

Hailey Urban Renewal Agency – Special Meeting
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via GoToMeeting
Tuesday, May 16, 2023
11:00 AM

THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.

Join on your computer, mobile app or room device

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Meeting ID: 237 503 468 111

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

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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, April 17, 2023.**

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 city 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	Walt Denekas, Martha Burke, Bob Brand
Staff Support:	Lisa Horowitz, Executive Director of HURA and City Administrator

1. CALL TO ORDER 10:30 am
2. CONSENT AGENDA ACTION ITEM
 - a. Approval of Bills unpaid since April, 2023..... ACTION ITEM
 - b. Approval of meeting minutes dated April 18, 2023..... ACTION ITEM
3. Public Hearing:
 - a. Consideration of a Reimbursement Participation Agreement with River Lane, LLC for River Lane Apartments located at 403 North River Street (Lots 1-10, Block 55, Townsite).....ACTION ITEM
4. Staff Reports
 - a. Financial Reports by Becky Stokes
5. Adjourn

AGENDA ITEM SUMMARY

DATE: 05/16/2023

District: Gateway and Airport Way Districts

STAFF: JP/BS

SUBJECT: Approval of bills since April 2023.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

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

Bill Summary			
Company	Date	Invoice	Amount
Idaho Mountain Express	3/15/2023	10002437	40.48
Elam & Burke	3/31/2023	201573	425.00

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve payment for bills since April 2023.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____



IDAHO MOUNTAIN EXPRESS • SUN VALLEY GUIDE • REAL ESTATE GUIDE
P.O. BOX 1013 • KETCHUM, IDAHO 83340-1013 • 208.726.8060

By: _____

STATEMENT

HAILEY CITY
115 S. MAIN ST., SUITE H
HAILEY ID 83333

ACCT. NO. DATE:
10002437 3/31/2023

DATE	TYPE	ORDER #	PUBLICATION	AD TYPE	SIZE	DESCRIPTION	AMOUNT
02/28/23	BBF					Balance Brought Forward	5,066.48
03/08/23	CSH					Payment	-2,580.93
03/20/23	CSH					Payment	-2,485.55
03/01/23	INV	12659840	Idaho Mountain Express	Classified	5.34 In.	The City of Hailey has opening in several de	216.27
03/01/23	INV	12660702	Idaho Mountain Express	Class Display	1 X 6	Legal-3/20 P & Z	46.00
03/08/23	INV	12660739	Idaho Mountain Express	Display	3 X 6	3/8 LEGALS CORRECTION	466.20
03/08/23	INV	12661064	Idaho Mountain Express	Class Display	1 X 7	Legal-3/13 City Council	48.76
03/15/23	INV	12661082	Idaho Mountain Express	Class Display	1 X 6	Legal-Draft 2022 Annual URA Report	40.48
03/15/23	INV	12661083	Idaho Mountain Express	Class Display	1 X 6	Legal-4/3 Impact Fee Committee	42.32
03/22/23	INV	12661271	Idaho Mountain Express	Class Display	1 X 8	Legal-4/10 City Council	60.72
03/22/23	INV	12661272	Idaho Mountain Express	Class Display	1 X 13	Legal-Ordinance 1318	94.76
03/22/23	INV	12661273	Idaho Mountain Express	Class Display	1 X 19	Legal-Ordinance 1320	138.92
03/22/23	INV	12661274	Idaho Mountain Express	Class Display	1 X 10	Legal-Ordinance 1321	74.52
03/22/23	INV	12661275	Idaho Mountain Express	Class Display	1 X 21	Legal-Ordinance 1322	152.72
03/29/23	INV	12661471	Idaho Mountain Express	Class Display	1 X 11	LEGAL-4/17 P & Z	81.88
03/29/23	INV	12661472	Idaho Mountain Express	Class Display	1 X 6	LEGAL-4/17 IMPACT FEE ADV. COMM.	42.32

