbursement in January 2022. The Board is pleased with the River Street design, which includes a separated bike path, street trees and sidewalk. All of the trees are irrigated and have a power source for holiday lighting.



Our Hailey Fairfield Inn is proving to be very successful. We are delighted to add this product to our fleet of hotels, and look forward to successful continued collaboration with the Hailey Urban Renewal Agency.

- David Adams, Principal Owner



RIVER STREET

RIVER STREET CONSTRUCTION AGREEMENT

The River Street Construction Agreement, is an agreement between HURA and City of Hailey to complete various improvements along River Street between Cedar Street and McKercher Blvd. HURA has committed \$600,000 towards improvements that include a new 5ft - 10ft bicycle/pedestrian pathway along River Street on both the east and west side, to be generally located between Bullion Street and McKercher with the city right of way or along existing curb lines. Other improvements include revising parking within the right of way, paving, drainage and roadway striping. This agreement was approved by City Council on May 24, 2021.



BUDGET



Revenue	Actual FY 2020	Budget FY 2021	Approved Budget FY 2022
Tax Increment Revenue	\$260,971	\$250,000	\$275,000
Other Revenue / Interest	\$7,883	\$5,000	\$2,000
TOTAL HAILEY URA REVENUE	\$268,854	\$255,000	\$277,000
Expenditures	Actual FY 2020	Budget FY 2021	Approved Budget FY 2022
Dept. Service (Note to City of Hailey)	-	-	-
Professional and Legal	\$16,659	\$40,000	\$50,000
Administration & Insurance Expenses	\$9,856	\$10,700	\$12,000
Other Expenses	\$568	\$2,500	\$2,500
Capital Expenses	\$84,600	\$150,000	\$600,000
TOTAL EXPENDITURES	\$111,683	\$203,200	\$664,500
CHANGE IN FUND BALANCE	\$157,171	\$51,800	(\$387,500)
CARRY OVER FUND BALANCE	\$580,895	\$632,695	\$245,195

CALENDAR

JANUARY

TUESDAY 1/4
11:00 AM

FEBRUARY

TUESDAY 2/8
11:00AM

MARCH

TUESDAY 3/1
11:00AM

APRIL

TUESDAY 4/5
11:00 AM

MAY

TUESDAY 5/3
11:00AM

JUNE

TUESDAY 6/7
11:00AM

JULY

TUESDAY 7/5
11:00 AM

AUGUST

TUESDAY 8/2
11:00AM

SEPTEMBER

TUESDAY 9/6
11:00AM

OCTOBER

TUESDAY 10/4
11:00 AM

NOVEMBER

TUESDAY 11/1
11:00AM

DECEMBER

TUESDAY 12/6
11:00AM

CONTACT US

Hailey Urban Renewal Agency c/o City of Hailey

115 S Main Street, Hailey, Idaho 83333

HaileyCityHall.org/planning/UrbanRenewalAgency.psp

Lisa Horowitz, Executive Director

(208) 788-9815x1

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PUBLIC NOTICE

As required by Idaho Code Section 50-2006(5)(c), the Urban Renewal Agency of the City of Hailey has filed a report of its 2021 activities with the office of the Hailey City Clerk. It is anticipated information within the report will be submitted to the Idaho State Controller pursuant to Idaho Code Section 67-1076. The report is available for inspection during business hours in the office of the Hailey City Clerk, 115 Main Street South, Hailey, Idaho.

If you have any questions please contact City Clerk, Mary Cone, 208-788-4221.

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Hailey Urban Renewal Agency
Profit & Loss Budget Performance
October 2021 through January 2022

	Oct '21 - Jan 22	Budget	Oct '21 - Jan 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Interest Income	289.21	666.64	289.21	666.64	2,000.00
Tax Increment Revenue	225,708.08	91,666.64	225,708.08	91,666.64	275,000.00
Total Income	225,997.29	92,333.28	225,997.29	92,333.28	277,000.00
Expense					
Administrative Expense	33.64	4,000.00	33.64	4,000.00	12,000.00
Capital Expenses	0.00	200,000.00	0.00	200,000.00	600,000.00
Insurance	769.50		769.50		
Other Expenses	1,207.65	833.36	1,207.65	833.36	2,500.00
Professional and Legal Services	3,025.00	16,666.64	3,025.00	16,666.64	50,000.00
Total Expense	5,035.79	221,500.00	5,035.79	221,500.00	664,500.00
Net Ordinary Income	220,961.50	-129,166.72	220,961.50	-129,166.72	-387,500.00
Net Income	220,961.50	-129,166.72	220,961.50	-129,166.72	-387,500.00

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