CURRENT	30 DAYS	60 DAYS	90 DAYS	AMOUNT DUE
1,505.87	0.00	0.00	0.00	1,505.87

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU

Express Publishing, Inc. P.O. Box 1013, Ketchum, ID 83340
(208) 726-8060

ACCT. NO. DATE:
10002437 3/31/2023

AMOUNT DUE: \$1,505.87

HAILEY CITY
115 S. MAIN ST., SUITE H
HAILEY ID 83333

AMOUNT ENCLOSED \$ _____

PAYMENT DUE BY: 4/15/2023

AFFIDAVIT of PUBLICATION

State of Idaho
County of Blaine

Pam Morris, being the first duly sworn, deposes and says that she is the printer (publisher) of the Idaho Mountain Express, a newspaper published every week in Ketchum, County of Blaine, State of Idaho; that said newspaper has been continuously and uninterruptedly published for a period of seventy-eight consecutive weeks prior the first publication of the annexed notice, and is a newspaper qualified to publish legal notices as provided by act of the 1919 session of the legislature of the State of Idaho, known as House Bill 145; that the annexed advertisement was published once

each week for 1 consecutive issues in said newspaper proper and not in a supplement; that the date of the first

publication of said advertisement was on the 15 day of

March, 2023, and the date of the last publication was

on the 15 day of March, 2023

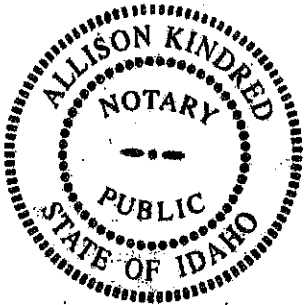
Subscribed and sworn to before me this 15 day of

March, 2023.

[Signature]

[Signature]

NOTARY PUBLIC



RESIDING AT HAILEY, IDAHO
MY COMMISSION EXPIRES ON 5/26/23

IDAHO MOUNTAIN EXPRESS
P.O. Box 1013
Ketchum, Idaho 83340
COST OF PUBLICATION

Number of Picas per Line 11.5

Number of Lines in Notice 44

Number of Insertions 1

_____ Lines tabular at _____ 9.0 cents/pica

44 Lines straight at \$40.48 8.0 cents/pica

_____ Subsequent lines at _____ 7.0 cents/pica

TOTAL COST \$40.48

COPY OF NOTICE

Legal Notice
TITLE OF NOTICE

PLAINTIFF ATTORNEY

DEFENDANT

PLAINTIFF

City of Hailey
BILL TO

PUBLIC NOTICE

Under the Idaho Urban Renewal Law, Chapter 20, Title 50, Idaho Code, an urban renewal agency is required to file with the local governing body and the Idaho State Controller, on or before March 31 of each year, a report of its activities for the preceding calendar year, which shall include certain financial data and audit reports set forth in Idaho Code Sections 67-1075 and 67-1076. Pursuant to Idaho Code Section 50-2006(5)(c), the Agency is required to hold a public meeting to report on the findings in the annual report and to take public comment prior to filing the report with the City and the Idaho State Controller.

A copy of the DRAFT 2022 Annual Report is available at the Hailey City Clerk's office, 115 Main Street South, Hailey, Idaho, or on the Agency's website at: <https://hailey-cityhall.org/boards-and-commissions/hailey-urban-renewal-agency/>.

Written public comment may be submitted PRIOR TO 5:00 p.m. on April 17, 2023, to Hailey Urban Renewal Agency, Attn: Lisa Horowitz, Agency Administrator, 115 Main Street South, Hailey, ID 83337, lisa.horowitz@hailey-cityhall.org. Public comment will also be taken at the Hailey Urban Renewal Agency's regular meeting on Tuesday, April 18, at 11:00 a.m. at the Hailey City Council Chambers, 115 Main Street South, Hailey, Idaho.

PUBLISH
IDAHO MOUNTAIN EXPRESS
MARCH 15, 2023

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

MARCH 31, 2023

Invoice # 201573

Billing Atty - MSC

RE: General

CLIENT/MATTER: 00887-00001

*** INVOICE SUMMARY PAGE ***

PROFESSIONAL FEES	425.00
COSTS ADVANCED	.00
TOTAL INVOICE	425.00

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AGENDA ITEM SUMMARY

DATE: 05/16/2023

District: Gateway and Airport Way Districts

STAFF: JP

SUBJECT: Approval of Meeting Minutes dated April 18, 2023.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Meeting Minutes from April 18, 2023.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Meeting Minutes dated April 18, 2023.

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 GoToMeeting
Tuesday, April 18, 2023
11:00 AM**

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

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

Via Teleconference: United States: [+1 \(408\) 650-3123](tel:+14086503123) **Access Code:** 156-149-565

Via One-Touch Teleconference: United States: [+1 \(408\) 650-3123](tel:+14086503123)

AGENDA

If there are any questions, contact Lisa Horowitz at lisa.horowitz@haileycityhall.org or (208) 788-4221 x 1520.

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

Present:

Larry Schwartz, Sandi Viau, Martha Burke, Walt Denekas, Robyn Davis, Lisa Horowitz, Brian Yeager, Becky Stokes, Jessie Parker, Walt Denekas

Absent:

Bob Brand

1. [11:03:33 AM](#) **CALL TO ORDER 11:00 am**
2. **CONSENT AGENDA ACTION ITEM**
 - a) Motion to approve bills since March 7, 2023..... **ACTION ITEM**

[11:03:44 AM](#) **Viau motioned to approve bills. Denekas seconded. All in favor.**

- b) Motion to approve Meeting Minutes dated March 7, 2023..... **ACTION ITEM**

[11:03:56 AM](#) Typos on minutes: Burke seconded and approved. New LGIP Motion. Verify motion on all motions.

[11:05:12 AM](#) **Viau motioned to approve with corrections. Denekas seconded. All in Favor.**

3. Presentations:
 - a) [11:05:33 AM](#) Presentation and status update by GGLO (documents to be brought to meeting)..... **ACTION ITEM**

Mark Sindell, with GGLO, provided a PowerPoint presentation discussing the Downtown Master Plan. Discussion between board, staff and Sindell ensued regarding the proposed ideas for downtown master plan and approximate idea of what the funding and phasing will look like for project.

4. Public Hearing ACTION ITEM

- a) [12:04:38 PM](#) Consideration of Resolution 2023-002, a resolution adopting the 2022 Annual Report.... ACTION ITEM

Staff noted typo on Agenda, resolution is 2023-003 for 2022 Annual Report. Meghan Conrad revised resolution in packet, staff provided amended resolution during meeting. Conrad summarized changes made to revised resolution.

[12:05:42 PM](#) Chair opened public comment.

[12:05:52 PM](#) Chair closed public comment.

Conrad confirmed post adoption notice imbedded into revised resolution and staff will need to submit report to SCO office and to City Clerk.

[12:06:56 PM](#) Viau motioned to approve resolution. Burke seconded. All in Favor.

5. Staff Reports

Stokes summarized current financial reports.

6. Adjourn

[12:08:37 PM](#) Viau motioned to adjourn. Burke seconded. All in Favor.

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Hailey Urban Renewal Agency
Balance Sheet Prev Year Comparison
As of April 30, 2023

	Apr 30, 23	Apr 30, 22	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
LGIP - AIRPORT WAY	19,060.10	0.00	19,060.10	100.0%
LGIP - GATEWAY	1,112,254.75	904,680.14	207,574.61	22.9%
Mountain West Bank	65,275.36	29,129.27	36,146.09	124.1%
Total Checking/Savings	1,196,590.21	933,809.41	262,780.80	28.1%
Other Current Assets				
Property Taxes Receivable	21,070.00	0.00	21,070.00	100.0%
Total Other Current Assets	21,070.00	0.00	21,070.00	100.0%
Total Current Assets	1,217,660.21	933,809.41	283,850.80	30.4%
TOTAL ASSETS	1,217,660.21	933,809.41	283,850.80	30.4%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	0.00	3,066.16	-3,066.16	-100.0%
Total Accounts Payable	0.00	3,066.16	-3,066.16	-100.0%
Total Current Liabilities	0.00	3,066.16	-3,066.16	-100.0%
Total Liabilities	0.00	3,066.16	-3,066.16	-100.0%
Equity				
Unrestricted Net Assets	864,305.52	808,659.00	55,646.52	6.9%
Net Income	353,354.69	122,084.25	231,270.44	189.4%
Total Equity	1,217,660.21	930,743.25	286,916.96	30.8%
TOTAL LIABILITIES & EQUITY	1,217,660.21	933,809.41	283,850.80	30.4%

Hailey Urban Renewal Agency
Profit & Loss Budget Performance
October 2022 through April 2023

	<u>Oct '22 - Apr 23</u>	<u>Budget</u>	<u>Oct '22 - Apr 23</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
Interest Income	18,638.56	1,166.65	18,638.56	1,166.65	2,000.00
Tax Increment Revenue-AIRPORT W	50,494.71		50,494.71		
Tax Increment Revenue-GATEWAY	317,326.68	228,896.50	317,326.68	228,896.50	392,394.00
Total Income	<u>386,459.95</u>	<u>230,063.15</u>	<u>386,459.95</u>	<u>230,063.15</u>	<u>394,394.00</u>
Expense					
Administrative Expense	1,184.95	29,750.00	1,184.95	29,750.00	51,000.00
Capital Expenses	0.00	175,000.00	0.00	175,000.00	300,000.00
Insurance	1,693.00		1,693.00		
Interest Expense	0.00	29,166.65	0.00	29,166.65	50,000.00
Other Expenses	0.00	1,458.35	0.00	1,458.35	2,500.00
PARTICIPATION AGREEMENT	17,799.56		17,799.56		
Professional and Legal Services	12,427.75	43,750.00	12,427.75	43,750.00	75,000.00
Total Expense	<u>33,105.26</u>	<u>279,125.00</u>	<u>33,105.26</u>	<u>279,125.00</u>	<u>478,500.00</u>
Net Ordinary Income	<u>353,354.69</u>	<u>-49,061.85</u>	<u>353,354.69</u>	<u>-49,061.85</u>	<u>-84,106.00</u>
Net Income	<u><u>353,354.69</u></u>	<u><u>-49,061.85</u></u>	<u><u>353,354.69</u></u>	<u><u>-49,061.85</u></u>	<u><u>-84,106.00</u></u>

Hailey Urban Renewal Agency
Profit & Loss Prev Year Comparison
October 2022 through April 2023

	<u>Oct '22 - Apr 23</u>	<u>Oct '21 - Apr 22</u>	<u>\$ Change</u>	<u>% Change</u>
Ordinary Income/Expense				
Income				
Interest Income	18,638.56	696.59	17,941.97	2,575.7%
Tax Increment Revenue-AIRPORT W	50,494.71	0.00	50,494.71	100.0%
Tax Increment Revenue-GATEWAY	317,326.68	247,555.40	69,771.28	28.2%
Total Income	<u>386,459.95</u>	<u>248,251.99</u>	<u>138,207.96</u>	<u>55.7%</u>
Expense				
Administrative Expense	1,184.95	701.72	483.23	68.9%
Capital Expenses	0.00	101,767.43	-101,767.43	-100.0%
Insurance	1,693.00	1,539.00	154.00	10.0%
Other Expenses	0.00	1,277.57	-1,277.57	-100.0%
PARTICIPATION AGREEMENT	17,799.56	11,734.52	6,065.04	51.7%
Professional and Legal Services	12,427.75	9,147.50	3,280.25	35.9%
Total Expense	<u>33,105.26</u>	<u>126,167.74</u>	<u>-93,062.48</u>	<u>-73.8%</u>
Net Ordinary Income	<u>353,354.69</u>	<u>122,084.25</u>	<u>231,270.44</u>	<u>189.4%</u>
Net Income	<u><u>353,354.69</u></u>	<u><u>122,084.25</u></u>	<u><u>231,270.44</u></u>	<u><u>189.4%</u></u>

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